Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Mar 2026

Property Address: 173 Shellharbour Rd, Port Kembla NSW 2505, Australia

Contents

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 Thu, 19 Mar 2026

Modified Date Thu, 19 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 173 Shellharbour Rd, Port Kembla NSW 2505, 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: Special Conditions:

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 entirety 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.

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.

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.

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.

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.

The rectification of any safety hazards and major defects should be attended to immediately, while the rectification of all the 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.

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 other wise 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 to be monitored.

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

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 with some minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab - Suspended Slab, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	North
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Garage
Other Timber Bldg Elements	Door Frames, Doors, Eaves, Fascias, Internal Joinery, Landscaping Timbers and Construction, Architraves, Floating Floor, Porch / Patio, Skirting Boards, Veranda Posts, Window Frames, Weatherboards
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Posts
- Roof Exterior - Part
- Roof Void - 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.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Subfloor.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation
- ducting and poor clearance or access restrictions.
- Ceiling linings
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings
- Floor coverings
- Furniture
- Old disused HWS in roof cavity incl associated plumbing
- Sarking
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **- 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

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 0
Information:	A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level. No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.

Finding 3.02

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Substandard Window Architrave & Sealant Finish (Pre-Purchase Inspection)

Information: The window surround has been subject to previous modification works; however, the installation is incomplete and of substandard finish. The original-width architraves have not been reinstated, resulting in undersized replacement trims that do not adequately cover the junction between the window frame and external cladding.

Excessive sealant ("No More Gaps") has been applied in lieu of proper carpentry detailing. The sealant is poorly executed, visibly exposed, and uneven, detracting from the overall appearance and indicating an attempt to conceal gaps rather than correctly finish the installation. Evidence of previous architrave removal is apparent, with inadequate preparation and finishing of the substrate.

This condition is considered a cosmetic defect and indicative of poor workmanship, inconsistent with acceptable building standards and finish expected for residential construction.

Finding 3.03

Building: Main Building

Location: Yard - Back

Finding: External walls - Holes

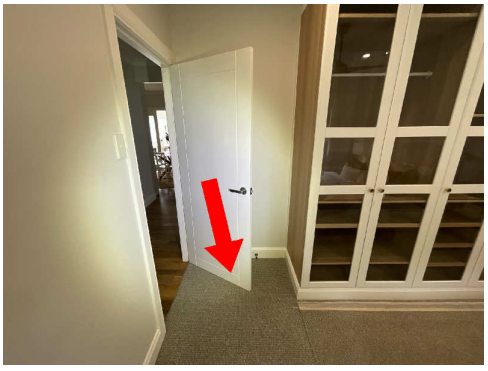
Information: Significant holes were identified around pipe penetrations in this wall section. It is suspected that the installation of this pipework was completed to a substandard level of workmanship or is incomplete.

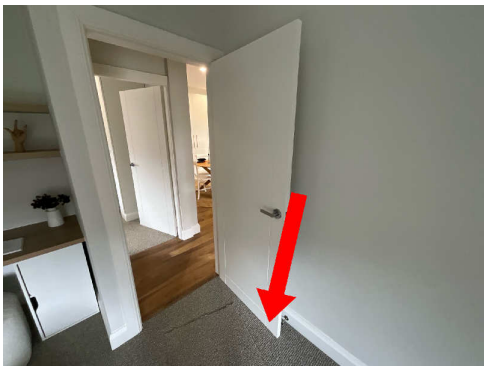
Gaps and holes around pipework makes the area susceptible to insect and vermin ingress, as well as allowing water penetration to the cavity wall. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if holes around the pipework are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or licensed plumber.

Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Door - Minor 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. For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.





Finding 3.05

Building:	Main Building
Location:	Bathroom
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.

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 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Ceiling Finish (Screw Pop / Visible Fixing)
Information:	A visible screw head (screw pop) was noted to the bathroom ceiling following recent renovation works. This indicates substandard plasterboard installation and/or inadequate setting and finishing, as fixings should be properly recessed, set, and finished to provide a smooth and uniform surface. This condition is considered a defect in workmanship and does not meet acceptable finishing standards as outlined in the Guide to Standards and Tolerances. The builder is to engage a qualified plasterer to re-fix (if required), set, sand, and repaint the affected area to achieve a consistent, flush finish in line with surrounding ceiling surfaces.

Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Freestanding Bath (Not Sealed to Floor)
Information:	The freestanding bath has not been sealed to the tiled floor, with no silicone bead provided at the base perimeter. This is considered incomplete installation, as sealing is required to prevent water ingress beneath the bath, which may lead to moisture accumulation, mould growth, and deterioration of surrounding materials. Additionally, the absence of sealant creates a gap that can allow movement, dirt build-up, and presents an unhygienic finish. This condition does not align with acceptable installation practice or manufacturer recommendations for sanitary fixtures. A suitable sanitary-grade, mould-resistant silicone sealant is to be applied continuously around the base of the bath to provide a watertight seal and neat finish. Works should be carried out by a qualified tradesperson in accordance with manufacturer guidelines and relevant Australian Standards (e.g. AS 3740 – Waterproofing of Wet Areas).

Finding 3.08

Building:	Main Building
Location:	Laundry / Main dwelling & Granny Flar
Finding:	No Provision in Laundry Joinery for Washing Machine Connections

Information: At the time of inspection, it was observed that the laundry joinery does not include the required provision holes or access openings to allow connection of washing machine pipework. In its current condition, the joinery restricts access for the installation of water supply hoses and the waste discharge pipe, rendering the washing machine unable to be connected without modification.

This is considered incomplete works and may result in damage to the joinery if ad-hoc alterations are required after handover.

It is recommended that the builder arrange for the laundry joinery to be modified by a suitably qualified tradesperson to provide appropriate access holes for washing machine water supply and waste connections. All works should be neatly finished and coordinated with the plumbing installation to ensure proper functionality and an acceptable appearance.

Finding 3.09

Building: Main Building

Location: Laundry

Finding: Minor Damage - Plasterboard Walls

Information: Minor damage was observed to plasterboard wall surfaces, including small indents and paint chips. These areas will require minor surface preparation, including filling, sanding, and repainting, to achieve a uniform finish.

Engaging a licensed painter or plasterer can help with these repairs.

Finding 3.10

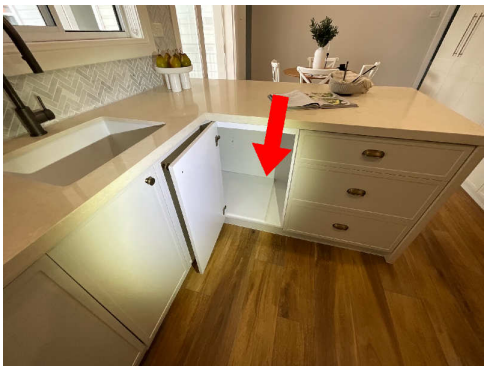
Building: Main Building

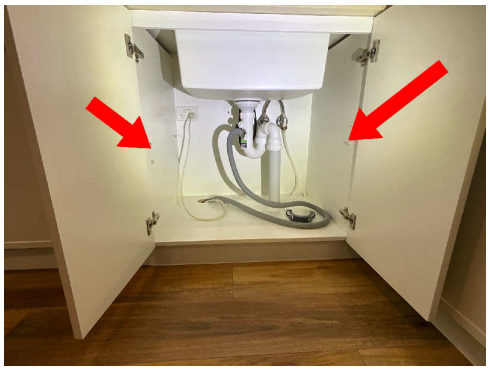
Location: Kitchen

Finding: Joinery Shelf - Not Installed

Information: Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

The appropriate tradesperson should be appointed as soon as possible to install the missing shelf.





Finding 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Rangehood Installation (Incorrect Configuration / Incomplete Ducting)

Information:

The kitchen rangehood has been installed in external ducted (exhaust) mode; however, no ducting has been connected to discharge air to the exterior. As a result, the unit is not operational as intended and is unable to effectively extract cooking fumes, moisture, and grease.

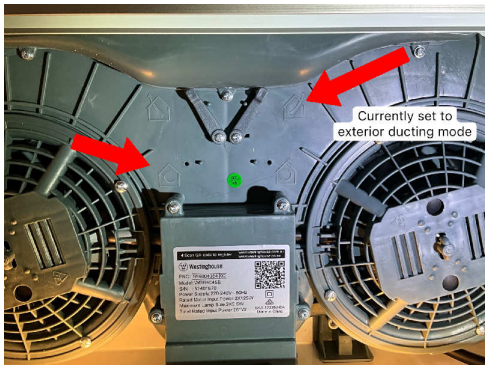
Additionally, the current installation does not allow for proper operation in recirculating mode. To function in recirculating mode, the internal settings (toggle configuration) must be adjusted and the transport/cover plate removed. However, the overhead cabinetry obstructs the required ventilation openings, preventing the filtered air from being discharged back into the room. This results in ineffective performance regardless of the selected mode.

