



Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Feb 2026

Property Address: 16 Ardrossan Cres, St Andrews NSW 2566,
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.

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Original Inspection Date Tue, 17 Feb 2026

Modified Date Tue, 17 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 16 Ardrossan Cres, St Andrews NSW 2566, 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: Not Applicable

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 fair condition with maintenance items required.

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
Company or Strata title	No
Floor	Brick Stumps or Piers, Slab - Suspended Slab, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	West
Other Building Elements	Carport, Childrens Play Equipment, Driveway, Fence - Fabricated Metal Fence, Footpath, Garage, Pergola, Porch
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, Fascias, Floorboards, Internal Joinery, Skirting Boards, Veranda Posts, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed), Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- 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:

- Areas of low roof pitch preventing full inspection.
- Outside of the fencing.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Site - Part.
- Subfloor - Part.
- 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
- Debris or rubbish
- Duct work
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture

- Gutter Guards
- Insulation
- Stored items to subfloor
- Pipework
- Porch
- Solar Panels
- Stored items
- Wall linings
- Webbing of roof trusses - not trafficable

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: Wall near entry

Finding: Light fitting Damaged

Information: The light fitting in the subfloor area was found to be severely damaged at the time of inspection, with the casing broken and internal components exposed. This damage appears to have resulted from impact or deterioration over time.

The exposed electrical components present a potential safety hazard, particularly in the subfloor environment where moisture may be present. The damaged casing no longer provides adequate protection to the electrical wiring and connections, increasing the risk of electrical faults or shock hazards.

A licensed electrician should be appointed to inspect the electrical installation and replace the damaged light fitting with an appropriate fixture suitable for subfloor conditions. These works should be undertaken as a matter of urgency to eliminate the safety hazard.-



Major Defect

No evidence was found

Minor Defect

Finding 3.01

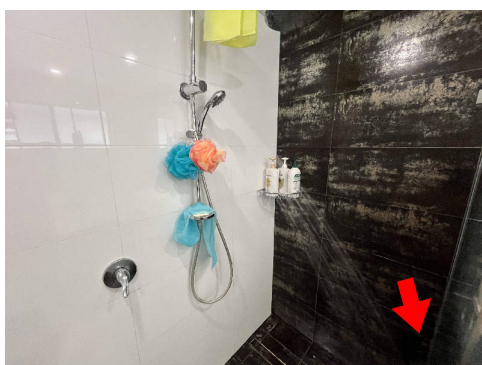
Building: Main Building

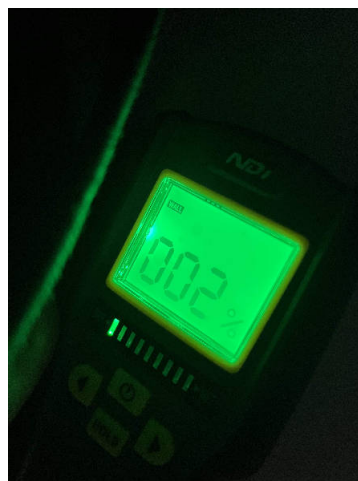
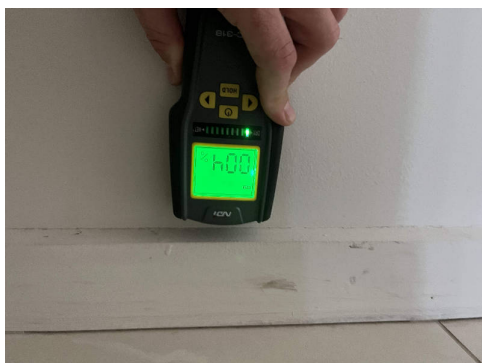
Location: All Areas

Finding: Shower screen sealant deteriorated

Information: The shower screen seals against the wall have deteriorated, allowing water to pass through the gap. The door frame next to the shower shows signs of elevated moisture, indicating potential water ingress. This could lead to water damage, mold, or mildew issues if not addressed. A plumber or shower screen specialist should inspect and seal the gap to prevent further water penetration.

The moisture reading to the adjoining walls of the showers have no sign of elevated moisture at the time of inspection.





Finding 3.02

Building: Main Building

Location: bathroom 1 and 2

Finding: Sealant and grouting - Missing or damaged

Information: It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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 damage 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: All Areas

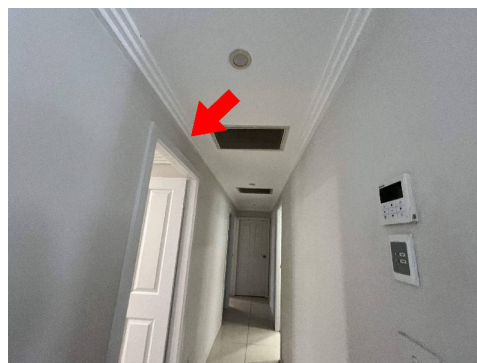
Finding: Cracking - Damage Category 1 - Fine (up to 1mm)

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 3.04

Building: Main Building

Location: Roof Exterior

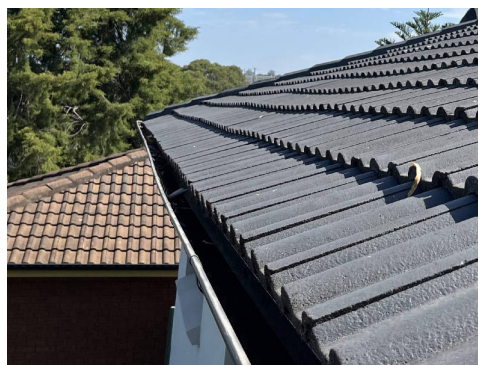
Finding: Gutters - Blocked and water pooling.

Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Finding 3.05

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - weathered/cracked

Information: Several roof tiles were found to be cracked at the time of inspection. It appears an attempt was made to cover/seal the tiles, however a roofer should be appointed to assess the tiles. There was no evidence of water ingress in the roof void at the time of inspection.

Some areas along the ridge capping were found to have fine cracks in the pointing/mortar, but this is relatively minor. A roofing contractor should inspect and repair or replace the cracked tiles to prevent further damage.



Finding 3.06

Building: Main Building

Location: bed 2

Finding: Window crack

Information: Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.



Finding 3.07

Building: Main Building

Location: All Areas

Finding: Cracking in render

Information: The external render is cracked and deteriorated in areas, with visible gaps and fissures. This could potentially lead to water penetration and damage. Possible causes include age-related wear, weathering, or poor initial application. A builder or renderer should inspect and repair the render, addressing any underlying issues and applying a suitable coating or finish to protect the surface.





Finding 3.08

Building: Main Building

Location: bathroom 2

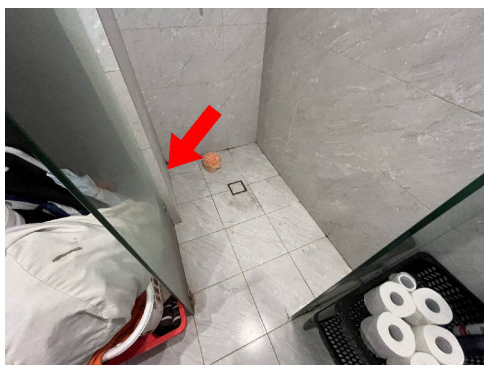
Finding: Tiles - Cracked or damaged wet area

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 to 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 3.09

Building: Main Building

Location: All Areas

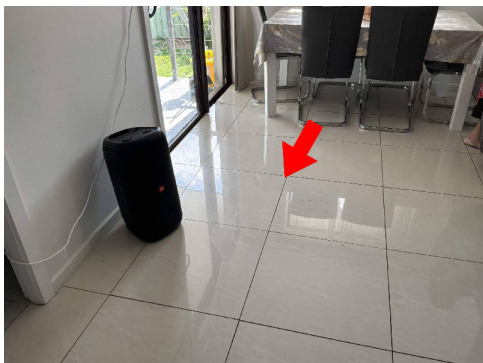
Finding: Cracked floor tiles

Information: Cracking in the floor 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 of the slab.

Cracked tiles throughout the household detract 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 tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.





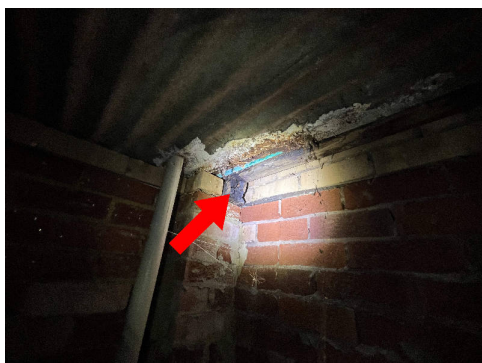
Finding 3.10

Building: Main Building

Location: Entry & bed 2

Finding: Subfloor – Bathroom Floor Joists

Information: Wood rot was noted to sections of the floor joists beneath the bathroom, likely related to past moisture exposure. It is recommended that a licensed plumber check for any leaking plumbing to the bathroom area and address as required. A licensed builder should assess and repair the affected timbers if deterioration progresses.



Finding 3.11

Building: Main Building

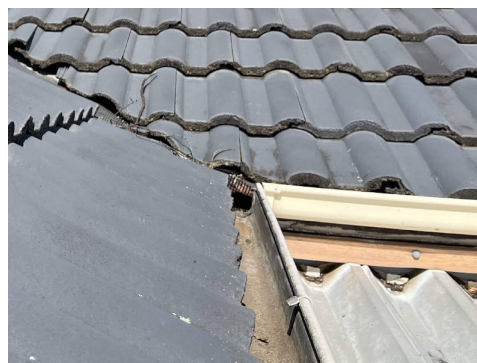
Location: Yard - Back

Finding: Building element - Swollen

Information: Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. It is of the opinion of the inspector that the flat roof experiences water pooling in heavy rain, transferring to the affected area.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if prolonged.

Rectification of the cause of the water ingress should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary. Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.



