Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 34 Fantail Cres, Erskine Park NSW 2759, Australia

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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.

Original Inspection Date Fri, 20 Feb 2026

Modified Date Sun, 22 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 34 Fantail Cres, Erskine Park NSW 2759, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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:

• This combined Building and Timber Pest Inspection has been carried out in accordance with AS 4349.1 – Inspection of Buildings – Pre-Purchase Inspections – Residential Buildings and AS 4349.3 – Inspection of Buildings – Timber Pest Inspections.

• The inspection is limited to a visual, non-invasive and non-destructive assessment of the readily accessible areas of the property at the time of inspection.

• No dismantling, removal of wall or ceiling linings, excavation, destructive testing, structural load testing or engineering calculations were undertaken.

• The assessment was confined to visible and accessible surfaces only. Concealed areas including (but not limited to) wall cavities, subfloor spaces with restricted clearance, roof void areas with limited or unsafe access, behind stored goods, beneath insulation, under floor coverings, within fixed cabinetry, landscaped areas and external ground interfaces were not fully visible and may contain defects not identified at the time of inspection.

• The timber pest inspection does not include detection of termites or other timber pests within concealed structural elements, underground areas or inaccessible voids. The absence of visible termite activity at the time of inspection does not guarantee that activity has not previously occurred or will not occur in the future.

• Ongoing termite management and regular inspections (generally at intervals not exceeding 12 months, or more frequently in high-risk environments) are strongly recommended.

• Building services including plumbing, drainage, electrical installations, gas services, mechanical ventilation, air-conditioning systems, fire safety systems, security systems and appliances were not tested for operational compliance or performance unless otherwise stated within the report.

• This report reflects the condition of the property at the date and time of inspection only. Conditions may change due to weather events, structural movement, occupancy, renovations, concealed defects or other external factors.

• This report does not constitute structural certification, compliance certification, engineering design verification or a warranty of future performance.

• Where significant structural movement, moisture ingress, drainage concerns, safety hazards, termite damage or conducive conditions are identified, further investigation by a suitably qualified structural engineer, licensed builder, pest management professional or relevant specialist contractor is recommended prior to exchange or settlement.

• This report is prepared exclusively for the named client for pre-purchase purposes and must not be relied upon by third parties without written consent.

• The report is generally considered valid for a period of 90 days from the date of inspection, provided no material change has occurred.

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		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition

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	Detached, Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Pool, Porch, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, External Joinery, Internal Joinery, Porch / Patio, Skirting Boards, Weatherboards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed), Light Weight Wall Clad, Timber Framed and Clad
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
- Exterior of Pool Fencing
- Fencing
- Gardens
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Slab
- Slab Edge
- The Site
- Timber Retaining Walls
- Trees
- 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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Duct work

- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Patio
- Pipework
- Porch
- Proximity of perimeter fence to building
- Rugs
- Stored items
- 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

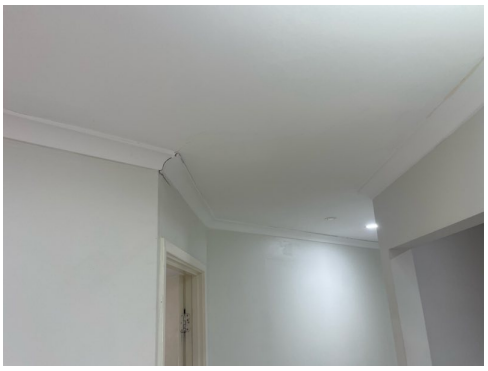
Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Brickworks - Movement Related – Previously Repaired
Information:	During the inspection, the masonry wall above the window opening was noted to have been recently re-pointed. At the time of inspection, no visible open cracking was observed within the mortar joints; however, the location corresponds with previously identified step cracking and movement-related distress. The articulation joint in this vicinity appears widened, and historical cracking was also reported to internal cornice, bathroom tiles, and ceiling finishes following recent renovation works. Step cracking of this nature is typically associated with differential footing settlement or differential movement between suspended slabs and masonry walls, consistent with common building movement behaviour under NCC performance requirements and relevant masonry standards. Although the mortar joints have been re-pointed and appear visually intact at present, such rectification is cosmetic unless the underlying cause of movement has been addressed. Re-pointing can conceal active cracking temporarily, and renewed internal cracking following renovation suggests that structural or footing-related movement may still be occurring. If differential movement continues, cracking may reappear over time. At the time of inspection, the condition is not presenting as an open structural defect; however, it represents a movement-related risk area requiring monitoring. Ongoing observation is recommended, particularly across mortar joints, articulation joints, and internal finishes. Should cracking reoccur or articulation gaps increase, a suitably qualified structural engineer should be engaged to assess footing performance and overall structural behaviour.



Finding 2.02

Building:	Main Building
Location:	Yard - Side
Finding:	Gutters – Corroded
Information:	During the inspection, the gutters were found to be heavily corroded along their base, with visible rust, pitting, and surface deterioration. In some areas, the corrosion appears advanced, indicating prolonged exposure to standing water and inadequate maintenance. Corrosion at the gutter base reduces the material's structural integrity and can lead to leaks, water overflow, and potential damage to fascias, eaves, and adjoining wall surfaces. It also increases the risk of water ingress into the roof cavity during heavy rainfall. It is recommended that the affected gutters be inspected and replaced by a licensed roof plumber or qualified trade as a short-term priority to restore effective roof drainage and prevent further water-related damage.

Minor Defect

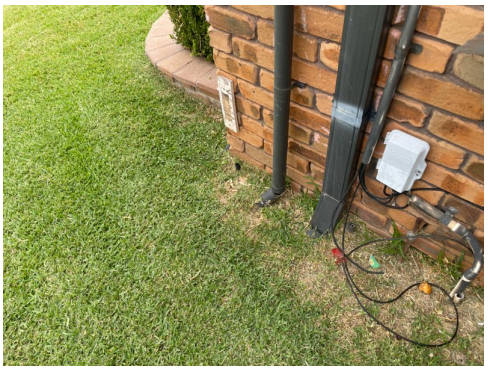
Finding 3.01

Building:	Main Building
Location:	Front Elevation
Finding:	Downpipe(s) – Broken / Damaged Sections

Information: During the inspection, a section of the downpipe was observed to be broken/damaged. The defect affects the stormwater drainage system, which is intended to collect and discharge roof water in accordance with the performance requirements of the NCC and AS/NZS 3500 (Plumbing and Drainage).