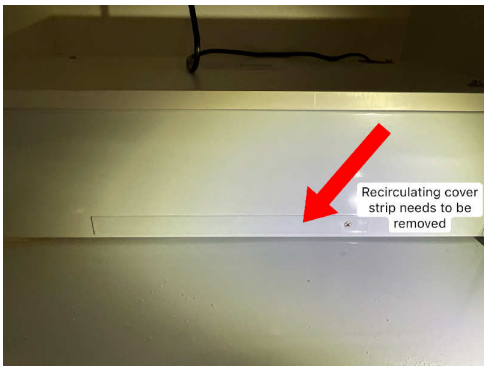
This is considered substandard and incomplete installation and does not comply with manufacturer installation requirements or acceptable building practice.

Recommendation:
A qualified appliance installer and/or cabinet maker is to rectify the installation by either:

- Connecting compliant ducting to discharge air externally in accordance with manufacturer specifications; or
- Reconfiguring the unit to recirculating mode, including removal of cover plates, installation of appropriate filters, and modification of cabinetry to allow unobstructed air discharge.

All works are to be completed in accordance with manufacturer guidelines and NCC requirements for mechanical ventilation.



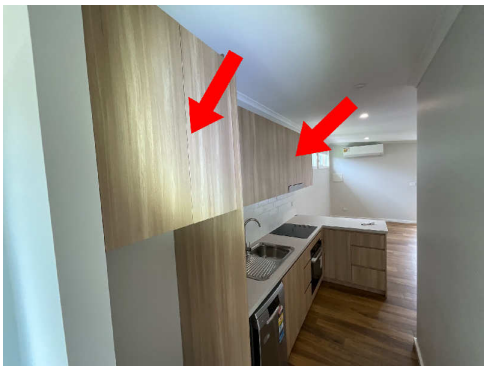


Finding 3.12

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer. Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Finding 3.13

Building:	Granny-Flat
Location:	Kitchen
Finding:	Kitchen Joinery (Non-Functional Cupboard Doors)
Information:	Two sets of kitchen cupboard doors were found to be non-functional, as no opening mechanism has been installed. There are no push-to-open devices, pull handles, or underside finger pull rebates provided, preventing the doors from being operated as intended. This constitutes substandard and incomplete joinery installation, as cupboard doors must be readily operable and fit for purpose. The current condition does not meet acceptable standards of workmanship or functionality as expected at completion. Recommendation: The builder is to engage a qualified cabinet maker to install suitable opening mechanisms (e.g. push-to-open hardware, handles, or integrated finger pulls) and adjust the doors to ensure they are fully functional and operate smoothly in accordance with manufacturer specifications and acceptable trade practice.



Finding 3.14

Building:	Granny-Flat
Location:	Bathroom
Finding:	Windows - Visibility stickers
Information:	Stickers on windows have not Ben removed from renovations. These should be removed by builder responsible.

Finding 3.15

Building:	Granny-Flat
Location:	Kitchen
Finding:	Kitchen Doors - 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.

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

Finding 3.16

Building: Granny-Flat

Location: Lounge Room

Finding: Window Blind Safety Chain (Incomplete Fixing)

Information: The safety chain for the window blind has not been secured to the timber reveal. This represents incomplete installation and a potential safety hazard, as loose or unsecured blind cords/chains can pose a risk, particularly to young children.

The current condition does not comply with acceptable installation practice or safety requirements for corded internal window coverings.

The builder is to arrange for the blind installer to securely fix the safety chain tensioning device to the timber reveal (or adjacent structure) in accordance with manufacturer instructions and relevant safety requirements. The chain is to be tensioned and positioned to minimise slack and ensure safe operation.

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:

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 6.02

Building: Main Building

Location: All Areas

Finding: Bridging of termite barrier

Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Stormwater drain - 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 6.04

Building: Main Building

Location: Subfloor

Finding: Formwork timbers - left in situ

Information: Formwork timber appears to have been left on site and in situ after concrete construction. Formwork timber is used to support and shape the concrete while pouring during the construction process. Leaving formwork timbers in the subfloor space or around the exterior of the 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 formwork 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: Subfloor

Finding: Ant caps - Not installed

Information: Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.

Finding 6.06

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Debris
Information:	An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity. Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.

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

- 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

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

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of furniture, stored items, meant some areas was obstructed.

It is recommended that 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.

TIMBER PEST

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 is 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.

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.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

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

- 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.

- 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

- 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)

- 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)

Additional information:

- Trees nearby on other properties could not be inspected.