Finding 3.12

Building: Main Building

Location: Exterior walls right side through to garage

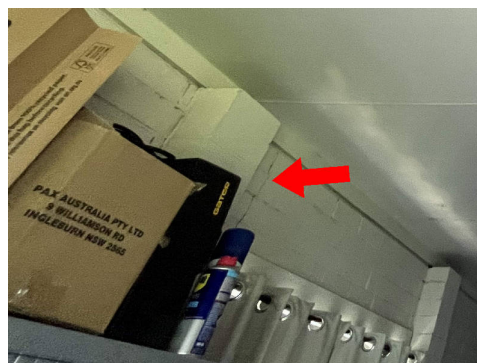
Finding: Brickwork - Cracking

Information: Brick work cracking was identified to the brickwork in this area. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

A crack of this size may be repaired by extensive filling. Additionally, further remedial works to associated building elements, such as eave sheeting or external door frames, is likely to be required.

A qualified bricklayer should be contacted immediately to estimate and perform repair and restoration works. Consultation with a structural engineer may be required where structural instability is found to be the underlying cause of the cracking.

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



Finding 3.13

Building: Main Building

Location: Entry & bed 2

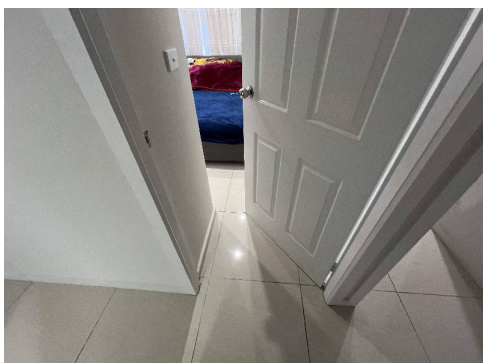
Finding: Door - Binding/jamming

Information: Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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

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

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



Finding 3.14

Building: Main Building

Location: Yard front

Finding: Subsidence to external concrete

Information: The external concrete area shows signs of subsidence, with hairline cracking and unevenness. This could be due to soil movement, poor compaction, or inadequate drainage.

A structural engineer or builder should assess the area to determine the cause and recommend repairs to prevent further damage and potential safety hazards.



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

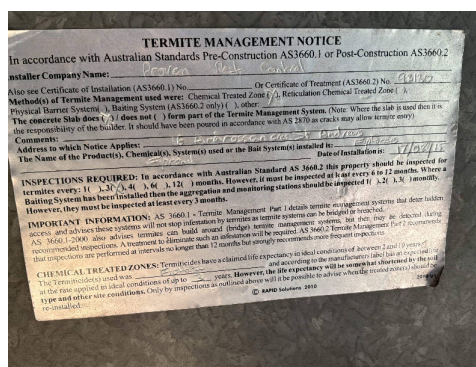
Location: Meter Box

Finding: Termite Management System - Chemical installation is out of date

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 6.02

Building: Main Building
Location: All Areas
Finding: Trees within 30m of building.

Information: The presence of trees in the surrounding area may be a factor in the building's termite risk profile. Nearby trees and vegetation can contribute to termite activity and potential entry points.

To confirm the presence or absence of termites, an invasive inspection by a licensed pest controller is recommended.



Finding 6.03

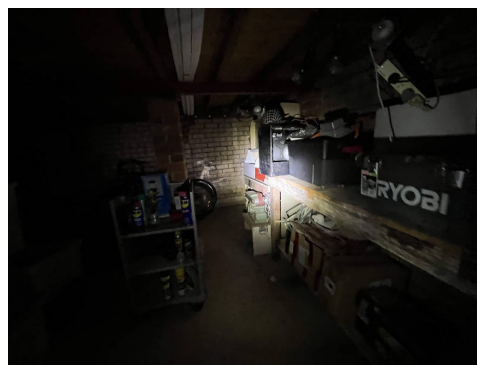
Building: Main Building

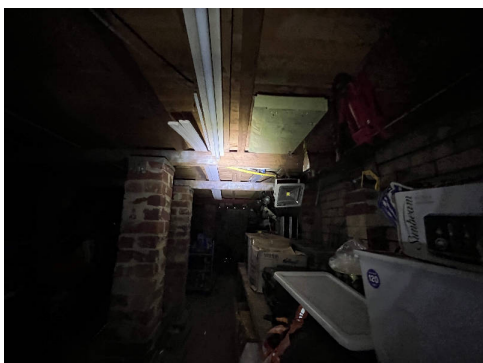
Location: Yard front

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.





Evidence of fungal decay activity and/or damage

Finding 7.01

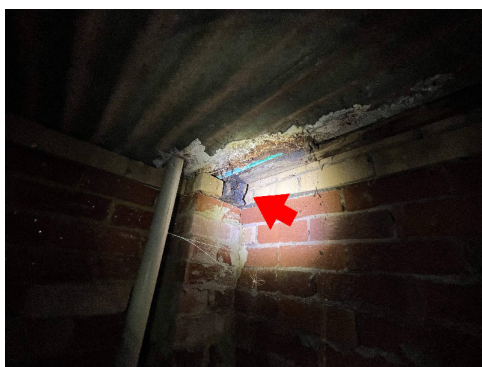
Building: Main Building
Location: Beneath bathroom
Finding: Fungal decay

Information:

Fungal decay (wood rot) has been identified in an external timber element, likely caused by prolonged exposure to excessive moisture. The decay is localized to a specific area, with no visible spread to other parts of the building element or adjoining structures. Given the temperature range and presence of oxygen, it's likely the decay has developed due to rain penetration.