The damage was noted externally along the vertical length of the downpipe servicing the roof gutter system. The pipe appears cracked/dislodged, which may allow rainwater to discharge directly against the building envelope or footing area rather than into the stormwater system. Such conditions can contribute to surface erosion, increased moisture levels adjacent to the slab or footings, and potential long-term foundation movement or damp-related issues. Responsibility for rectification would typically rest with the property owner/vendor, depending on the contractual arrangement.

While the defect is considered minor at the time of inspection, it should be rectified to ensure effective stormwater disposal and to reduce the risk of moisture-related damage to the building structure and surrounding areas.



Finding 3.02

Building: Main Building

Location: Yard - Front

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 3.03

Building: Main Building

Location: Shed

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

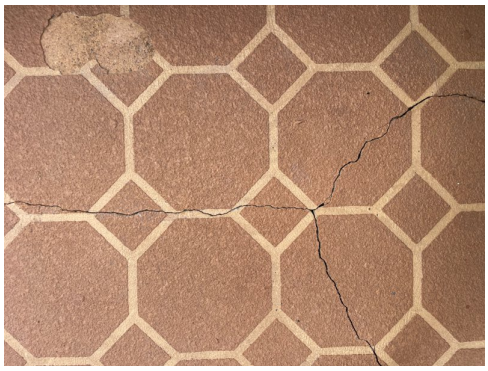
Location: Swimming Pool - Above Ground

Finding: Crack in concrete slab - Category 2

Information: A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

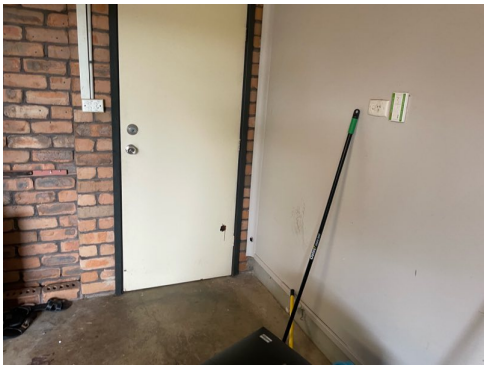
To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

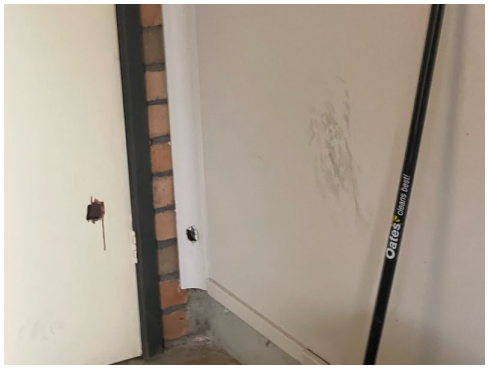
Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.



Finding 3.05

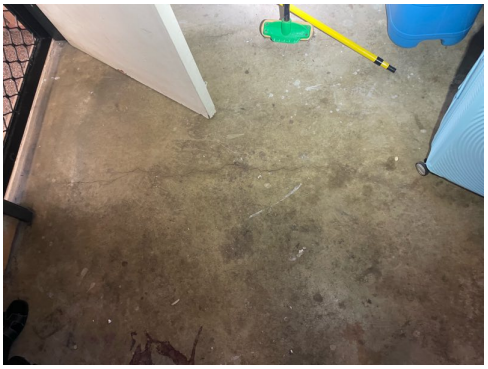
Building:	Main Building
Location:	Garage
Finding:	Door – Impact Damage and Rupturing
Information:	The door was observed to have sustained significant damage, including impact marks and rupturing of the surface material. The defect was readily visible and has affected both the appearance and integrity of the door. A damaged and ruptured door may not operate correctly, can compromise security and privacy, and detracts from the overall presentation of the property. If left unmanaged, the damage may worsen with continued use. This matter is considered a repair defect. It is recommended that a suitably qualified carpenter or builder assess the extent of the damage and carry out repairs or replacement of the affected door to restore full function and appearance.





Finding 3.06

Building:	Main Building
Location:	Garage
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect. Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)

Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.08

Building: Main Building

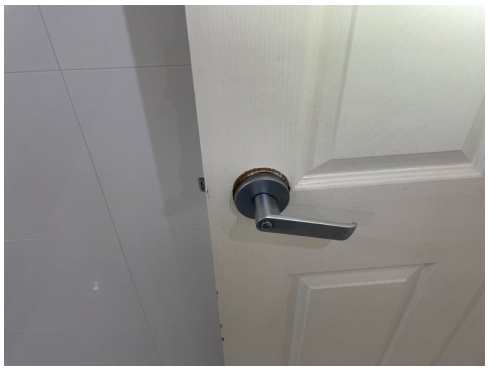
Location: Bathroom

Finding: Door handle – Missing or loose

Information: During the inspection a door handle was found to be missing or loose. The handle is not fixed firmly to the door so it moves when used or is not present where it should be installed.

This type of defect often happens due to normal wear and tear poor installation or loose or missing screws over time. A loose or missing handle can affect the correct operation of the door and may reduce security and privacy and in some cases create a minor safety risk if the door cannot be opened or closed easily.

Repair or replacement of the affected door handle by a suitably qualified tradesperson is recommended. Works may include tightening and refixing the existing hardware or installing a new handle set so that the door operates smoothly and the opening can be used and secured as intended.

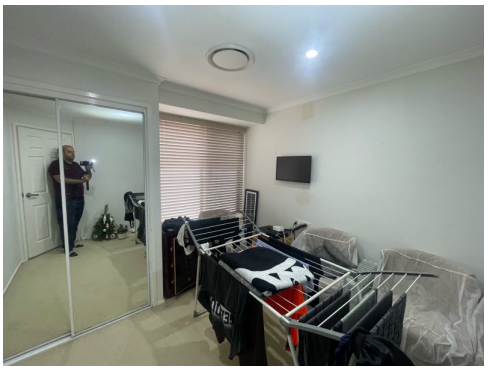


Finding 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Shower Screen – Extending Beyond Shower Enclosure Angle (Wet Area)
Information:	During the inspection, the shower screen was observed to extend past the intended shower enclosure angle within the wet area. The screen alignment does not appear consistent with the designed shower recess boundary, which may affect the containment of water within the designated wet area as required under NCC performance provisions and AS 3740 (Waterproofing of Domestic Wet Areas). Where shower screens extend beyond the enclosure angle or are misaligned, water may escape onto adjacent floor areas outside the waterproofed zone. Over time, this may increase the risk of moisture penetration, deterioration of finishes, swelling of skirtings or door jambs, and potential damage to underlying substrates. Although no significant water damage was visible at the time of inspection, rectification by a licensed glazier or bathroom installer is recommended to ensure the screen is properly aligned and sealed to maintain effective water containment within the shower recess.

