



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 12 Jan 2026

Property Address: 6 Frederick St, Point Frederick NSW 2250,
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, 12 Jan 2026

Modified Date: Tue, 13 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 6 Frederick St, Point Frederick NSW 2250, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jas Randhawa Ph: 0432 637 637
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Company Contact Numbers: 0432 637 637

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: 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: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

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 (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 highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential, Detached
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Company or Strata title	No
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Floor	Concrete
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Furnished	Furnished
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No. of bedrooms	3
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Occupied	Unoccupied
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Orientation	North
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Other Building Elements	Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Garage, Water Tanks, Outbuilding
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Other Timber Bldg Elements	Architraves, Door Frames, Internal Joinery, Doors, Skirting Boards
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Roof	Coated Metal
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Storeys	Single
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Walls	Brick Veneer
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Weather	Raining
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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
- Gardens
- Interior
- Roof Exterior - Part
- Outbuildings
- The Site
- Wall Exterior

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:

- Ceiling Cavity.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall exterior due to obstructions.

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
- Areas of skillion or flat roof - no access
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Landscaping
- Pipework
- Stored items
- Solar Panels
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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: **High**

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: **High**

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

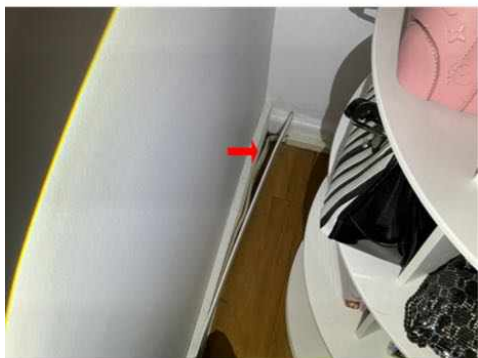
Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All External Areas, Bedroom 2
Finding:	Electrical Wires - Exposed
Information:	During the inspection, exposed electrical wires were noted. This condition poses a significant safety hazard, as it increases the risk of electrical shock, short circuits, and potential fire. It is imperative that a qualified electrician addresses this issue immediately by properly insulating the exposed wires and ensuring all electrical connections comply with safety standards. Prompt action will mitigate the risks associated with exposed wiring and maintain the safety and integrity of the property's electrical system.







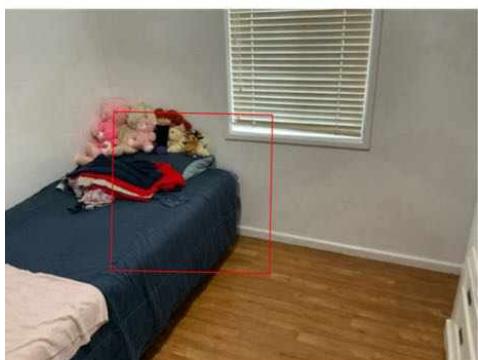
Major Defect

Finding 2.01

Building: Main Building
 Location: Living Room, Bedroom 2
 Finding: Water Ingress
 Information:

At the time of inspection, evidence of water ingress was noted to the internal walls on the left side of the house. Thermal imaging identified cooler temperature anomalies consistent with moisture presence within the wall structure. It was observed that site drainage around this section of the perimeter is inadequate, and the external ground levels are at, or close to, the same height as the internal floor levels. This condition can allow surface water to pond against the external walls and subsequently seep through the brickwork into the internal areas. If left unaddressed, ongoing moisture ingress may lead to deterioration of internal finishes, potential damage to wall structures, and an increased risk of mould growth.

It is recommended that a suitably qualified builder be engaged to further assess the cause and extent of the water ingress. Rectification works may include improving perimeter drainage, lowering external ground levels to achieve appropriate clearance below internal floor levels, and implementing suitable waterproofing measures to prevent further moisture penetration.