For further information, advice and clarification please contact Gavin Vost on 0488 061 219

The following items were noted as -For your information

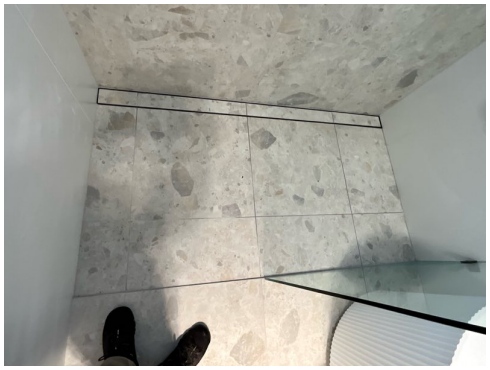
Noted Item

Building: Main Building

Location: Bathroom

Finding: Waterproof membrane maintenance

Information: Regular maintenance of the waterproof membrane is essential to ensure its long-term effectiveness. Inspections should be conducted periodically to check for any signs of wear, damage, or deterioration, particularly around seams, joints, and high-traffic areas. Prompt repair of grout or silicone is essential and will help prevent water ingress and maintain the integrity of the structure.



Noted Item

Building: Main Building

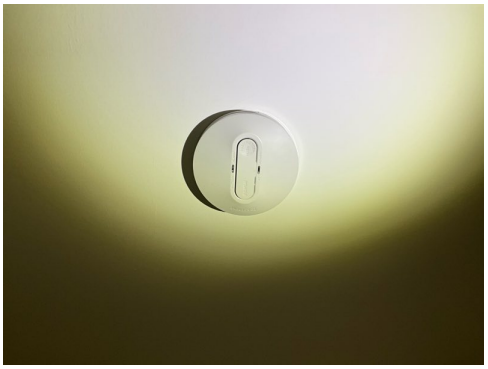
Location: Hallway

Finding: Smoke Detectors and Alarms

Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



Noted Item

Building: Main Building

Location: Hallway

Finding: Air Conditioning Return Air Filter

Information: Maintaining return air filters is crucial for indoor air quality air conditioning system efficiency. Here's a basic maintenance routine:

1. Regular Inspection: Check the filter monthly to assess its condition.
2. Cleaning or Replacement: Clean or replace the filter as needed. Disposable filters should typically be replaced every 1-3 months, while reusable filters can be cleaned according to manufacturer instructions.
3. Cleaning Procedure: For reusable filters, vacuum or wash them with mild detergent and water. Ensure they are completely dry before reinstalling.
4. Proper Installation: Install the filter properly, following the manufacturer's instructions and ensuring it fits snugly.
5. Schedule Maintenance: Set reminders to check and replace filters regularly to maintain optimal performance and air quality.
6. Professional Inspection: Periodically, have a professional inspect your HVAC system, including the filters, to ensure everything is functioning correctly.

By following these steps, you can keep your return air filters clean and your air conditioning running efficiently.

Noted Item

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, also for your reference.

Noted Item

Building: Main Building

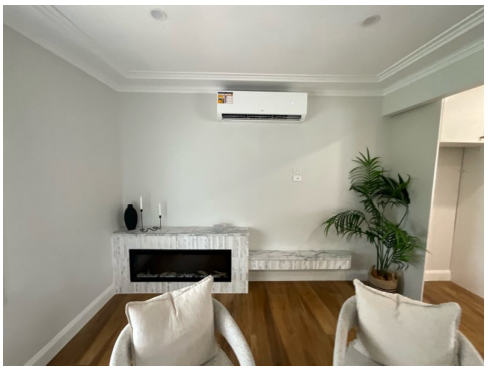
Location: Roof Exterior

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, also for your reference.

Noted Item

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, also for your reference.

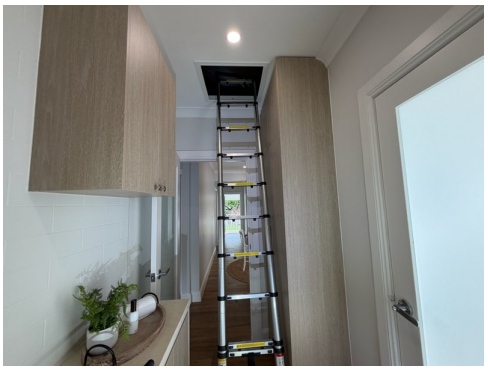



HOLD
FLIR MR55


FLIR MR55
HOLD

Noted Item

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, also for your reference.



Noted Item

Building:	Main Building
Location:	Subfloor
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, also for your reference.


Unable to access
subfloor due to height
restriction

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.