Finding 3.10

Building:	Main Building
Location:	Bedroom 2
Finding:	Paint finish - Incomplete
Information:	The paint finish in this area was identified as being incomplete at the time of inspection. Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials. Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required. A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Finding 3.11

Building:	Main Building
Location:	Bedroom 2
Finding:	Electrical Socket – Cover Plate Missing
Information:	During the inspection, it was observed that an electrical power outlet (socket) was missing its cover plate. This condition leaves internal components partially exposed and indicates incomplete installation or deterioration. A missing cover plate presents a potential electrical safety hazard, including the risk of accidental contact with live parts, ingress of dust or moisture, and reduced protection of the outlet. This condition does not meet acceptable safety and maintenance standards. It is recommended that the socket be made safe and the cover plate reinstated or replaced by a licensed electrician as a priority to restore safety and compliance.

Finding 3.12

Building:	Main Building
Location:	Bathroom 3
Finding:	Door handle – Missing or loose
Information:	During the inspection a door handle was found to be missing or loose. The handle is not fixed firmly to the door so it moves when used or is not present where it should be installed. This type of defect often happens due to normal wear and tear poor installation or loose or missing screws over time. A loose or missing handle can affect the correct operation of the door and may reduce security and privacy and in some cases create a minor safety risk if the door cannot be opened or closed easily. Repair or replacement of the affected door handle by a suitably qualified tradesperson is recommended. Works may include tightening and refixing the existing hardware or installing a new handle set so that the door operates smoothly and the opening can be used and secured as intended.

Finding 3.13

Building:	Main Building
Location:	Ensuite - Master
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area 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:	Ensuite - Master
Finding:	Cabinetry – Missing or Deteriorated Corner Sealant
Information:	The cabinetry was observed to have missing or deteriorated sealant at the internal corners. In some areas, the sealant had not been applied, while in others it had broken down and no longer provided an effective seal. Incomplete or deteriorated sealant can allow water, moisture, or debris to penetrate behind cabinetry panels, which may lead to swelling, staining, or damage to the cabinetry materials over time. It also detracts from the overall finish and appearance of the installation. This matter is considered a maintenance defect. It is recommended that the affected cabinetry corners be re-sealed by a suitably qualified tradesperson to restore protection and appearance.

Finding 3.15

Building: Main Building

Location: All Areas

Finding: Sarking - Missing

Information: Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

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: Termite Management – Durable Notice Missing

Information: During the time of inspection, no durable notice (durable label) was sighted in the switchboard/meter box to indicate an installed termite management system, and no evidence of an active termite barrier or current preventative treatment was identified.

A post-construction chemical termite barrier is strongly recommended, particularly given the history of termite activity, to help protect timber building elements and reduce the risk of concealed termite damage.

It is recommended that a licensed pest controller confirm whether any termite protection exists and its condition, and if not, arrange installation as a short-term priority. Annual timber pest inspections are recommended in accordance with AS 4349.3 and ongoing termite management practices consistent with AS 3660.2.

Finding 6.02

Building: Main Building

Location: All Areas - Slab Edge

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 6.03

Building: Main Building

Location:	Electrical Switchboard
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. 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, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Finding 6.04

Building:	Main Building
Location:	Building perimeter/interior/subfloor/roof space
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.05

Building:	Main Building
Location:	Downpipes
Finding:	Downpipe(s)-not connected

Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn`t drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

Finding 6.06

Building: Main Building

Location: Yard

Finding: Large trees/stumps within 30m of house

Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house.
Regular inspections are recommended. Consider test drilling any large trees.
A pest controller can be contacted to carry out such testing at the owners discretion.

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

- As identified in summary and defect statements
- Damp Proofing Specialist
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Registered Roofing Contractor
- Registered/Licensed Builder
- Solicitor or Conveyancer
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller

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

A comprehensive visual building and timber pest inspection was undertaken of the main dwelling and accessible external areas. The inspection identified a number of minor and major defects requiring attention, together with movement-related concerns that warrant further professional assessment and monitoring.

Externally, movement-related cracking to the front masonry elevation was noted. Although previously repaired (re-pointed), the cracking pattern, widened articulation joint and associated internal re-cracking following renovation works are consistent with ongoing or recent differential ground movement. This condition has been assessed as a Major Defect due to the indication of potential active footing movement. If movement persists, further structural distress, water ingress and progressive instability may occur. A structural engineer assessment is strongly recommended to determine footing performance and confirm whether the movement is active.

Corrosion-related defects were also identified, including corroded gutters (Major Defect) and localized rusting to external building elements. Deteriorated gutters may compromise stormwater management and contribute to moisture loading around the footing system, which can exacerbate ground movement if not rectified.

Minor defects were noted throughout the dwelling, including cracked tiles, door hardware issues, paint finish defects, damaged downpipes, minor slab cracking (Category 1 and 2), and isolated bathroom and garage defects. While these items are not structurally significant at present, they require maintenance to prevent deterioration.

From a timber pest perspective, no evidence of live termite activity or termite workings was observed at the time of inspection. However, the termite durable notice was missing, and slab edge exposure was noted, which may reduce the effectiveness of visual termite inspection zones. Ongoing termite

management compliance should be maintained.

In summary, the principal concern relates to possible active ground movement affecting the front masonry wall system, which requires structural review. Other defects are generally maintenance-related. Subject to structural confirmation regarding footing performance and rectification of identified drainage and corrosion issues, the property presents as serviceable; however, movement-related risks should be carefully considered from a purchaser's perspective.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

The following items were noted as -For your information

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of live termite activity was absent at the time of the inspection

Information: If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact a pest controller immediately.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of termite workings / damage was absent at the time of inspection

Information: No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity.

Annual pest inspections are also advised in order to identify such workings.

Noted Item

Building: Main Building

Location: All Areas

Finding: Subterranean Termite Prevention Proposal

Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity. The prevention of such infestations is far easy to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas.

