



Building and Timber Pest Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: U2 102 Central Rd, Unanderra NSW 2526, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Mon, 30 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: U2 102 Central Rd, Unanderra NSW 2526, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Justin Blake Ph: 0435 182 122
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Company Address and Postcode: Shellharbour 2529

Company Email: Shellharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 182 122

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply:

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect	✓	
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program		✓

Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Multi Unit Property, Apartment
Company or Strata title	Yes
Floor	Concrete, Slab - Suspended Slab
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Driveway, Party Walls, Fence - Fabricated Metal Fence, Garage
Other Timber Bldg Elements	Doors, Internal Joinery
Roof	Not Applicable
Storeys	Multi-Storey with basement
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Weatherboards, Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Roof Void - Part
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Trees

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Sarking
- Stored items
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
 Location: Garage stairs outside unit 1 and unit 2 north east balcony corner
 Finding: Step cracking to brickwork major
 Information: Step cracking of 7mm and 8mm respectively was identified to the brickwork in the external wall area outside unit 1 (bordering unit 2) and the unit 2 balcony corner

at the time of inspection.

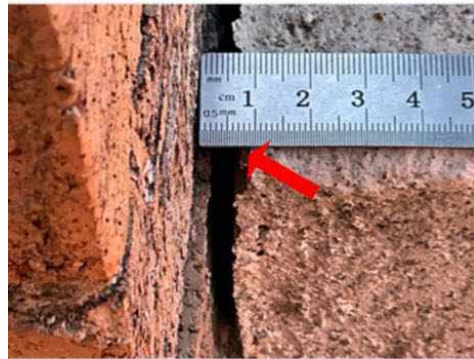
The NSW Standards and Tolerances 2017 states cracks over 5mm in width are a major defect requiring rectification work.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive in this case, the client is advised to consult a structural engineer. Even minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 2.02

Building:	Main Building
Location:	Entry, hall behind shower and hall cupboard behind hit water system.
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture was found in the unit entry door and bathroom door frames and hall wall. A high reading of 66.3 was recorded in the entry and up to 48.8 near the bathroom. All nearby areas had zero readings for reference. Old water damage was found in the hall cupboard behind the shower. Due to this current and old moisture damage, damage to internal wall framing is highly likely making the bathroom failed waterproofing membrane and wall damage a major defect and the entry moisture a minor defect. It is unclear if the damage in the hall cupboard originated from the

shower, hot water system or any associated pipes.

Excessive moisture can attract termites and produce conditions that promote termite attack and has all readily produced fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage, failed waterproofing membranes, damaged sealant, leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.





Minor Defect

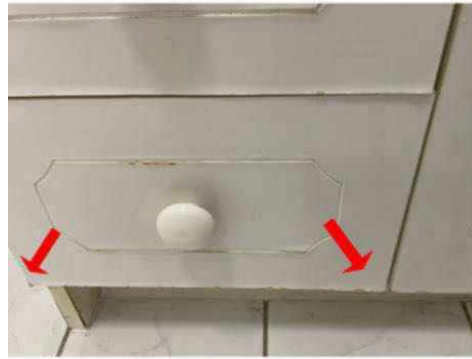
Finding 3.01

Building: Main Building
Location: Bathroom, entry,
Finding: Building elements - Swollen
Information: Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The structural integrity of swollen building elements cannot be guaranteed, and further damage is possible if these areas are left unmanaged.

The north entry wall, hall wall and door frame all showed high moisture leading to swollen and damaged trim indicating water damage (see excessive moisture defect).

Repair or replacement of swollen building elements should be conducted by a qualified carpenter or cabinet maker after the cause if the leaks is rectified.