Finding 2.02

Building: Main Building

Location: Kitchen

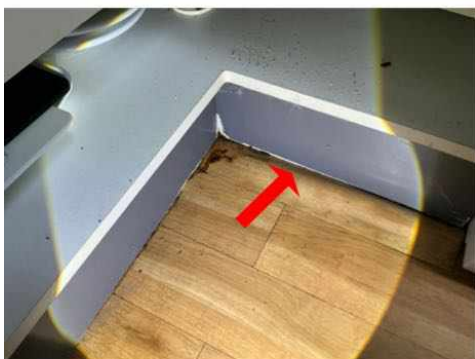
Finding: Flooring - Water Damage

Information: At the time of inspection, evidence of water ingress and water damage was noted to the flooring in the kitchen area, particularly adjacent to and beneath the kitchen cabinetry and sink.

It was further observed that external drainage around this section of the dwelling is inadequate, with external ground and paving levels set at the same level as the internal finished floor level. This configuration does not provide adequate separation or fall away from the building and significantly increases the risk of water seeping through the external walls and into the internal flooring. There could be some damaged concealed Plumbing fixture.

The affected flooring shows signs consistent with prolonged moisture exposure and deterioration. Continued moisture ingress may lead to further damage, including flooring failure, mould growth, and potential concealed structural issues.

It is recommended that a licensed Flooring Specialist be engaged to assess and replace the water-damaged flooring as required.



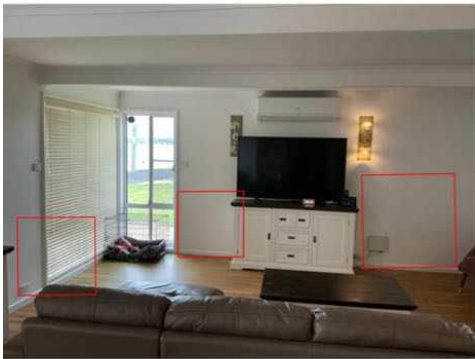


Finding 2.03

Building:	Main Building
Location:	Lounge Room, Bedroom 2
Finding:	Excessive Moisture - Walls
Information:	Excessive moisture was observed in the walls at the time of inspection, indicating potential underlying issues that could be contributing to this condition.

One possible cause is rising damp, where moisture from the ground seeps up through the brickwork due to a compromised or missing damp-proof course. Another potential factor could be water ingress from faulty or blocked gutters and downpipes, which may be allowing water to overflow and penetrate the wall. Additionally, poor drainage around the property can lead to water pooling near the base of the wall, increasing the likelihood of moisture absorption. Inadequate ventilation in the affected area could also exacerbate the problem, as it would prevent moisture from properly evaporating, leading to persistent dampness. It is essential to investigate these potential causes thoroughly to identify the source of the moisture and implement appropriate remedial actions to prevent further damage to the wall and the building's structural integrity.

The client is advised to engage services of a professional plumber to fix the issue.





Finding 2.04

Building:	Main Building
Location:	Bathroom
Finding:	Excessive Moisture on Walls (Adjacent Bathroom) - Major Defect
Information:	A major defect was identified during the inspection, with evidence of moisture penetration noted on the walls adjoining the bathroom and shower area. These walls are shared with the bedrooms on either side of the bathroom. The presence of moisture raises serious concerns about the integrity of the waterproofing system, which is a critical component in preventing water ingress into adjoining structures.

The moisture penetration is likely due to a failure or inadequacy in the waterproofing membrane beneath the tiled surfaces in the bathroom and shower area. Waterproofing systems are designed to act as a barrier, and any breach can result in water escaping into adjacent walls. This could also be exacerbated by inadequate sealing around fixtures, joints, or tiles, which are common entry points for water. Additionally, the defect may be attributed to substandard installation practices or the natural wear and tear of waterproofing materials over time, both of which can compromise the membrane's effectiveness.

If left unaddressed, this issue could lead to significant consequences. Persistent moisture can weaken the structural integrity of the walls, resulting in costly repairs or replacement. Damp conditions also create an ideal environment for mould growth, which poses health risks and further compromises the interior condition of the property. Moreover, unresolved waterproofing issues can adversely impact the property's value and marketability.

The client is advised to use services of a professional waterproofing specialist as soon as possible.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Inadequate Site Drainage - Exterior Areas
Information:	At the time of inspection, inadequate site drainage was observed around the perimeter of the building, which can lead to water pooling and insufficient runoff management.