The hazard class for this element is H3, indicating a moderate decay risk. The decay appears superficial, with minimal impact on structural integrity or tensile strength. Moisture content likely exceeds 20%, creating an environment conducive to fungal growth.

A qualified carpenter should assess and treat the affected area. Treatment should include removing and replacing decayed timber, and applying compatible preservatives. Proper surface preparation and maintenance are crucial to prevent future moisture accumulation.

**Evidence of wood borer activity and/or damage**

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Sub Floor Ventilation Specialist
- 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

BUILDING SUMMARY

The building compared to others of a similar build and age of construction appears to be mostly in fair condition. It does however have safety hazards, minor defects and minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

SAFETY HAZARD: Broken switch cover in subfloor.

Please be aware that limitations did affect the inspection and areas of low clearance, insulation, stored items to areas of the roof void, poor or no access meant a complete inspection of the roof space and subfloor was not possible and areas of furniture, stored items, insulation and garden vegetation meant some areas were obstructed.

It is strongly advised that all minor defects along with any safety hazards and maintenance advice provided are actioned to prevent these defects from escalating into major defects or safety hazards.

TIMBER PEST SUMMARY

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation:

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

Due to no chemical termite management system installed, low clearance and poor or no access to some areas of the roof void and subfloor, insulation covering timbers to the roof void and the amount of limitations and obstructions (as listed in the front of the report), the risk of undetected defects is higher to these areas. A further invasive inspection to these areas is highly recommended and access be gained to all areas for a complete inspection of the property.

The installation of a post construction chemical termite management system is highly recommended to be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 be conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

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

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

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

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

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

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

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

There are a few factors limiting the ability of a Timber Pest Inspector to gain an accurate representation of Timber Pest activity. Timber Pests by their very nature are secretive and difficult to locate. They are often completely concealed by the linings and claddings of buildings and cannot be detected without intrusive and destructive inspection techniques that are not possible without written permission from the property owner.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

-Treat any live termite activity found on the property. Consult a suitably qualified termite expert for further advice.

-Rectify any safety hazards caused by timber pest damage found on the property as a matter of urgency. (Consult a licensed builder)

-As termite activity and damage was found, a further invasive inspection to the property is recommended (including moving furniture, ceiling insulation and vegetation against the exterior walls).

-Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).

-Maintain the current Termite barrier system to the property (consult the installer to maintain warranty periods & conditions)

-No evidence of annual inspections have been carried out as per the warranty conditions of this termite

- barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty.
- No evidence of annual inspections have been carried out as recommended on every property.
 - Access should be gained to the subfloor to allow a complete inspection of the property.
 - Replace any roof timbers affected by chemical delignification and monitor other timbers.
 - Install any missing or inadequate ant capping to the sub floor.
 - Remove any debris and/or stored items from the sub floor to assist in good subfloor ventilation.
 - Improve the sub floor ventilation &/or Drainage
 - Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections. (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
 - Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
 - Remove, replace or treat any non-treated timbers in direct contact with the ground.
 - Repair and monitor any water leaks and areas of excessive moisture.
 - Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
 - Treat, repair or replace any Fungal decay/wood rot found on the property.
 - Clean and flush out blocked guttering regularly.
 - Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).
 - Trees over 100mm diameter on the property should be drilled and tested for termite activity.
 - Regular inspections every 6-12 months (or as advised by the termite management system installer)

FURTHER CONSIDERATIONS

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: Please read all defect statements and pictures in full to understand this report completely.

- The Pre-Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.
- This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

SCOPE OF INSPECTION

THIS IS A VISUAL INSPECTION ONLY - limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

When reading the report, please take note of the defect classifications, as per the definitions contained within "AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report.

EXTERNAL TIMBER STRUCTURES

Please note: If External Timber Decks are on the property, please be aware of their structural stability and capacity. The load capacity of external timber balconies/decks cannot be verified during the inspection.

External timber structures are constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural Engineer further assess any external timber balconies/decks to inform the client of their load capacity. Regular maintenance inspections by competent practitioners are needed.

REPORT CONDITIONS

The overall condition outlined in this report is based solely on the areas that were accessible at the time of inspection. Any follow-up inspections or further advice recommended in this report should be arranged and carried out by the client as advised. The condition of the property, as stated in this report, may change if additional issues are identified during subsequent inspections.

The classification of any defects is based on the inspector's observations and professional judgment on the day of the inspection. These classifications may be revised as a result of further inspections conducted by the inspector, other qualified specialists, or the discovery of new information at any time following the initial inspection.

RECOMMENDED ACTIONS

The rectification of any safety hazards should be attended to immediately, while the rectification of all other defects in this report should be conducted as soon as possible so that they do not turn into bigger defects over time.