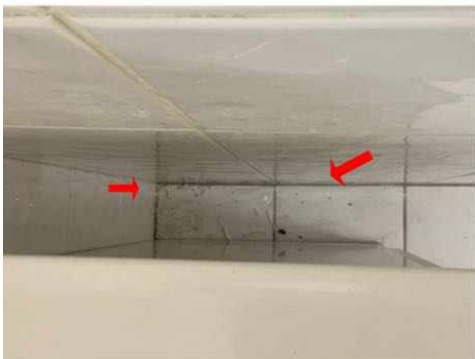
Finding 3.02

Building: Building 1
 Location: Pictured laundry and bathroom areas
 Finding: Sealant and grouting - Missing
 Information: It was noted on inspection that sealant or grout is missing to these pictured areas of the building.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

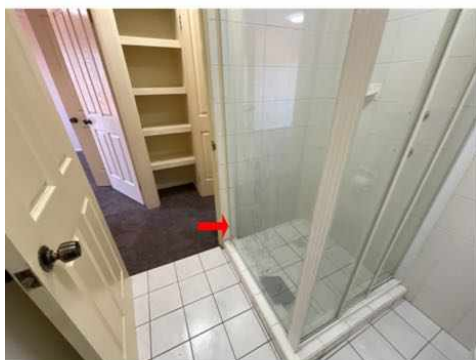
Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

This needs to be brought to the attention of the builder.



Finding 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Shower screen - Leaking
Information:	<p>Leaking was evident to the shower screening at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould. This is not the leak found in the hall wall.</p> <p>Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs.</p>



Finding 3.04

Building:	Main Building
Location:	Roof Void
Finding:	Exhaust fans not vented to the external environment
Information:	<p>On inspection of the roof void, it was observed that the exhaust fan(s) to the bathroom do not exhaust directly to the outside of the building.</p>

It is recommended to engage a carpenter or suitably qualified person to add ducting to vent the fan(s) to the eave or external wall to stop possible mould growth in the ceiling.



Finding 3.05

Building:	Main Building
Location:	Garage walls and above balcony areas
Finding:	Site drainage - Inadequate
Information:	The site drainage to most rear balconies was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. Garage wall water staining shows water from many balconys (some are garden beds) run down the internal garage southeast walls.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate in these cases, some external waterproofing membranes need to be checked by a qualified plumber or waterproofing specialist.

Water damage and secondary defects are likely to occur if left unmanaged.





Finding 3.06

Building:	Building 1
Location:	Balcony
Finding:	Gutter - Insufficient fall
Information:	It was identified that there is insufficient fall or angle in the guttering at the front which is leading to pooling of water in the gutter and an array of secondary related building defects such as rust and fascia damage. Such defects are likely to include material deterioration, leaks and/or corrosion of associated building materials.

Over time, if this defect is not addressed, further building defects will develop.

Consultation with a roofing plumber or roofing restoration contractor is required for quotations regarding these works.



Finding 3.07

Building:	Building 1
Location:	Pictured Areas
Finding:	Building elements - Damaged
Information:	Evidence of damage was identified to the following areas -

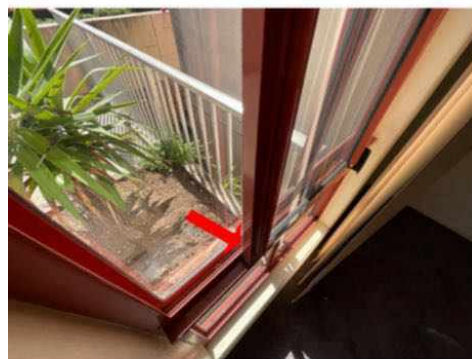
1. The shower spout fell off when touched. Replacement is recommended.

2. The front flyscreen is binding and needs repair.

3. The front windows lift out of their frames easily and additional security should be added to all windows.

4. The front wall external push button light does not work.

A carpenter and electrician is required to repair this area and bring it back to full function.



Finding 3.08

Building: Main Building

Location: Some roof areas
Finding: Roof areas (tiles, mortar, sealant)- weathered
Information: Upon inspection of the exterior roofing, the majority of roof tiles and mortar were considered to be in a good condition. The barges were in poor condition with wood rot and damaged paint. While weathering of the roofing areas is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar and tiles show minor cracking is present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles. Where left unmanaged, deteriorating roof mortar and tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

See also wood rot to fascia areas, external sealant deteriorated,





Finding 3.09

Building:	Main Building
Location:	Roof Exterior
Finding:	Fascias, barges, finials - Wood rot
Information:	Wood rot was found to be affecting fascias and barges on many roof areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and bargeboards may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.