This condition may result in moisture being absorbed by the foundation or lower walls, potentially leading to rising damp, cracks in brickwork, erosion of the soil around the building, or structural issues over time. Water pooling can also create ideal conditions for mould growth, contribute to the deterioration of exterior materials, and act as conducive conditions for termite activity, as termites are attracted to areas with elevated and persistent moisture levels.

It is recommended that proper site drainage be installed, such as redirecting water flow away from the building or incorporating drainage systems, to prevent further damage and ensure the long-term stability of the structure.

To address the inadequate site drainage, a qualified landscaper or drainage specialist should be engaged to design and install appropriate drainage solutions, such as grading the ground away from the building or installing French drains, surface drains, or downspout extensions. If more complex issues are present, such as damage to the foundation or moisture entering the walls, a structural engineer may need to assess the situation, and a builder may be required for repairs.



Finding 3.02

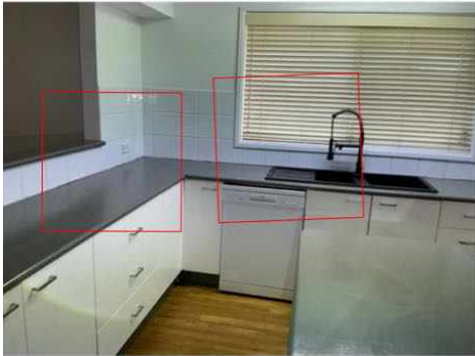
Building:	Main Building
Location:	Kitchen
Finding:	Sealant and Grouting - Missing or Damaged
Information:	It was noted on inspection that sealant or grout is degraded/missing to these areas.

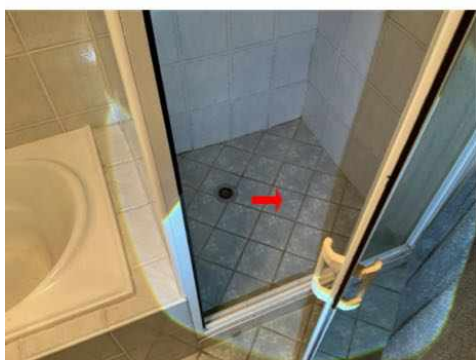
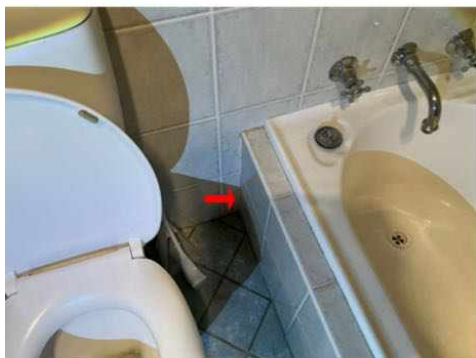
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent

any subsequent water damage that is likely to occur. Regular maintenance and replacement of damaged or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible





Finding 3.03

Building:	Main Building
Location:	Yard - Back
Finding:	Building element - Rusted or corroded
Information:	This building element shows 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.

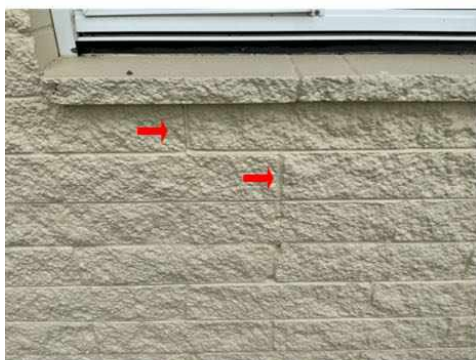
Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Finding 3.04

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Damage to Masonry Walls (Cracks)- Category 2
Information:	It has been observed that damage to masonry walls caused by movement of slabs, footings, or other causes, has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect requiring rectification, such as minor repairs and repointing. Always contact your building inspector should cracks widen, lengthen, or grow more numerous.



Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Roof Flashing - Not Sealed
Information:	At the time of inspection, sections of roof flashing were observed to be poorly sealed and showing signs of deterioration, including gaps at joints and edges. This condition may allow water to penetrate beneath the roofing materials, increasing the risk of moisture ingress to roof framing, wall cavities, and internal finishes during rainfall events.

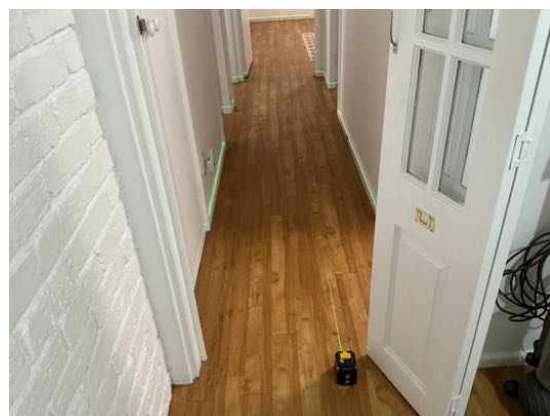
If left unaddressed, inadequate sealing of roof flashings can lead to progressive water damage, deterioration of building materials, and potential internal leaks.

It is recommended that a licensed roofing contractor be engaged to inspect, reseal, and repair the affected roof flashings as required. All works should ensure flashings are correctly detailed, securely fixed, and fully weatherproof to prevent future water ingress. Regular monitoring following repairs is advised, particularly after heavy rain.



Finding 3.06

Building: Main Building
Location: Living Room, Hallway
Finding: Flooring - Uneven (Monitoring)
Information: At the time of inspection, the floor was noted to be uneven. This may be due to general movement, moisture changes, or natural settling. Uneven flooring can create trip hazards, affect how furniture sits, and may lead to further deterioration over time. The area should be monitored, and if any cracking, shifting, or worsening unevenness is observed, a builder may be required to assess and carry out any necessary rectification works at the client's discretion.



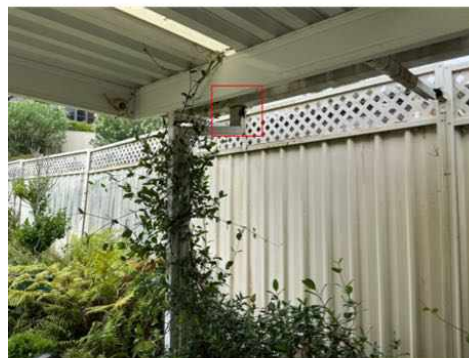
Finding 3.07

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Exhaust Fan Cover - Missing
Information:	At the time of inspection, the bathroom exhaust fan was noted as missing its protective cover. The absence of a cover may allow dust and debris to enter the fan housing, reduce ventilation efficiency, and pose a potential safety concern. It is recommended that a suitably qualified electrician be engaged to install an appropriate cover to ensure the exhaust system functions effectively and safely.



Finding 3.08

Building:	Main Building
Location:	Cover Rear Area
Finding:	Downpipe - Rusted/Corroded
Information:	<p>At the time of inspection, sections of the downpipe were observed to be rusted and showing signs of corrosion. This deterioration is likely due to prolonged exposure to moisture, standing water within the pipe, or insufficient drainage maintenance. Over time, corrosion can weaken the pipe, leading to leaks, blockages, or complete failure of the downpipe, reducing the effectiveness of the stormwater drainage system.</p> <p>It is recommended that a licensed roof plumber be engaged to replace the rusted or corroded sections and ensure the downpipe is securely fitted and functioning correctly. Regular cleaning and inspection are advised to prevent further corrosion and maintain effective water flow.</p>



Finding 3.09

Building:	Out Building
Location:	Front & Rear Room
Finding:	Flooring - Water Damage
Information:	At the time of inspection, it was observed that the rear outbuilding appears not to have been constructed in accordance with standard building practices. The internal flooring has been installed at the same level as the external flooring, with no effective step-down, fall, or weatherproof threshold between the two areas. This configuration is poor practice and can lead to multiple issues, including water ingress, moisture retention, and accelerated deterioration of building materials.

As a result, water has been entering the building from the external area, and visible water damage to the flooring was noted at the front of the doorway, including staining and deterioration consistent with moisture exposure.