It is also highly recommended that a licensed Electrician & Plumber rectify any issues and check over any newly purchased property with the new owners to reduce any Electrical & Plumbing problems in the future and to instruct new owners on proper use, care and maintenance of all electrical & plumbing items to prolong the items life and safety and help to protect your investment for the future.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

EXTERNAL ROOF COVERINGS & PLUMBING

The New South Wales area experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leak.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced.

-Water ingress can be common around chimneys, skylights, solar panels and flat roof sheeting, these areas should be monitored.

-Any flat roofs and/or waterproofed areas should be monitored.

A further inspection by a Licensed Roofing contractor is recommended to go over the complete roof covering and advise on the extent of replacement/repair & maintenance items.

ADDITIONAL INFORMATION:

-Trees nearby on other properties could not be inspected.

-It is recommended that if access is limited to the roof void, a second manhole be installed in an appropriate location in the ceiling of the property, to gain full access for regular inspections to all areas of the roof void.

For further information, advice and clarification please contact Mitchell Danielson on 0404 141 242

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The following items were noted as -For your information

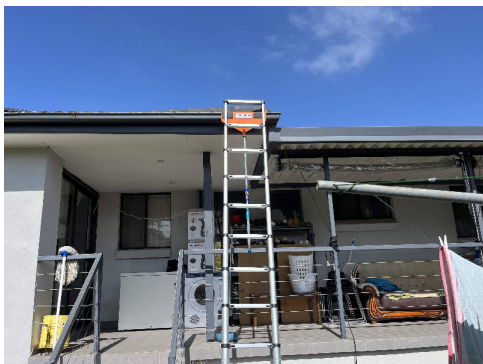
Noted Item

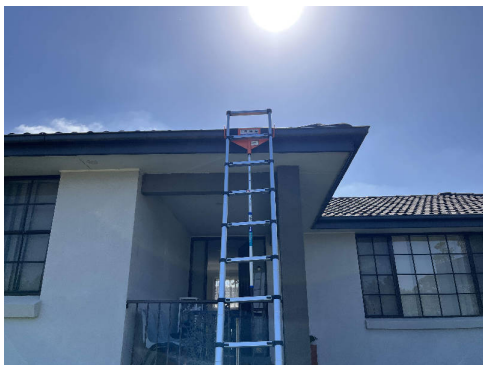
Building: Main Building

Location: Roof Exterior

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





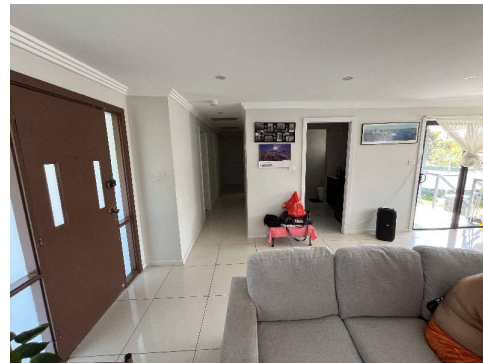
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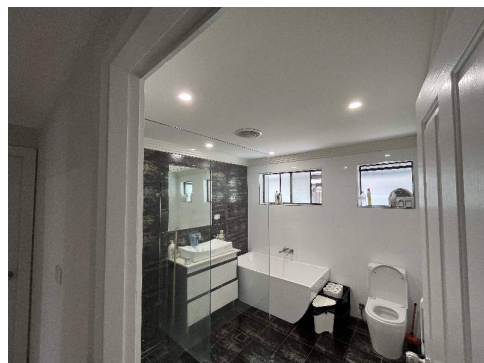
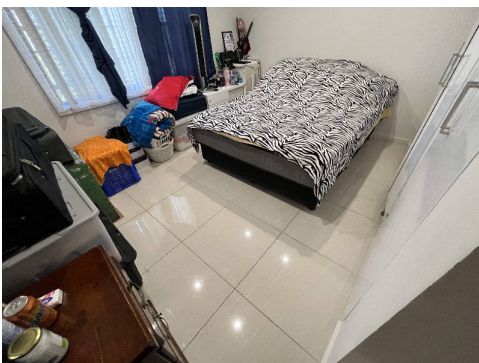
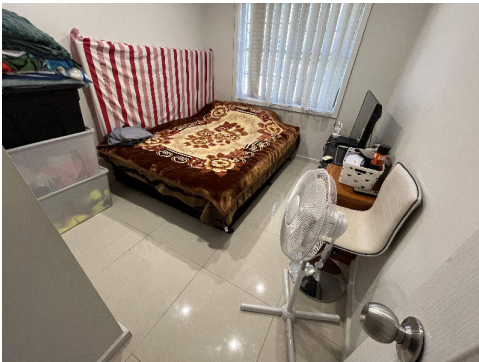
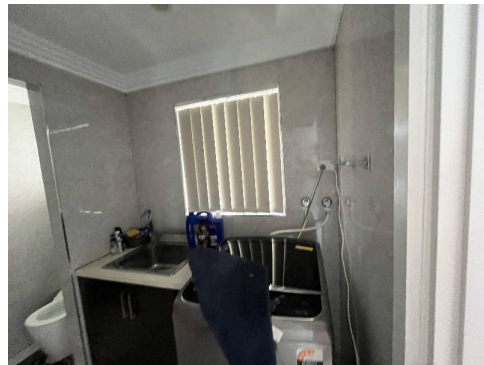
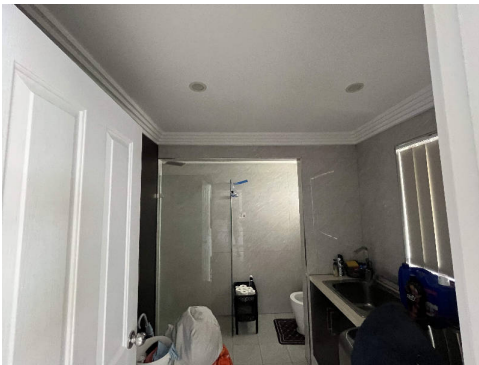
Building: Main Building