Noted Item

Building: Main Building

Location: All Areas

Finding: Fungal decay - absent at the time of inspection

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 in the range of 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. Although no evidence of fungal decay was present at the time of inspection it is highly recommended that areas which may be conducive to the development of fungal decay e.g. subfloor space external timber elements etc. be monitored and maintained regularly.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of chemical delignification was absent at the time of inspection

Information: Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown deteriorates the wood severely impacting on the structural integrity and tensile strength of the affected building element. Chemical delignification is most common in marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc. Areas that may be prone to the development of chemical delignification should be monitored frequently in order to identify any evidence of chemical delignification emerging.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Timber Pest Inspection Methodology
Information:	All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.No evidence of termite activity was found inside the house at the time of the inspection.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 device called a "donga" visual assessment of materials affected by moisture or signs of deformity, 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.NO readings for moisture was found at the time of inspection.
	Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

Building:	Main Building
Location:	Swimming Pool
Finding:	Pool fencing/area
Information:	This inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds. A pool safety inspection is not included as part of a standard building inspection and must be comissioned separately as a specialist report.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Information:	Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked also. Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage

Information: Site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.
The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate.
Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

Noted Item

Building: Main Building

Location: All Internal Areas

Finding: Cabinetry plumbing

Information: Cabinetry plumbing - No leaks evident
All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection. No leaks to the drainage pipes in the subfloor was evident at the time of inspection.
If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.
For your information only no remedial works are required at the time of inspection.
NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

Building: Main Building

Location: All Internal Areas

Finding: Hot water unit

Information: The HWS appeared to be in good condition at the time of inspection. For the date of manufacture - (see attached photo)
Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)

Information:

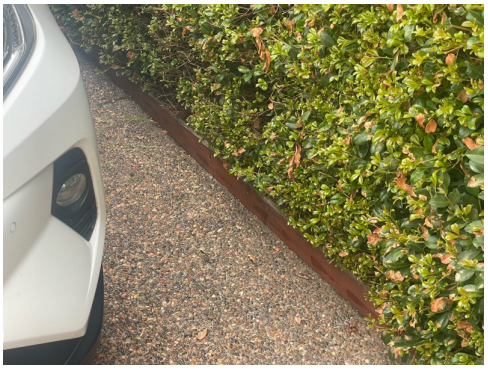
Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.

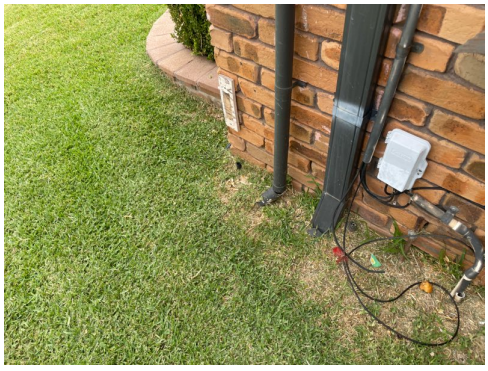
Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed. This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

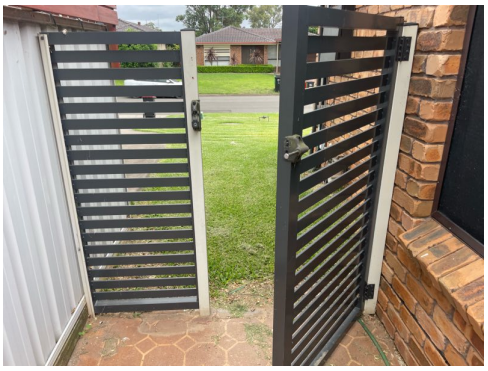
Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures. Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

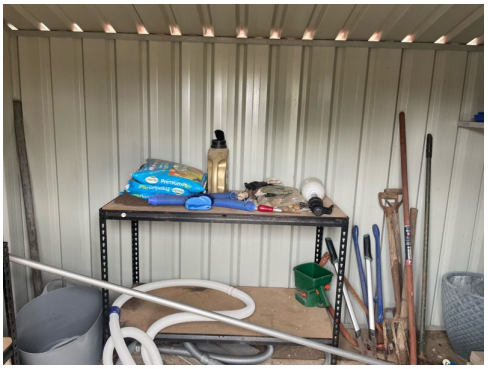
The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor. As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

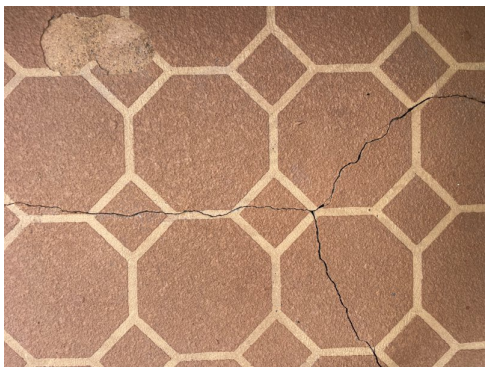
The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways. Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.

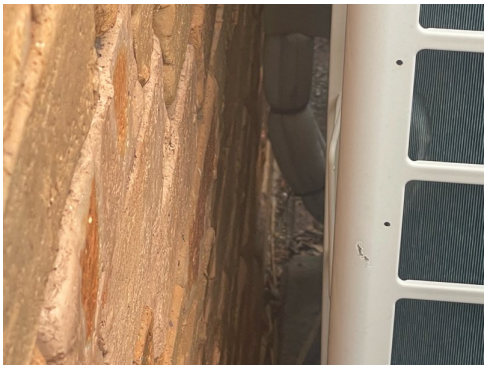










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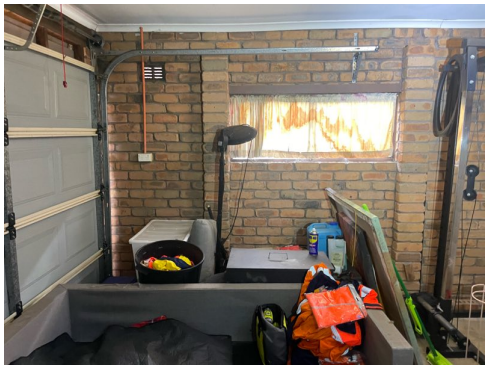