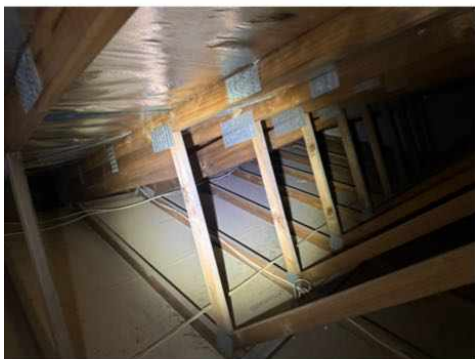


Finding 3.10

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.





Finding 3.11

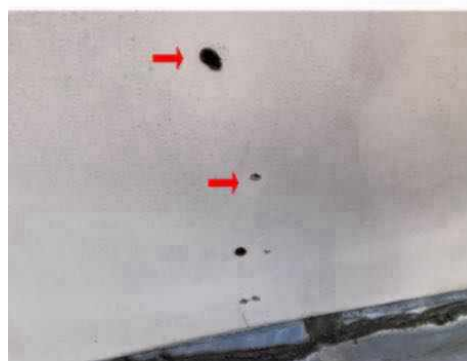
Building:	Main Building
Location:	Some External Areas
Finding:	Sealant (external) - Missing.
Information:	It was noted on inspection that areas of external sealant was missing to small areas of the external walls.

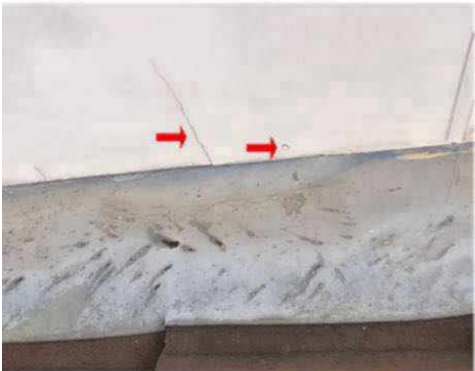
Very large gaps of 11mm and 13mm were found in the rear unit 2 balcony. See pages 7 & 8.

A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible

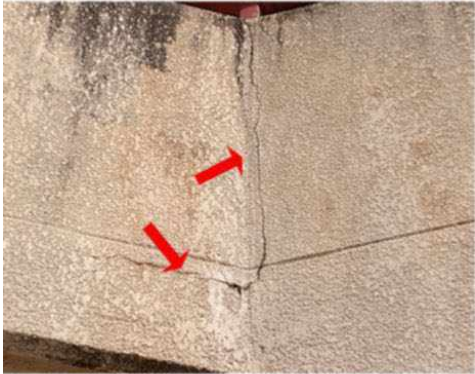




Finding 3.12

Building: Main Building
Location: Many external Areas
Finding: Render (external) cracking.
Information: It has been observed that cracking to many external rendered surfaces. The degree of most damage is described as “slight” noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.13

Building: Main Building
 Location: Pictured tiles
 Finding: Tiles - Cracked or damaged
 Information: Cracking was evident to the tiling in these areas at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.14

Building: Main Building
 Location: Pictured tiles
 Finding: Tiles - Drummy
 Information: Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers

to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.15

Building:	Main Building
Location:	Shower
Finding:	Tiles - crazing
Information:	Numerous damaged tiles were evident in the bathroom shower at the time of inspection.

The tiles have suffered crazing -

Crazing is internal fracturing without a change of the surface texture. It might be seen when light transmits through transparent or translucent material and it can also exist in opaque plastics. Crazing can be a precursor to cracking if it extends to the surface, but even if it stops short of the surface, crazing still decreases the strength of the material.

These tiles may need replacement in the future and can be undertaken by a tiling contractor.

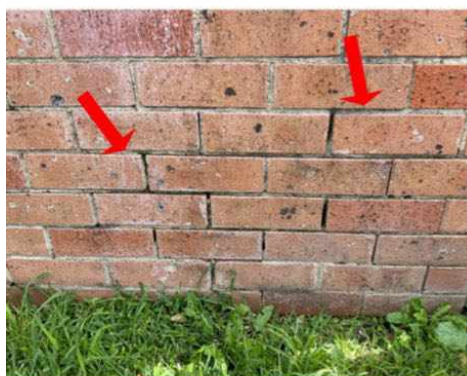


Finding 3.16

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork mortar missing
Information:	Small areas of mortar was found to be missing at the time of the inspection. Mortar, or 'bedding', is the material which fills joints and intersections between bricks.