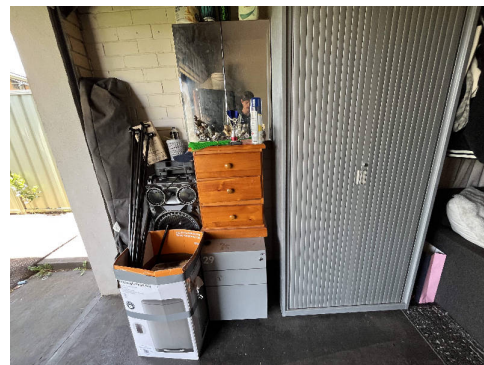
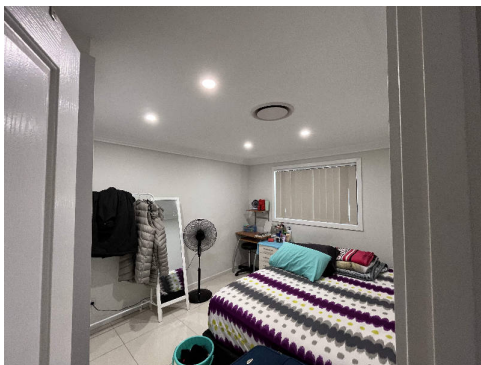
Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







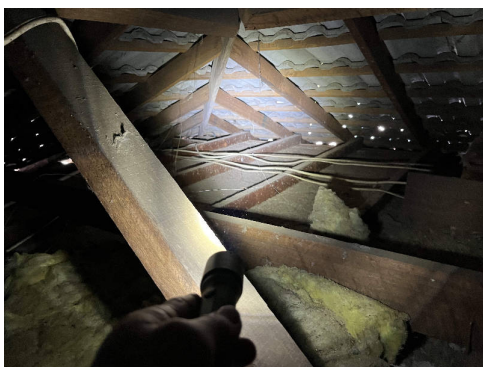
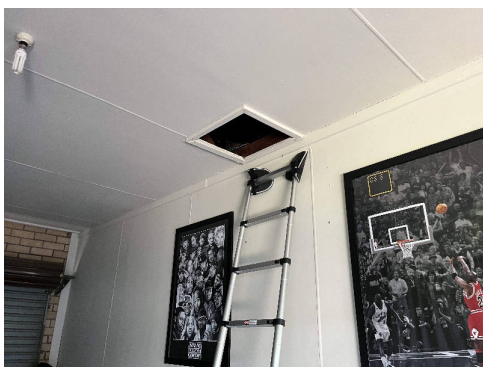
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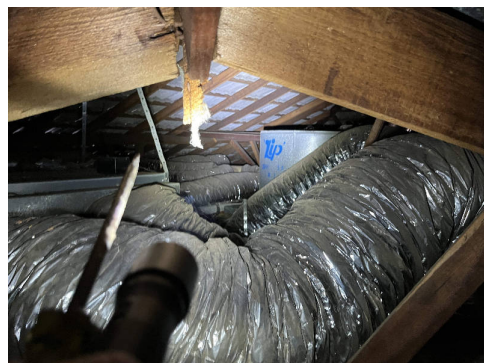
Building: Main Building