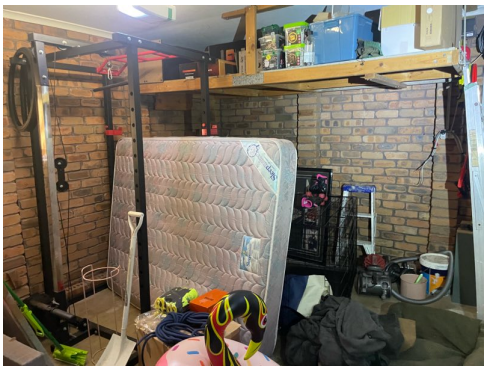

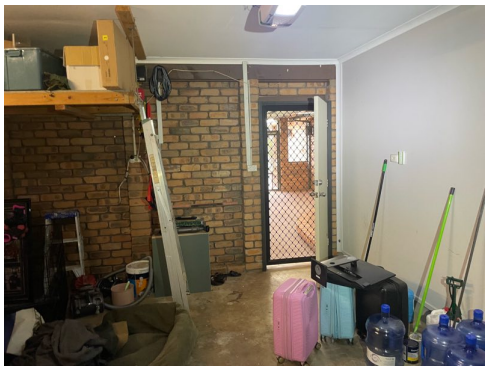

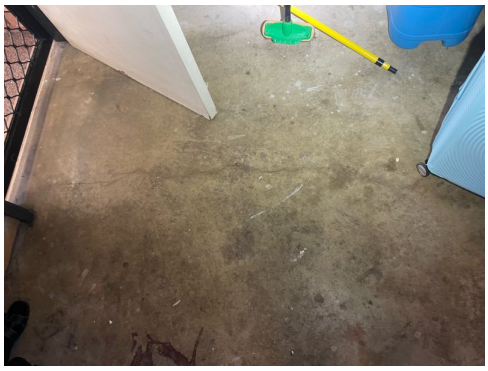

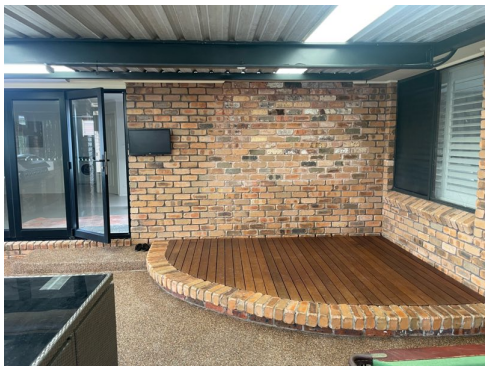

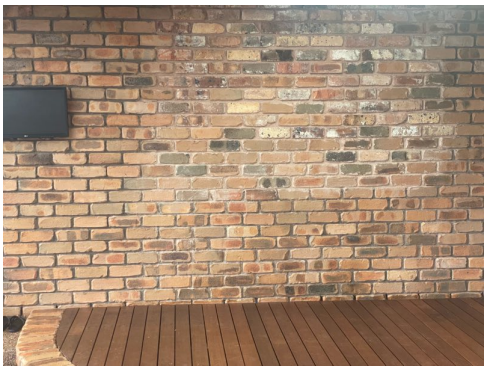

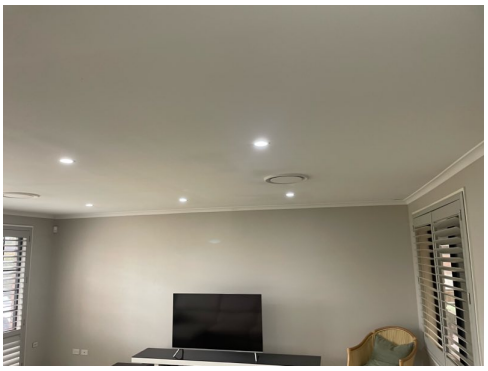

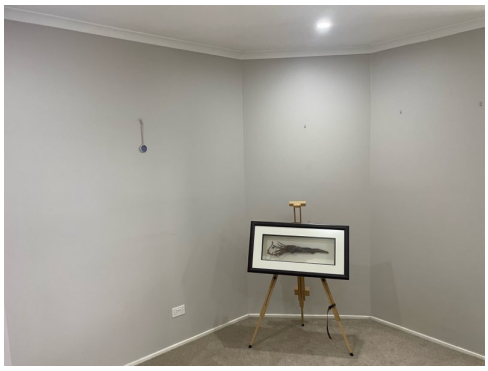

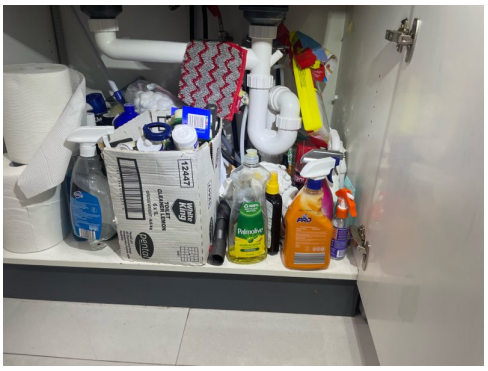

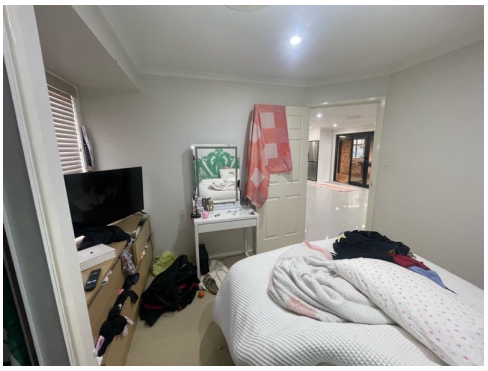

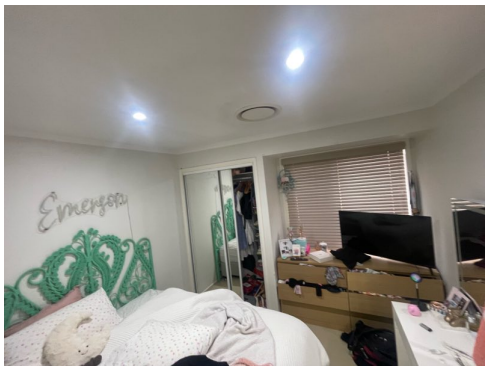

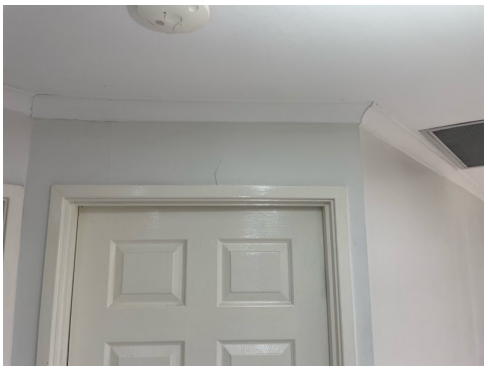

