



Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 13/58-60 Falconer St, West Ryde NSW 2114,
Australia



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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date Fri, 20 Feb 2026

Modified Date Fri, 06 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 13/58-60 Falconer St, West Ryde NSW 2114, 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: The property was observed to be vacant at the time of inspection. Where a dwelling has not been occupied or plumbing fixtures have not been used regularly, certain issues such as plumbing leaks, drainage defects, moisture ingress, or operational faults may not become evident until the property is in normal use. The absence of evidence of active leaks or moisture issues at the time of inspection does not guarantee that such conditions will not become apparent once the property

is occupied and services are used regularly.

Access to the electrical switchboard was not available at the time of inspection as it is located within a strata-controlled area. As a result, the electrical switchboard and associated components could not be visually inspected. Any concerns regarding the electrical installation should be referred to the strata management or assessed by a licensed electrician if further verification is required.

Some areas of the property were partially inaccessible at the time of inspection due to safety limitations and building configuration, including sections of the roof exterior and roof space. The inspection is limited to visual and non-invasive methods only. Defects may exist in concealed or inaccessible areas that were not visible at the time of inspection. If access becomes available, a further inspection of these areas is recommended.

This property forms part of a strata or community title development. Certain building elements including shared structures, common property, services, roofing systems, drainage systems and other associated components may fall under the responsibility of the strata scheme and may not be fully accessible for inspection. This report does not constitute a full assessment of strata-controlled common property or shared building services, and enquiries with the strata manager or review of the strata records is recommended where further information is required.

This inspection does not include a detailed assessment of electrical, plumbing, waterproofing systems, or other specialised services. Where concerns are identified or further certainty is required, assessment by the relevant licensed trade or specialist is recommended.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Townhouse
Company or Strata title	Yes
Floor	Concrete
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	3
Orientation	North East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Party Walls, Pergola, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Staircase, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer, Brick Veneer (Timber Framed)
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

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

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Degree of roof incline too steep for safe access
- Duct work
- Floor coverings
- Insulation
- Lack of natural or acceptable lighting
- Landscaping
- No power or light globes on site

- Pipework
- Roof framing - not trafficable
- Sarking
- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- 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: - **High**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Garage & Kitchen
Finding:	Water Staining and Possible Roof Flashing Defect – Garage and Kitchen Ceilings
Information:	<p>Water staining and associated ceiling damage were observed to the garage ceiling and kitchen ceiling internally, including discolouration, cracking and deterioration of the ceiling lining. These conditions are typically consistent with moisture intrusion from above.</p>

During the external roof inspection, the roof area and flashing junction directly below the upper-level windows was observed in the approximate location corresponding with the internal staining. Roof junctions and flashing details around walls and windows are common locations where moisture ingress may occur if flashings, sealants or roofing components are not performing effectively.

Although the precise source of the moisture could not be conclusively determined during the visual inspection, the proximity of the roof flashing and junctions in this area warrants further assessment. Moisture penetration through roof coverings or flashings can allow water to enter the roof space and affect ceiling linings internally.

It is recommended that a qualified roofing contractor inspect the roof coverings, flashings and junctions around the upper window area and carry out repairs as necessary. Following rectification of the moisture source, the affected ceiling areas should be repaired and repainted by a suitable tradesperson.





Minor Defect

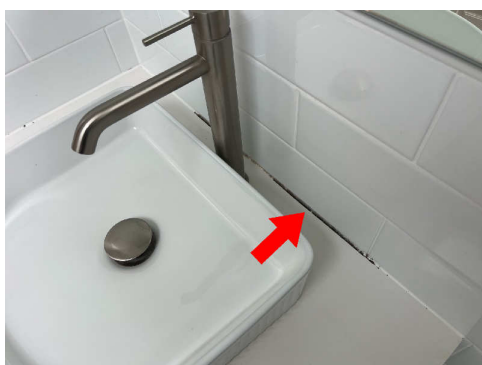
Finding 3.01

Building: Main Building
Location: Kitchen, Bathroom 2
Finding: Mould-Affected Silicone Sealant

Information:

Mould and deterioration were observed to the silicone sealant at the junction between the benchtop/tiles and fixtures at the kitchen sink and the upstairs bathroom basin. The sealant along the rear edge of the kitchen sink splashback and around the bathroom basin shows visible mould growth and deterioration, indicating the sealant has likely aged and is no longer performing effectively as a hygienic waterproof barrier. Silicone in these wet areas is intended to prevent water from penetrating into gaps behind fixtures and benchtops; however, once mould develops or the sealant deteriorates, it can trap moisture and allow water to enter concealed areas, potentially leading to staining, ongoing mould growth, or deterioration of surrounding materials.