Location: Roof Void

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





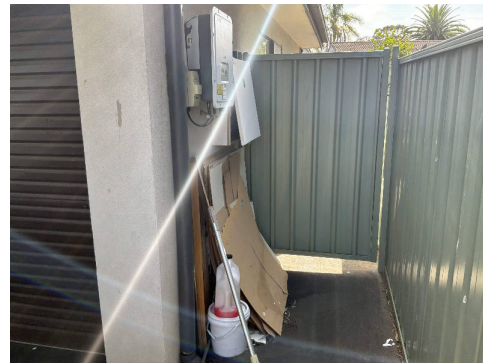
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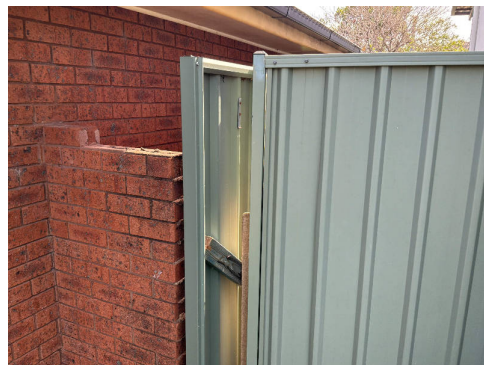
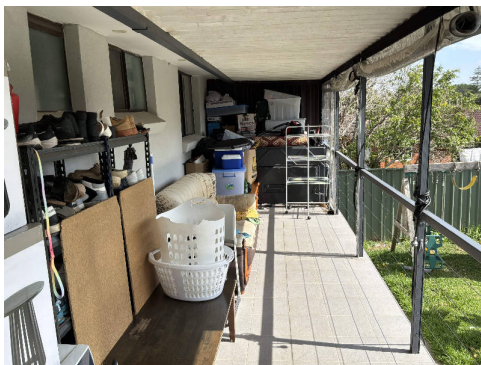
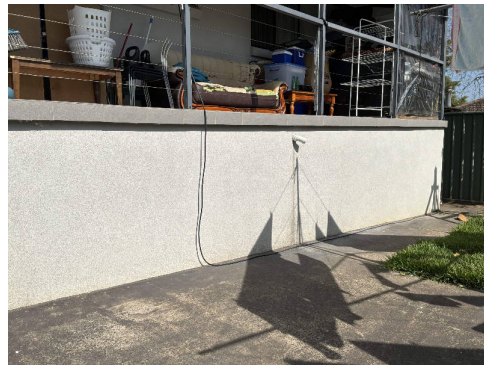
Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







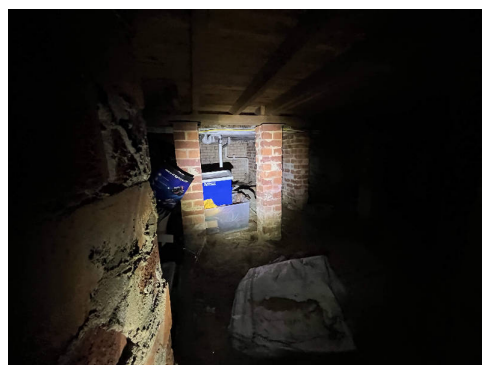
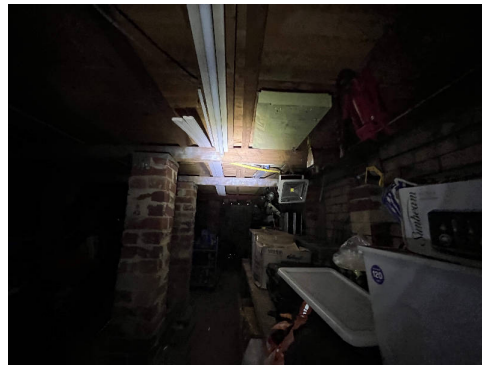
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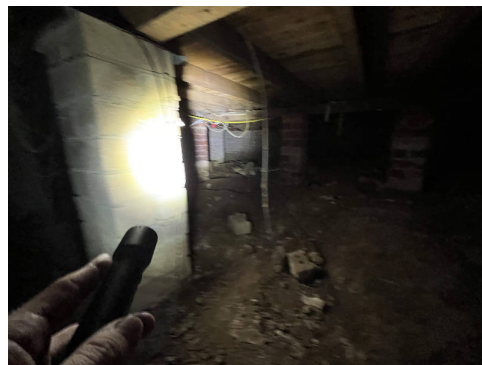
Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Main Building

Location: All Areas

Finding: Excessive moisture - identified

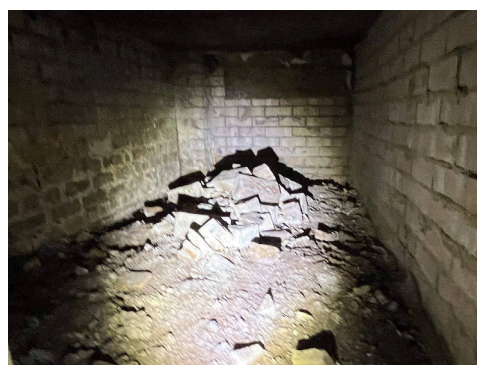
Information: The subfloor area has excessive moisture, which can attract termites and promote fungal growth and wood decay. Likely causes include inadequate drainage, leaking pipes, or poor site drainage. A qualified plumber should inspect to identify the source.