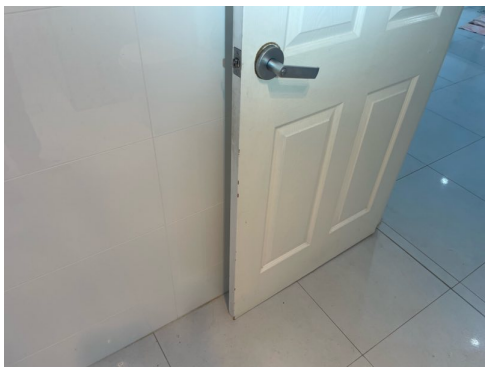

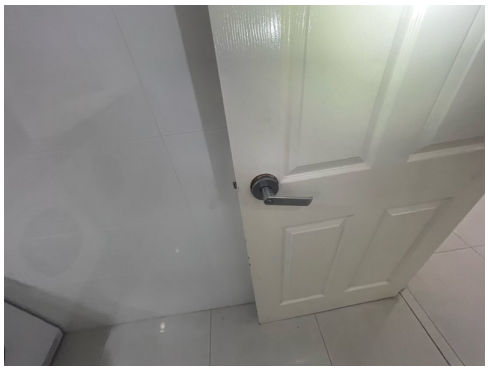

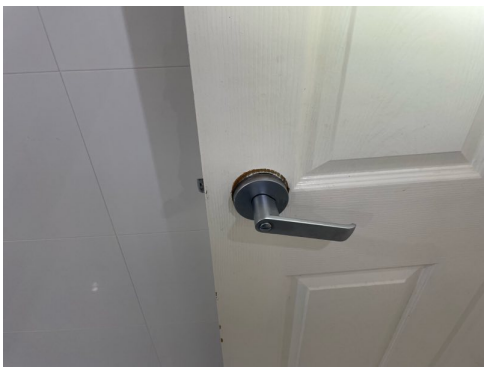

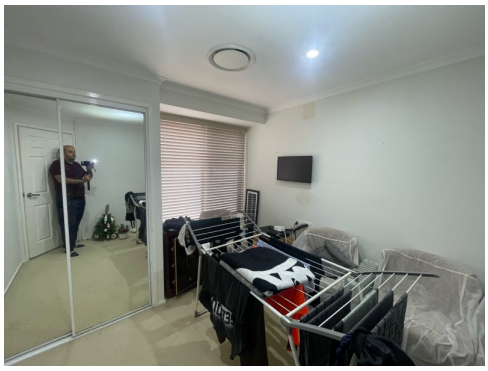

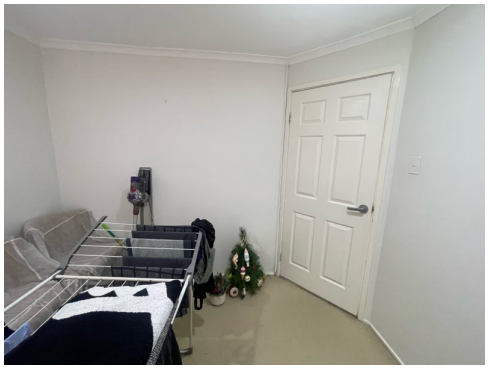

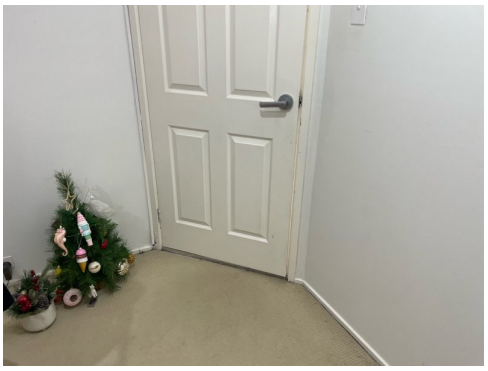

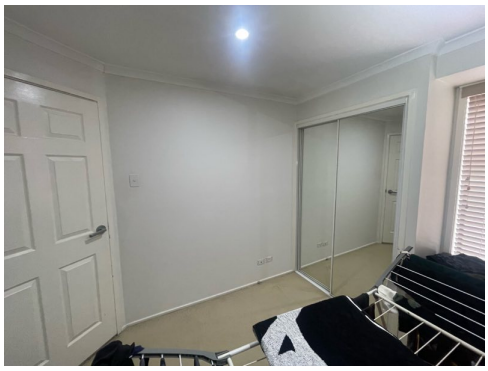

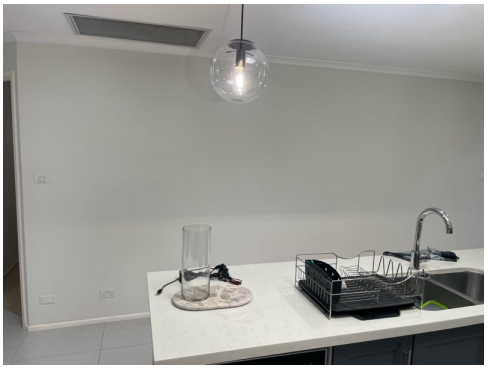

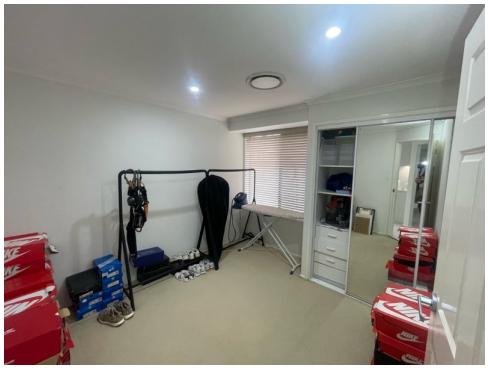

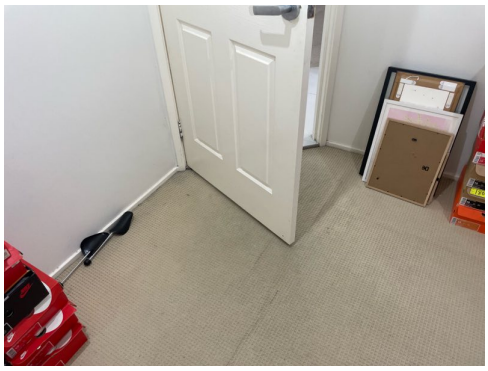

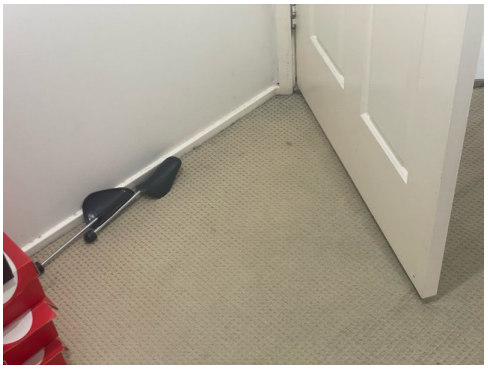