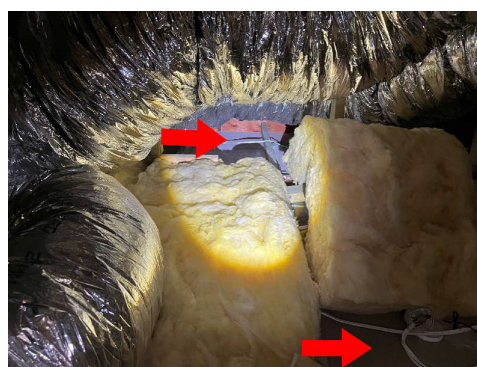
While this condition is common over time due to moisture exposure and normal wear, the affected silicone should be removed, the area thoroughly cleaned, and new mould-resistant sanitary-grade silicone applied to restore proper sealing and improve hygiene. This work would typically be carried out by a handyman, caulking contractor, or plumber and should be addressed as part of routine maintenance in the short term.



Finding 3.02

Building:	Main Building
Location:	Roof Void
Finding:	Incomplete Ceiling Insulation to Roof Space
Information:	Ceiling insulation within the roof space was observed to be incomplete and unevenly distributed, with some areas missing insulation coverage and other sections displaced. This condition was evident in the accessible areas at the time of inspection.

Incomplete or displaced insulation can reduce the thermal efficiency of the dwelling and may contribute to heat loss or gain, impacting occupant comfort and energy performance. It is recommended that the ceiling insulation be reviewed and made continuous by a suitably qualified insulation installer to achieve more consistent coverage. Rectification can be considered as part of routine maintenance in the medium term.



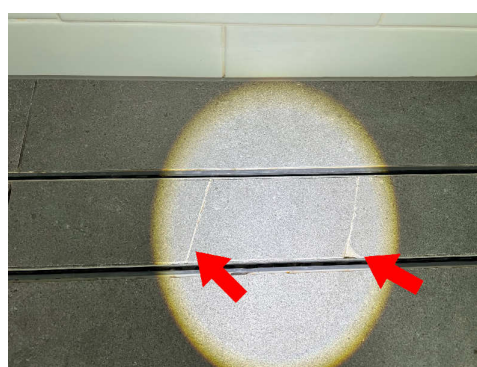
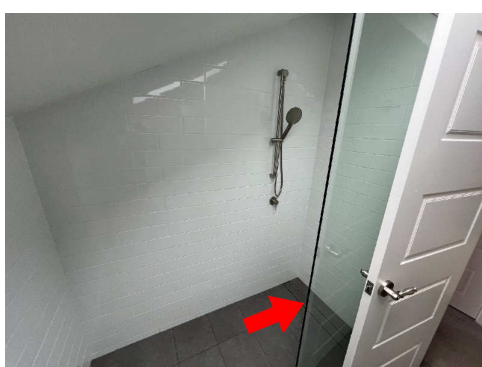
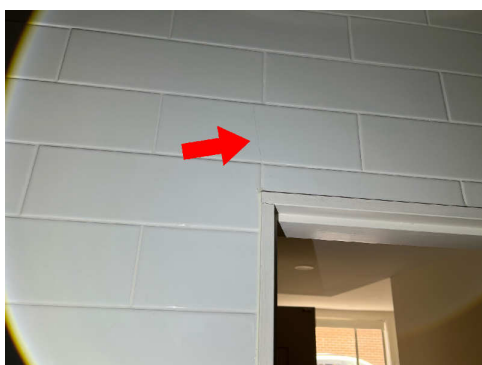
Finding 3.03

Building:	Main Building
Location:	Bathroom 1 & 2
Finding:	Cracked Tiles – Upstairs Shower Floor and Downstairs Bathroom Wall

Information:

Cracked tiles were observed to tiled surfaces within the bathrooms of the dwelling. A cracked floor tile was noted adjacent to the linear shower drain within the upstairs bathroom shower area, and a cracked wall tile was observed to the tiled wall surface in the downstairs bathroom near the doorway. Tile cracking can occur due to minor impact, installation stresses, or slight movement within the underlying substrate. While the affected tiles currently remain in place, cracks compromise the protective surface of the tiles and may allow moisture to penetrate through to the underlying bedding or wall materials, particularly in wet areas such as showers.

Although the cracking appears localised and does not presently indicate significant structural concerns, damaged tiles should be addressed to maintain the integrity, durability, and waterproof performance of the tiled surfaces. It is recommended that the affected tiles be assessed and replaced by a qualified tiler, with surrounding grout and joints appropriately reinstated as required. This work should be undertaken in the short to medium term as part of routine maintenance.