If left unaddressed, ongoing moisture exposure may lead to further damage to the flooring, potential deterioration of subfloor and wall elements, and an increased risk of mould growth and other moisture-related defects.

It is recommended that a qualified flooring specialist or builder be engaged to rectify the floor level discrepancy by introducing appropriate falls, separation, and a weatherproof threshold. The water-damaged flooring at the doorway should be repaired or replaced as part of these works to prevent further water ingress.



Finding 3.10

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Exhaust - Not Extracted Outside
Information:	It was noted at the time of inspection, the kitchen exhaust has not been vented outside.

If the kitchen exhaust fan is not vented to the outside, several issues can arise. The primary concern is that it will recirculate air back into the kitchen rather than removing it, leading to a buildup of moisture, heat, and cooking odors. This can create an unpleasant living environment and may contribute to the growth of mold and mildew due to increased humidity. Additionally, grease particles and other contaminants will

not be effectively removed, potentially causing residue buildup on kitchen surfaces and appliances, which can be difficult to clean and may pose a fire hazard over time. Proper ventilation is crucial to maintain air quality, ensure safety, and preserve the condition of the kitchen and home.

Client is advised to hire a qualified electrician to get a quote of installation and install it as soon as possible.



Finding 3.11

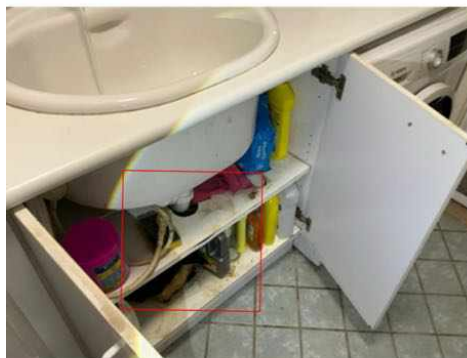
Building: Main Building

Location: Kitchen, Laundry

Finding: Cabinetry - Water Damage

Information: At the time of inspection, water-damaged cabinetry was observed, indicating previous or ongoing exposure to moisture. The affected sections show swelling, discoloration, and material deterioration, which may reduce the cabinetry's structural integrity and appearance over time. It is recommended that the client engage a cabinet maker to repair or replace the damaged sections and inspect for any underlying leaks or moisture sources to prevent recurrence.





Finding 3.12

Building: Main Building

Location: Laundry

Finding: Sink - Cracked

Information: At the time of inspection, a visible crack was noted on the surface of the bathroom sink basin. While the crack appears minor, it may worsen over time due to regular use and moisture exposure. It is recommended to engage a licensed plumber to assess and replace the basin to prevent potential water damage to the underlying vanity unit and maintain the integrity of the bathroom fixture.



Finding 3.13

Building: Main Building

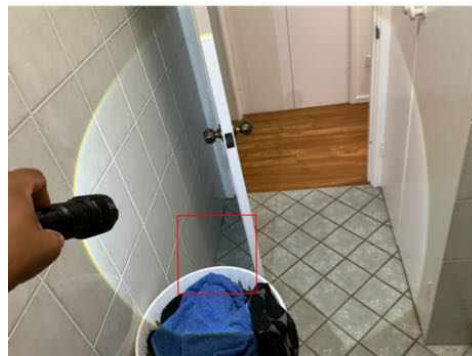
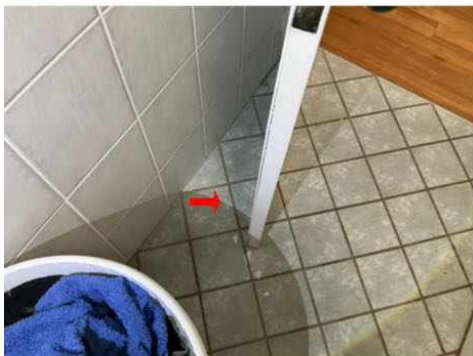
Location: Bedroom - Master, Laundry

Finding: Door Stopper(s) - Missing

Information: At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

The client is advised to engage services of a handyman to install the door stopper.