Mortar that is missing may allow water ingress into these areas, putting associated building elements at risk of water damage.

Missing mortar can be attended to by bricklayer as soon as possible.



Finding 3.17

Building:	Main Building
Location:	Small areas of exterior walls and interior stairs
Finding:	Concrete spalling
Information:	These areas have suffered Concrete Spalling. This is the breakdown of concrete via natural weathering and/or chemical reaction that results in sections of cement chipping off the main body – often resulting in fractured, compromised concrete. Spalling looks like pitted acne scarring and breaks off in flecks which can expose rebar.

A concreting contractor can provide advice on repairs of this damaged concrete when convenient.



Finding 3.18

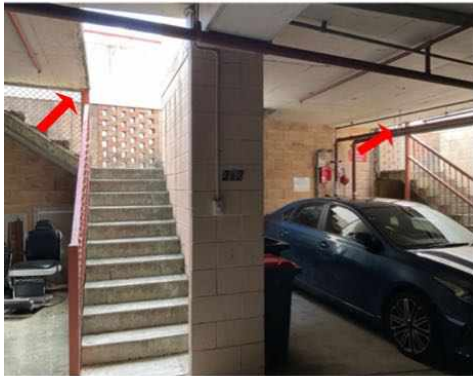
Building: Main Building
 Location: Interior garage stair posts
 Finding: Areas rusted or corroded
 Information: These posts show evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating

condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A skilled handy person should be appointed immediately to rust treat these areas.



Finding 3.19

Building:	Main Building
Location:	Front Wall Area
Finding:	Cladding damaged
Information:	Evidence of damage was identified to the left side wall where the cladding has minor damage. A carpenter would be the trade responsible for rectification of this wall area.



Finding 3.20

Building: Main Building
Location: Bathroom & Laundry
Finding: Building plaster damaged
Information: Evidence of minor plaster damage was identified to these areas. No moisture was evident after numerous tests.

A plasterer can repair these walls when convenient.





Finding 3.21

Building:	Main Building
Location:	Some doors
Finding:	Door - Binding/jamming and no paint protection
Information:	Binding and/or jamming of one bedroom door is evident during standard operation. All doors are also lacking paint top and bottom. These defects inhibits the functionality of the affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering or swelling in wet areas.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Fuse box
Finding:	Termite Management System - no evidence of a chemical installation or durable notice
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, the durable notice was missing and it appeared as though no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since the property was built.

The client may consider gaining further advice from the body corporate and a pest controller as to the costs and procedures involved with a 'chemical' application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building:	Main Building
Location:	Roof Exterior and rear yard areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures from 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case, the affected timber is decaying and attracting termites. This needs removal.





Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Licensed Electrician
- Licensed Plumber
- Structural Engineer

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The two bedroom unit was found to be in fair condition. It has the internal major defect of the leaking waterproof membrane. Old water damage was also found in the hall cupboard.

There is also the external step cracking in the rear external unit 2 north wall and front unit 1 external wall areas.

There are minor defects and maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with areas of landscaping rocks on the rear verandah, new carpet, a hot water tank, wall linings etc meant some areas were inaccessible.

TIMBER PEST SUMMARY

Due to the high degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards

AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are

adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat the rear yard timbers in direct contact with the ground
- Clean and flush out all blocked guttering regularly.

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Firewalls in Class 1 Buildings - National Construction Code 2019 Vol 2 Amendment 1
 Information: The dividing walls between the neighbouring units does not appear to comply with the National Construction Code for fire walls in Class 1 Buildings.

This wall has gaps at the top of the wall, appears to be crossed by timber and does not appear to be “packed with mineral fibre or other suitable fire-resisting material”.

This was not a requirement at the time of construction.



Noted Item

Building: Building 1
 Location: Balcony
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.