Finding 3.04

Building: Main Building

Location: Bathroom 2

Finding: Cracked Toilet Seat

Information: A crack was observed to the toilet seat at the hinge area in the upstairs bathroom. The crack extends through the plastic seat material and appears to have developed due to wear, impact, or stress at the hinge fixing point. Damaged toilet seats may deteriorate further with normal use and could eventually fail or become uncomfortable or unsafe during use.

It is recommended that the toilet seat be replaced with a suitable compatible unit to restore normal function and hygiene. Replacement of the seat is a relatively straightforward maintenance task typically carried out by a handyman or plumber and should be addressed in the short term as part of routine maintenance.



Finding 3.05

Building: Main Building

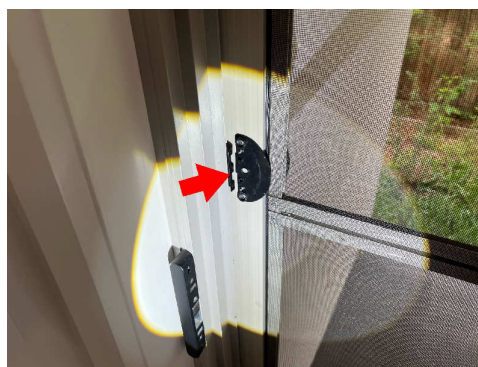
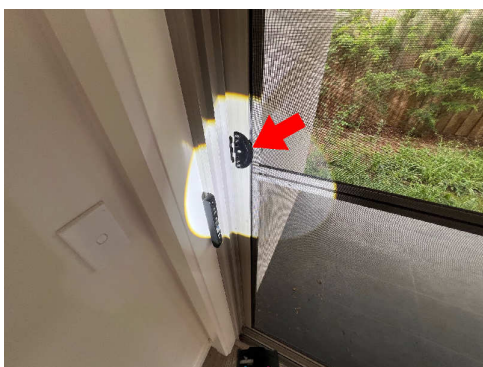
Location: Downstairs Bedroom & External Door

Finding: Damaged Flyscreen and Screen Door Lock

Information:

Damage was observed to the flyscreen of the downstairs bedroom window and to the locking mechanism of the external screen door. The flyscreen mesh to the bedroom window appears torn and partially detached along the lower edge, which reduces its effectiveness in preventing insects from entering the dwelling. Additionally, the lock mechanism to the external screen door appears damaged and may not operate as intended.

While these issues do not appear to affect the structural integrity of the dwelling, damaged flyscreens and faulty screen door locks reduce functionality and may impact security and usability. It is recommended that the flyscreen mesh be repaired or replaced and the screen door locking mechanism assessed and repaired or replaced by a suitable handyman or locksmith as required. These items should be addressed in the short term as part of routine maintenance to restore normal function.

**Live Timber Pest Activity**

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

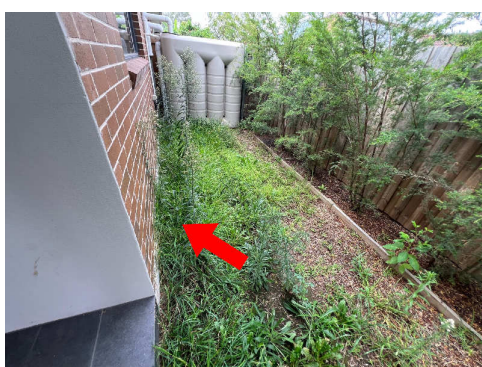
Finding 6.01

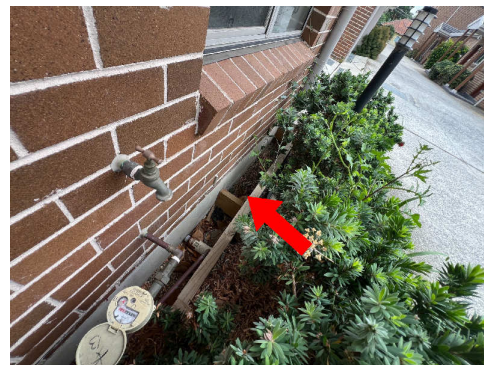
Building: Main Building
Location: Front & Rear
Finding: Garden Beds and Vegetation Against External Walls

Information: Garden beds, vegetation and areas of grass were observed directly against the external walls of the dwelling in several locations around the property. Soil, mulch and vegetation positioned against external walls can create conditions that retain moisture against the building fabric and may obscure the lower wall areas from inspection. These conditions may also provide conducive environments for pest activity and moisture ingress, particularly where the finished ground level approaches the damp-proof course or weep holes within the brickwork.