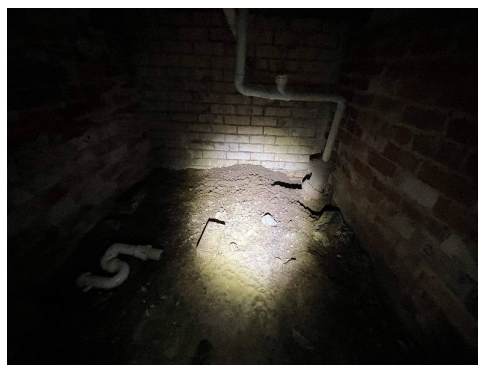
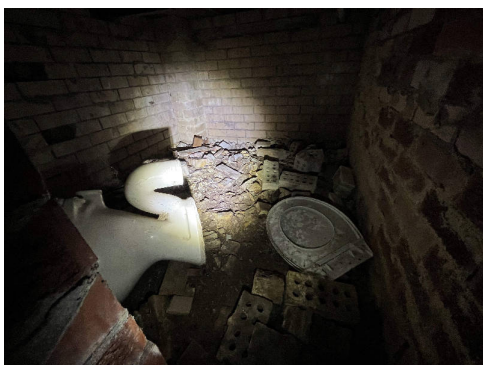
While moisture is common in subfloors, adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment.

Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction subsequent building works or earth and vegetation covering over vents low subfloor clearance and items or debris in the subfloor restricting airflow.

Subfloor ventilation can be improved in most cases by addressing the causes such as exposing subfloor vents installing additional new vents installing mechanical (forced airflow) ventilation and removing debris from the subfloor.

A registered builder should be appointed as soon as possible to perform these works as necessary.





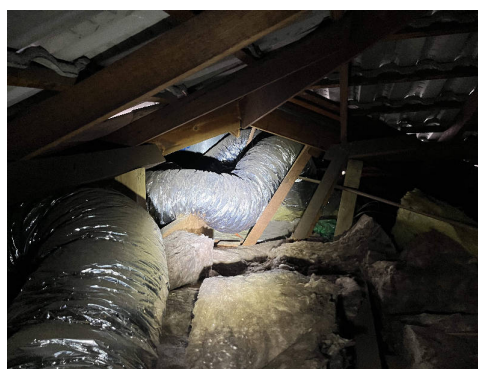
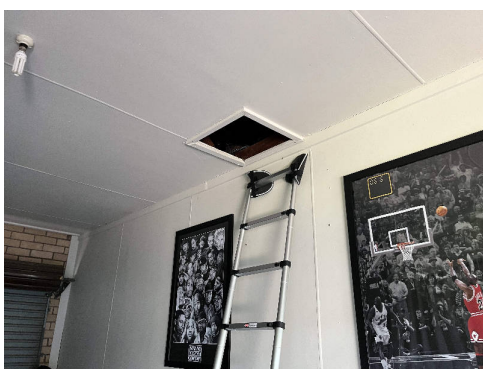
Noted Item

Building: Main Building

Location: interior

Finding: Second manhole recommend

Information: Due to insulation, trusses not trafficable and ducting in the roof void, it is highly advised that a second access point be installed to the north end of the property to gain access into the roof void for a full inspection. An inspection can not be guaranteed if the area is inaccessible.



Noted Item

Building: Main Building

Location: All wet areas

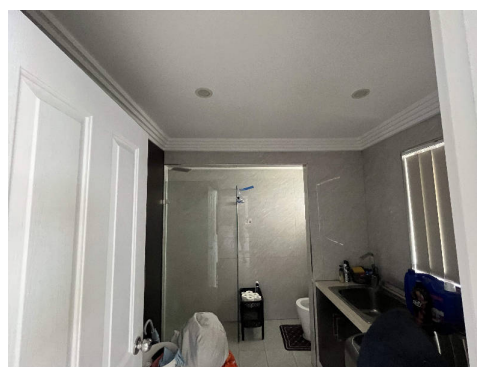
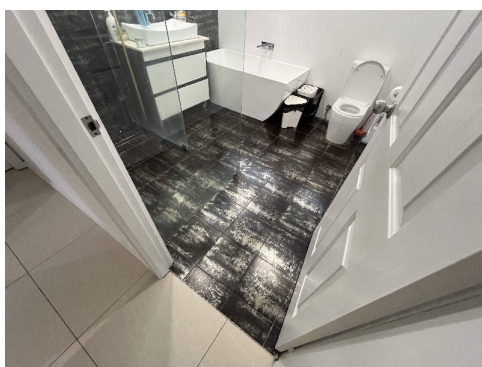
Finding: Water Proofing Membranes - Information Only

Information: Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.
- The Installer and Installation Certification.

With older property's where this information is unavailable all wet areas should be monitored. Generally waterproofing certificates are only valid for approximately 7-8yrs. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



The following items were noted as -Evidence of a previous termite management program

Noted Item

Building: Yard

Location: meter box

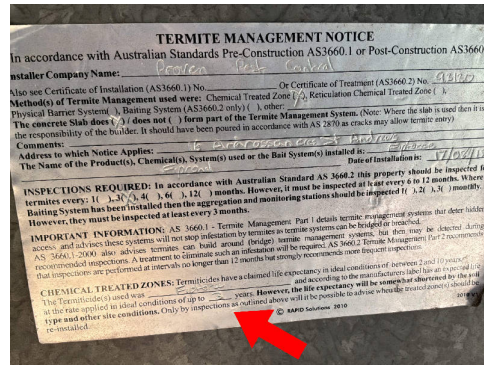
Finding: Evidence of a previous termite management system was identified (OUT OF DATE)

Information:

There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier, date of installation, warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



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.