Finding 3.14

Building:	Main Building
Location:	Ensuite - Master
Finding:	Tiles - Cracked and/or Damaged
Information:	Cracking in the tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage.

While the cracking appears to be minor, this area may be exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring. Cracked tiles

throughout the household detracts from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects. While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion.

A licensed tiling contractor may be appointed to perform these works. Should these cracks become more numerous, a licensed builder should be appointed to inspect and advice on rectification.



Finding 3.15

Building: Main Building

Location: Eaves

Finding: Gaps - Eaves

Information: It was noted at the time of inspection, there is a visible gap between the fascia board and the eaves along the edge of the roof. This condition can lead to various issues if not addressed promptly.

Changes in temperature and humidity can cause the fascia board and soffit to expand and contract, leading to gaps over time. The eaves may not have been installed correctly, resulting in an improper fit. Over time, weather conditions and environmental factors can cause the materials to deteriorate, creating gaps.

Rainwater can enter through the gap, potentially causing damage to the roof structure, walls, and interior of the building. The gap provides an entry point for insects, birds, and other pests. Gaps in the roofline can lead to increased energy loss, reducing the efficiency of heating and cooling systems.

Client is advised to hire services of a roofing contractor to rectify the issue at earliest possible.



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:	All Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.





Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.





Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Bridging Appliances - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.





Finding 6.04

Building:	Main Building
Location:	All Areas
Finding:	Overflow Disconnected - HWS/AC/Gas - Conducive Conditions to Termites
Information:	The overflow to this service was found to be disconnected from stormwater drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. These damp conditions can lead to secondary defects such as rot, rust, or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.





Finding 6.05

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - No Evidence of Installation
Information:	The application of a post-construction chemical termite barrier is strongly recommended for all properties, especially if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to seek further advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection.

Additionally, the client may want to consult with the vendor to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.



Finding 6.06

Building: Main Building

Location: Both Bathrooms

Finding: Excessive Moisture - Shower Damp

Information: At the time of inspection, excessive moisture was noted within the shower area, which is a common issue in wet areas due to the continual exposure to water. This condition is typically caused by moisture seeping through grout lines and settling behind tiles, resulting in localised high-moisture zones. Provided there is no evidence of water staining or elevated moisture readings on the opposite side of the wall, this is considered a minor defect.

However, persistently damp conditions may act as conducive conditions for termite activity, as termites are strongly attracted to moisture-rich environments. It is recommended that the client ensures regular use of the exhaust fan and maintains adequate ventilation after shower use to promote drying and reduce long-term moisture build-up, thereby also reducing the risk of attracting termites.



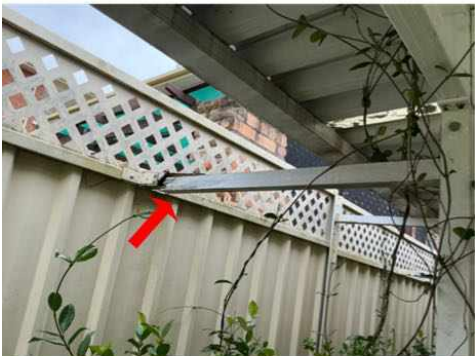
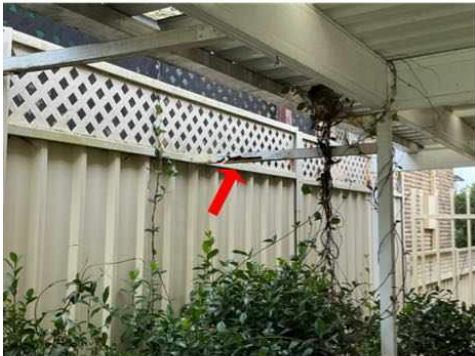


Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Yard
Location:	Rear Covered Area
Finding:	Fungal Decay - Present (Localised)
Information:	Fungal decay, also referred to as wood decay or wood rot, typically occurs when timber elements are exposed to excessive moisture for extended periods. This deterioration process is accelerated by temperatures ranging between 5°C and 40°C, as well as the presence of oxygen. Fungal decay is commonly found in timber components used in external environments, particularly when they are exposed to rain or moisture penetration.