Maintaining clear separation between garden beds, soil levels and the building structure is important to allow proper drainage, ventilation and visual inspection of the lower wall areas. Vegetation and soil build-up against walls can also contribute to moisture retention, which may affect building materials over time.

It is recommended that soil levels, garden beds and vegetation be trimmed back and maintained clear of the external walls, ensuring adequate clearance below the weep holes and damp-proof course. Ongoing maintenance of these areas should be undertaken as part of routine property maintenance to minimise the risk of moisture-related or pest issues.





Finding 6.02

Building: Main Building

Location: Front & Rear

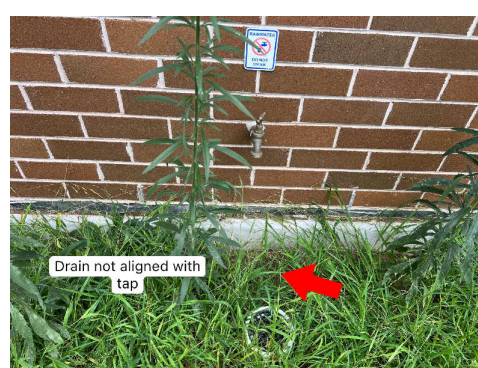
Finding: No Drainage Provision to External Taps

Information:

External hose taps were observed installed against the dwelling walls without any visible drainage provision beneath. No grated drain, spoon drain or adequate surface fall away from the structure was noted directly below the taps in the areas inspected. This condition allows water discharged from the taps, whether from use or minor leakage, to accumulate at the base of the wall and adjacent slab/footing areas.

The absence of drainage may contribute to ongoing moisture exposure to the wall base and surrounding materials. Prolonged wetting of these areas can increase the risk of moisture ingress, rising damp issues, or create conditions conducive to termite activity. Although no active moisture damage was noted at the time of inspection, the configuration presents a preventable moisture risk.

It is recommended that a licensed plumber assess the external taps and consider installation of an appropriate drainage solution (such as a grated drain connected to stormwater or improved surface grading) to direct water away from the structure. This should be addressed in the short term to reduce the risk of moisture-related deterioration.

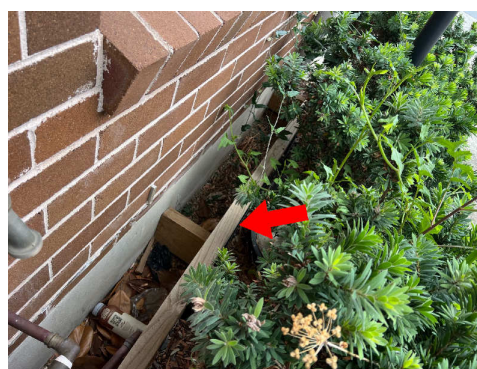
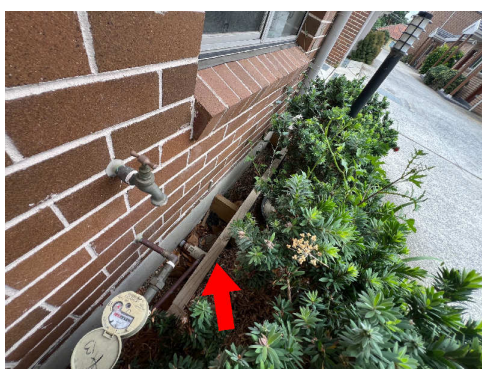


Finding 6.03

Building:	Main Building
Location:	Front & Rear
Finding:	Timber in Direct Contact with Soil – Conducive to Timber Pest Activity
Information:	<p>Timber elements were observed in direct contact with the soil and garden bed areas along sections of the property boundary and garden edging. Timber retaining pieces and garden bed edging materials were noted to be embedded in or directly touching the ground, which can create conditions conducive to timber pest activity and moisture-related deterioration.</p>

Timber placed directly in soil can retain moisture and may provide concealed pathways for termites or other timber pests to access nearby structures. These conditions can also lead to gradual timber decay over time. While the timber elements observed appear to be associated with garden edging and landscaping, their contact with soil is considered a conducive condition for termite activity and should be addressed to reduce potential risk.

It is recommended that timber elements in direct contact with soil be removed, replaced with suitable non-susceptible materials, or installed with adequate separation from the ground where possible. Ongoing monitoring and maintenance of landscaping materials around the dwelling should be undertaken to minimise conducive conditions for pest activity.