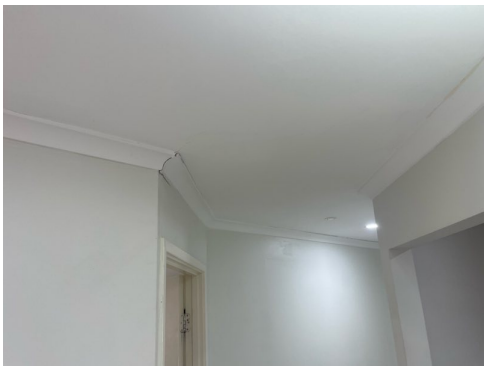

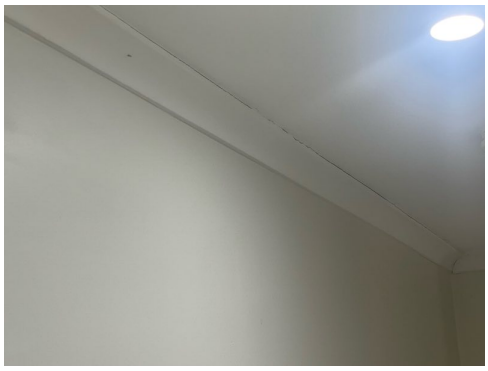

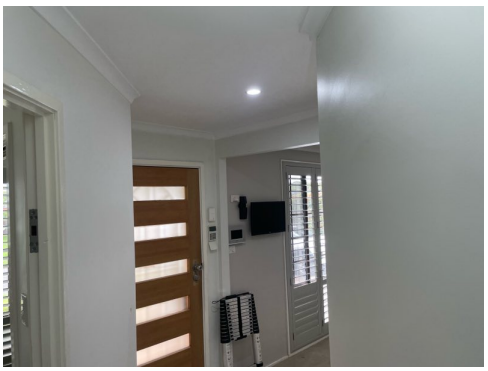

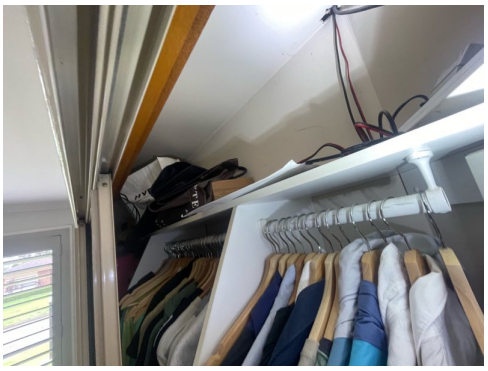

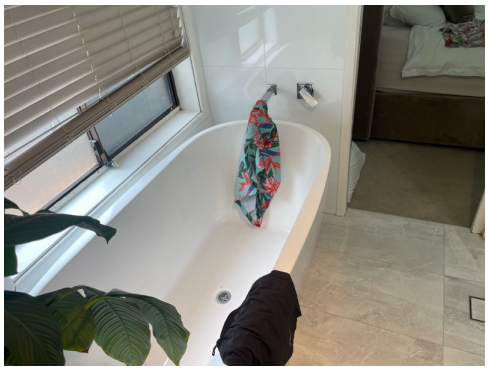

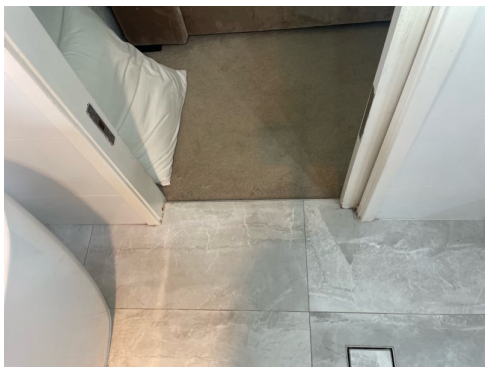

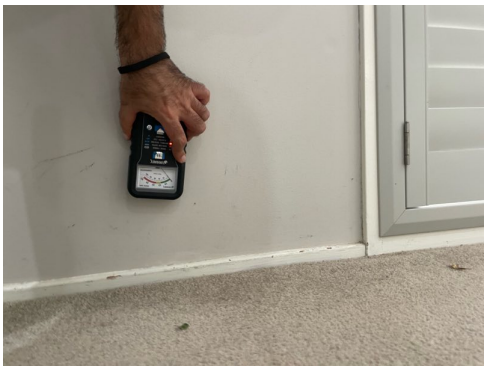

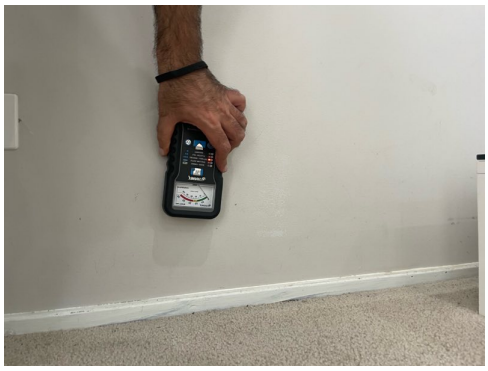

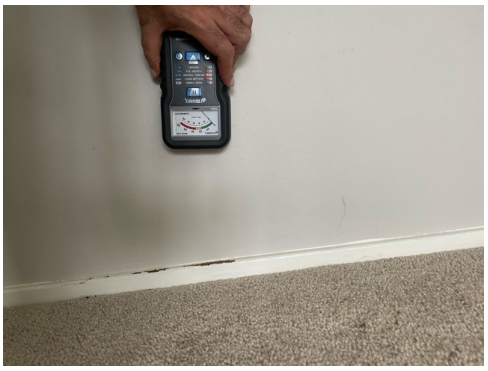

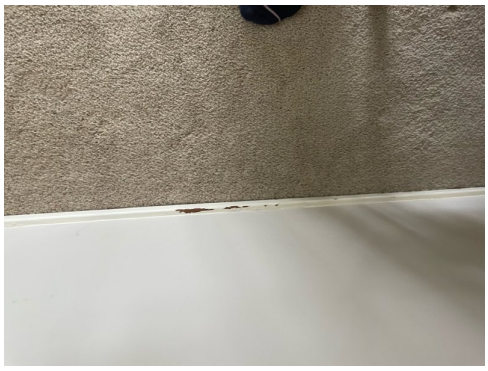

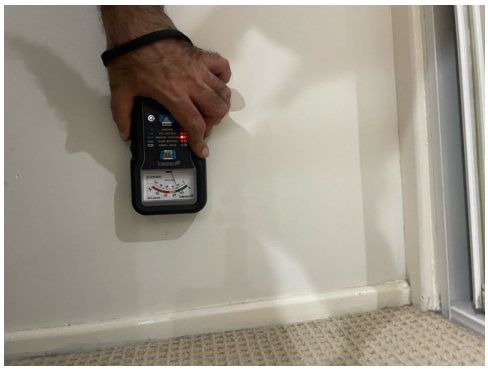