In this instance, although the timber element shows signs of decay, the visible damage appears to be localized to a specific area and has not yet spread to adjoining structures or other parts of the building element. As a result, the fungal decay is likely to be relatively superficial, with minimal impact on the structural integrity or tensile strength of the timber. However, it is advisable to monitor the affected area to prevent further deterioration and address the underlying moisture issue to mitigate future risk.



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

- As identified in summary and defect statements

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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- At the time of inspection, the property was assessed to be in fair condition when compared with others of similar age and construction. A combination of major defects, minor defects, safety hazards, and conditions conducive to timber pest activity were identified. Ongoing moisture-related issues and inadequate drainage were recurring themes throughout the inspection and require prompt attention to prevent further deterioration .

Major Defects

Major defects identified primarily relate to water ingress and excessive moisture. Evidence of moisture penetration was noted to internal walls in living areas and bedrooms, linked to inadequate external drainage and external ground levels being at or near the same level as internal floor levels. Significant

water damage was also observed to kitchen flooring adjacent to and beneath cabinetry and the sink, suggesting prolonged moisture exposure and the possibility of concealed plumbing issues. Additionally, excessive moisture was detected to walls adjoining the bathroom, indicating a likely failure of waterproofing membranes, which presents a risk of structural damage, mould growth, and ongoing deterioration if not rectified .

Minor Defects

A number of minor defects were identified throughout the property, including inadequate site drainage, deteriorated or missing sealant and grout in wet areas, rusted or corroded building elements, cracked masonry walls (Category 2), poorly sealed roof flashings, uneven internal flooring requiring monitoring, missing exhaust fan covers, corroded downpipes, cracked tiles, missing door stoppers, gaps to eaves, cabinetry water damage, and a cracked sink. While these defects are not considered immediately critical, if left unaddressed they may contribute to further deterioration, moisture ingress, or escalation into major defects over time .

Safety Hazards

A safety hazard was identified in the form of exposed electrical wiring to external areas and within Bedroom 2. This condition poses an immediate risk of electric shock, short circuits, and potential fire hazards. Prompt rectification by a licensed electrician is required to ensure the safety of occupants and compliance with current electrical safety standards .

Conditions Conducive to Termite Activity

The inspection identified multiple conditions conducive to termite activity, including concealed or bridged slab edges, external ground and paving levels being at or above internal floor levels, excessive moisture around the building perimeter, disconnected service overflows, and building attachments that may allow concealed termite entry. No evidence of an existing termite management system was observed, and the property is considered highly susceptible to timber pest attack. Installation of a termite management system and rectification of moisture and drainage issues are strongly recommended to reduce the risk of future infestation .

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. Anew termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All External Areas
Finding: Obstructions and Limitations - External Areas
Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.





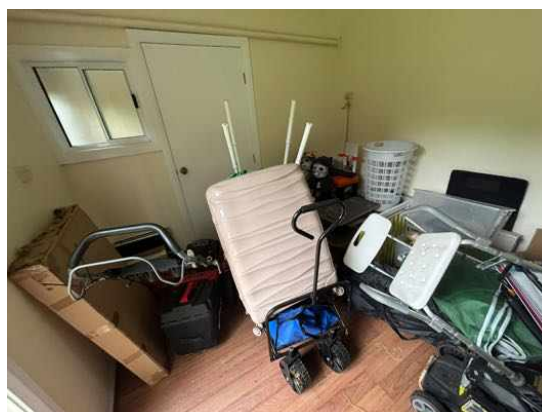
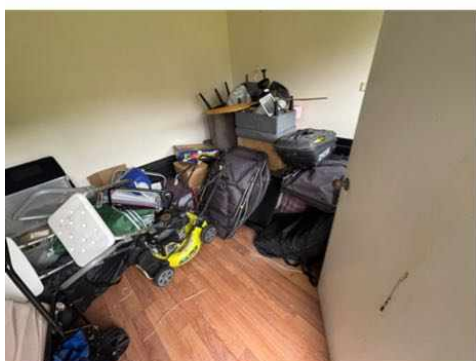
Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	<p>The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection.</p>

The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.







Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Windows and Doors were tested for Operation
 Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Plumbing and Electrical - Outside of the scope of this inspection
 Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the

compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building: Main Building
Location: All Areas
Finding: FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
Information: During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.





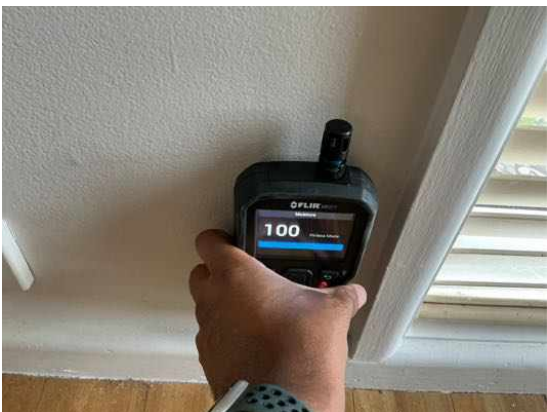


Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Moisture Meter Readings
Information:	Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.

















Noted Item

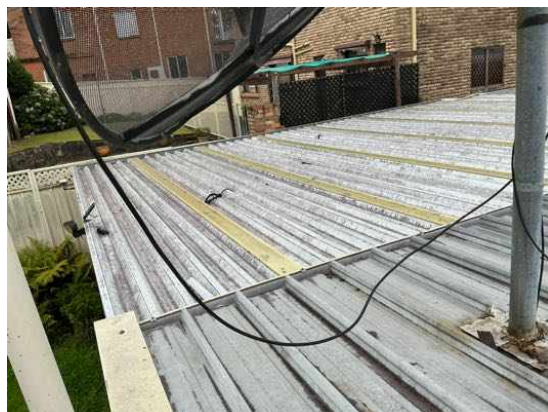
Building: Main Building

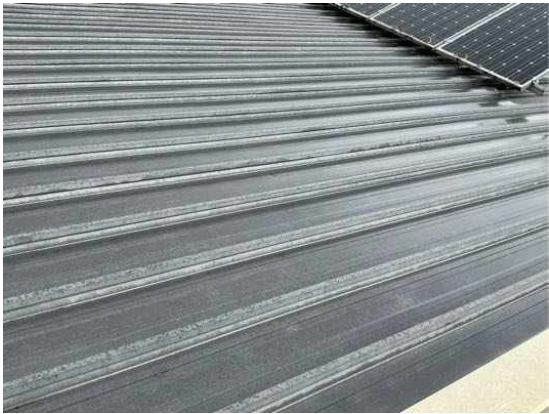
Location: Roof Exterior

Finding: Additional Roof Photos

Information: As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed.

Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.















Noted Item

Building: Main Building

Location: Meter Box

Finding: Termite Management Recommendation – No Evidence of Chemical Installation

Information: At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the property has any history of termite activity or is located in a high-risk area.



Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Subterranean Termite Management Proposal
Information:	A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage.

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of

termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

Noted Item

Building:	Main Building
Location:	Garage
Finding:	Suspected Mould - Present
Information:	Where evidence of suspected mould growth was identified during the inspection, there may be associated environmental, biological, or health concerns. In cases where the suspected mould is extensive or where questions regarding air quality, spores, or other related issues arise, it is recommended to engage a suitably qualified mould inspector. The inspector can take samples of the suspected mould, send them to a laboratory for analysis, and confirm whether it is mould and its type, allowing for a more accurate assessment and appropriate remediation.

To prevent further mould growth, the client is advised to maintain a dry and well-ventilated environment by addressing moisture and humidity levels within the property. Any suspected mould observed during the inspection should be cleaned promptly by the homeowner or a professional cleaning contractor, depending on the extent of the growth.

For building elements severely affected by suspected mould and beyond repair, replacement by a registered builder or qualified carpenter may be required to ensure the structural integrity of the property. Timely action is essential to mitigate potential health risks and prevent further deterioration.



Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Asbestos - Suspected ACM Identified on Site
 Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



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.