Finding 6.04

Building: Main Building

Location: Front & Rear

Finding: External Tiling Bridging Door Threshold

Information: External tiled paving was observed finished at a level close to the internal floor level at the rear sliding door. The external surface appears to be almost level with the internal flooring, which reduces the step-down typically provided at door thresholds to assist in preventing water ingress during heavy rainfall events.

Where external surfaces are installed at similar or higher levels than internal floor levels, there is an increased risk that wind-driven rain or surface water may enter the dwelling if drainage or weather seals are compromised. Adequate separation between internal floor levels and external surfaces is generally recommended to reduce the risk of moisture penetration into the building.

It is recommended that the door threshold and surrounding external surface levels be monitored, and that the area be assessed by a qualified builder if signs of moisture ingress become evident. Ensuring adequate drainage away from the doorway and maintaining the door seals will assist in reducing the likelihood of water entering the dwelling.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Pest Controller
- Registered Roofing Contractor
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

A visual building and timber pest inspection was carried out on the subject property. Based on the accessible areas inspected at the time, the dwelling was found to be in fair overall condition when compared with other properties of similar age and construction, with a number of major and minor defects identified that require attention.

The most significant defect identified during the inspection relates to water staining and deterioration to the ceilings within the garage and kitchen areas. Visible staining, cracking and deterioration of the ceiling lining were observed internally, which are typically consistent with moisture intrusion from above. The location of the internal damage corresponds approximately with roof junctions and flashing details below the upper-level windows. While the precise source of the moisture could not be conclusively confirmed during the visual inspection, roof junctions and flashing details are common locations where water ingress may occur if flashings, sealants or roofing components are not performing effectively. It is recommended that a qualified roofing contractor carry out a detailed inspection of the roof coverings and flashing details in this area and undertake repairs as required. Once the moisture source has been rectified, the affected ceiling linings should be repaired by a suitable tradesperson.

Several minor defects and maintenance items were also identified throughout the dwelling. These include mould-affected silicone sealant to wet areas, incomplete or uneven ceiling insulation within accessible sections of the roof void, cracked tiles within bathroom areas, a cracked toilet seat, and damage to a bedroom flyscreen and screen door locking mechanism. While these issues are considered routine maintenance items, rectification is recommended to maintain the condition, hygiene and functionality of the dwelling.

No evidence of live termite activity, timber pest damage, fungal decay, or wood borer activity was identified at the time of inspection. However, a number of conditions conducive to timber pest activity were observed around the exterior of the property. These include garden beds and vegetation positioned against external walls, timber landscaping elements in direct contact with soil, and external hose taps installed without adequate drainage provisions. These conditions may retain moisture around the structure and may increase the risk of termite activity or moisture-related deterioration if not managed. Rectification and ongoing maintenance of these areas is recommended.

In addition, external tiled paving was observed to be installed at a level close to the internal floor level at the rear sliding door threshold. This configuration reduces the typical step-down provided at doorways to assist in preventing water ingress during heavy rainfall. Although no moisture entry was evident at the

time of inspection, the area should be monitored and adequate drainage away from the doorway should be maintained.

It should also be noted that some areas of the property were not fully accessible for inspection, including sections of the roof exterior and roof void due to safety and access limitations. As a result, there is a higher risk that defects may exist in concealed or inaccessible areas. Further inspection of these areas is recommended where safe access can be provided.

Overall, the property presents in fair condition, with the primary concern relating to the suspected roof-related moisture intrusion affecting internal ceiling linings. Subject to investigation and rectification of the roof area by a roofing specialist, along with completion of the noted maintenance items, the property appears generally consistent with the condition expected for a dwelling of this type and age.

For further information, advice and clarification please contact Greg Hallal on 0418 240 401