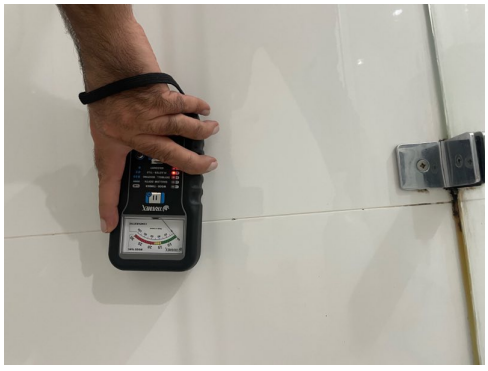

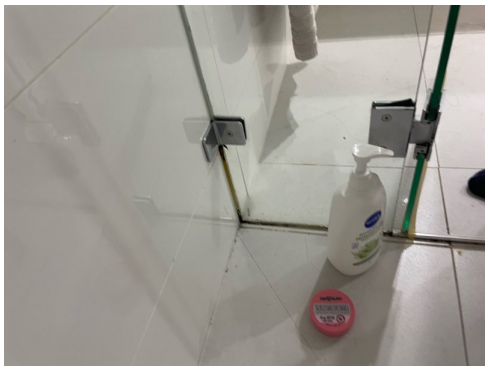

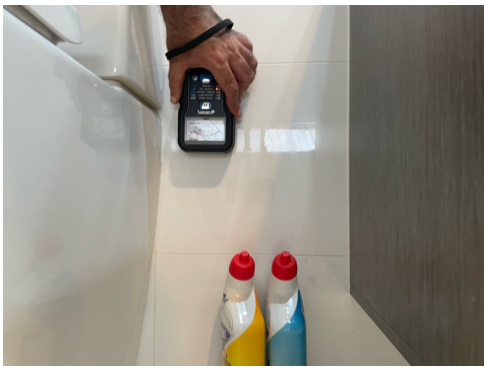

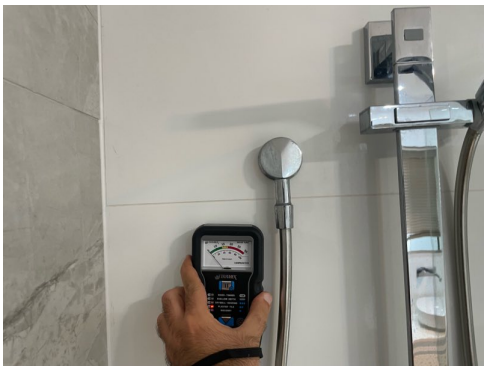

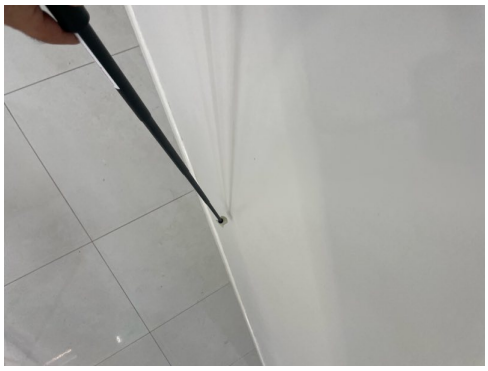

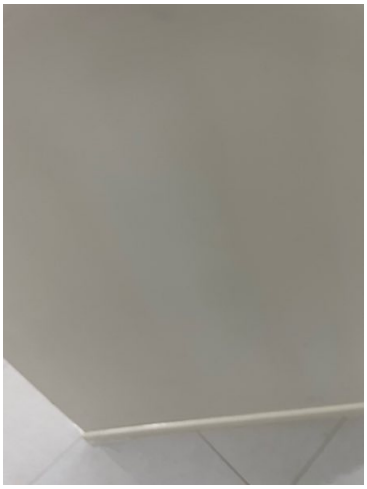

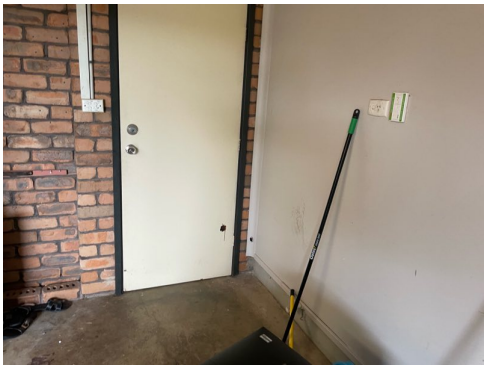

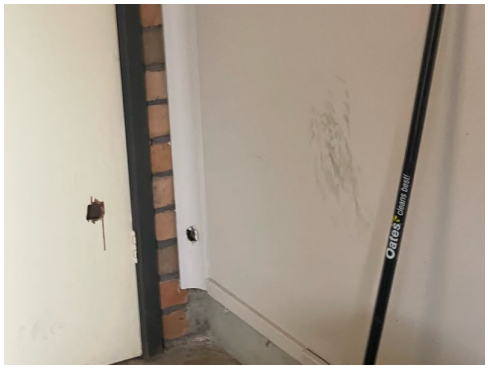

Definitions to help you better understand this report

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.