The following items were noted as -For your information

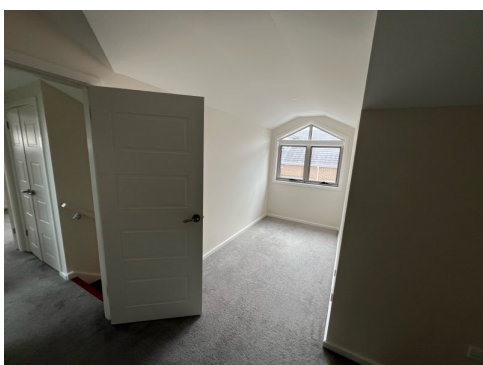
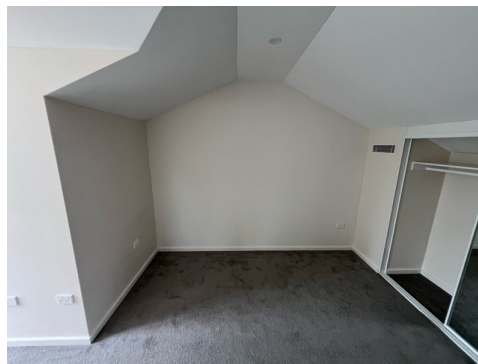
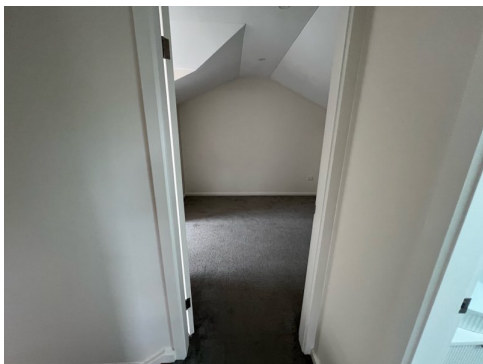
Noted Item

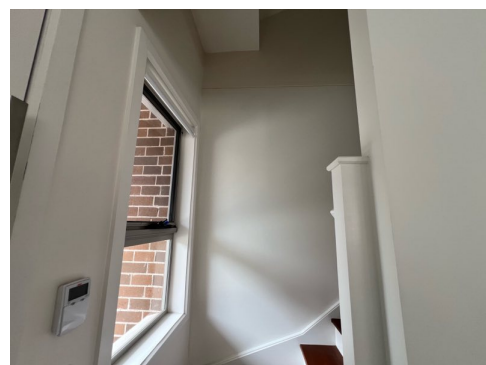
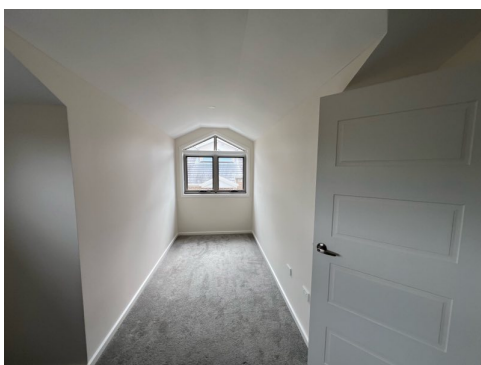
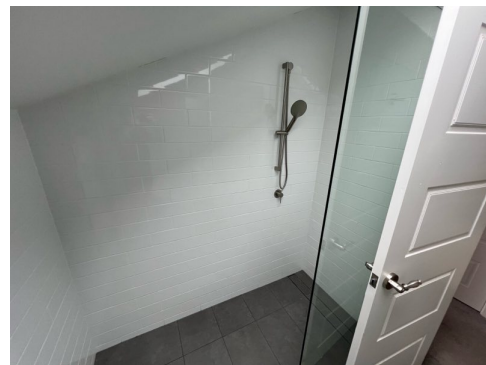
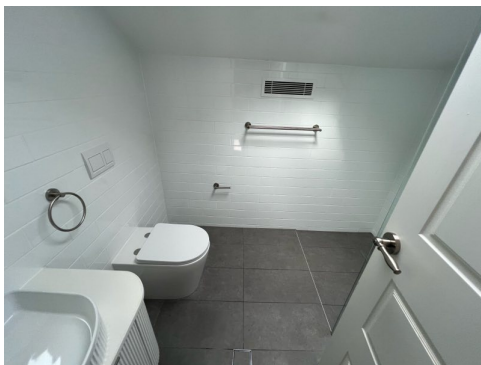
Building: Main Building

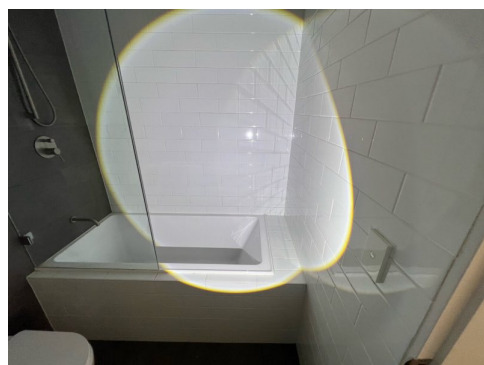
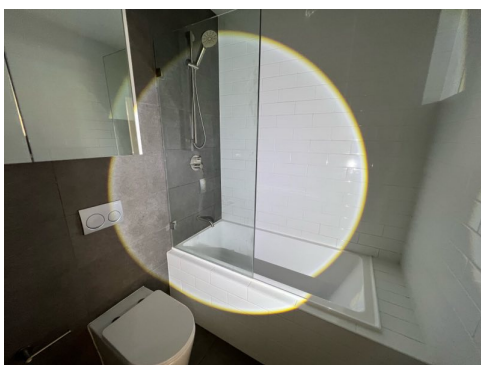
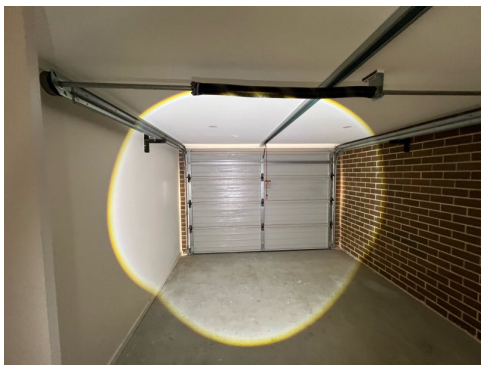
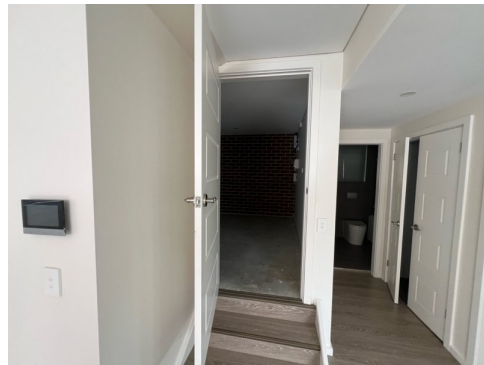
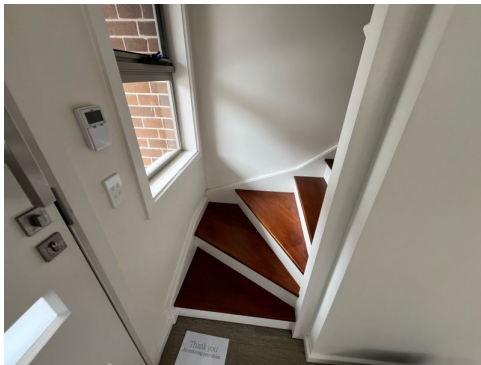
Location: All Internal Areas

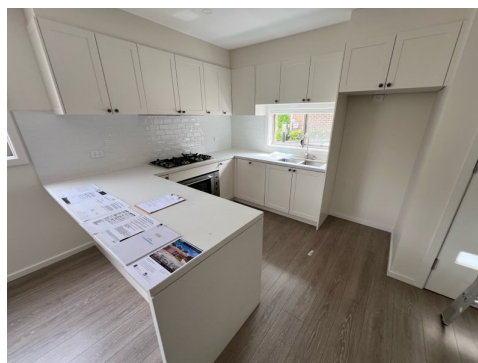
Finding: Additional Photos - Obstructions and Limitations

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 External 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: Roof Exterior
Finding: Additional Photos
Information: Additional photos are provided for your general reference



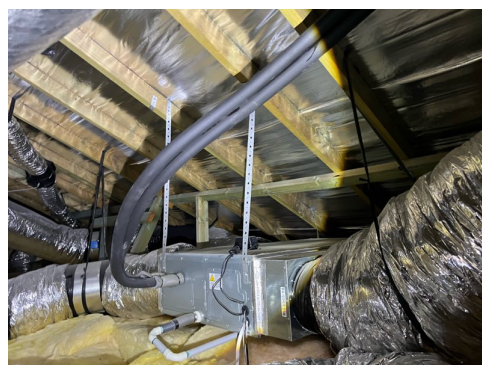
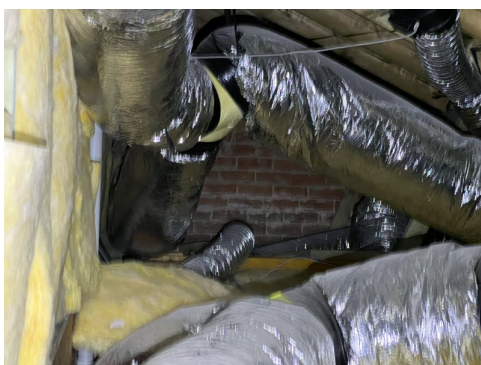




Noted Item

Building: Main Building
Location: Roof Void
Finding: Additional Photos
Information: Additional photos are provided for your general reference







Noted Item

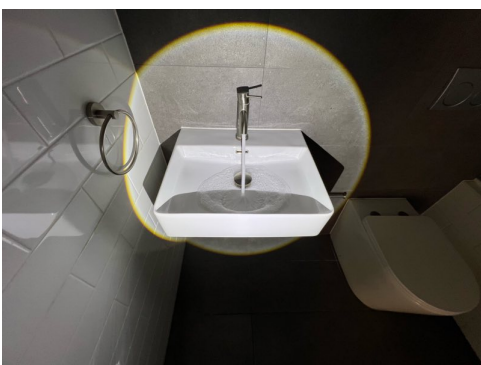
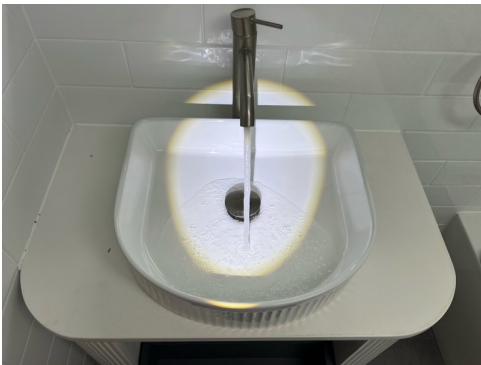
Building: Main Building

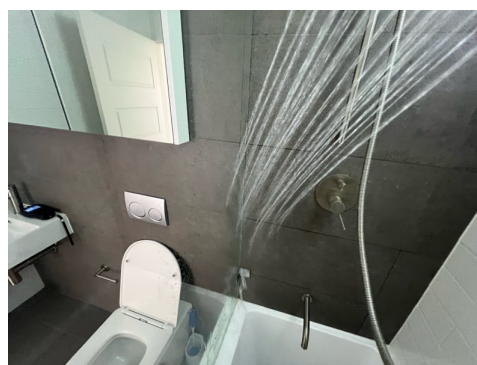
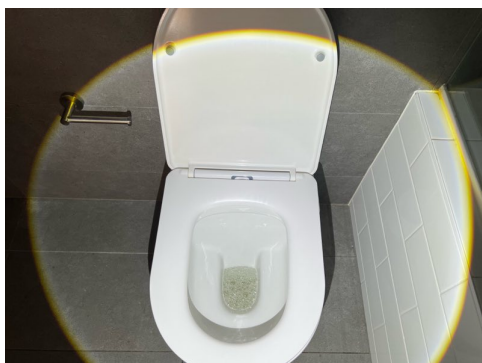
Location: All Wet Areas

Finding: All wet areas

Information: All taps, mixers, and toilets were tested for correct operation, except where access was restricted. The shower recess waterproofing was assessed by conducting noninvasive moisture readings to the walls in and around the shower recess. No abnormal or significant moisture variations were detected within the areas tested. In addition, a visual inspection of the surrounding wall surfaces did not reveal any visible signs of recent or ongoing water damage where inspection was possible.

Based on the above observations, there is no conclusive evidence to suggest the presence of an active shower recess leak at the time of inspection, other than any issues already identified elsewhere in this report. It is therefore reasonable to assume that the shower waterproofing is currently performing as intended. However, it should be noted that if the shower has not been used for an extended period prior to the inspection, moisture readings may not accurately reflect underlying conditions and may result in misleading outcomes. As this inspection is limited to visual and noninvasive methods in accordance with pre-purchase inspection standards, it is not possible to definitively confirm the absence of leaks. If a higher level of certainty is required, a specialist invasive inspection is recommended.





Noted Item

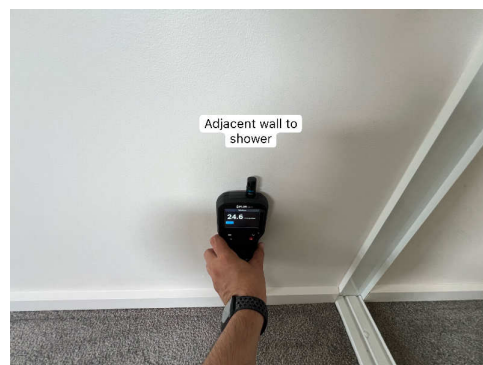
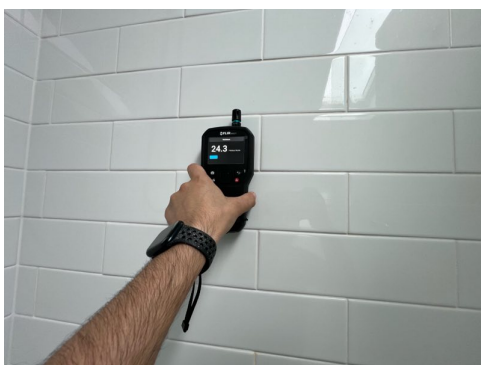
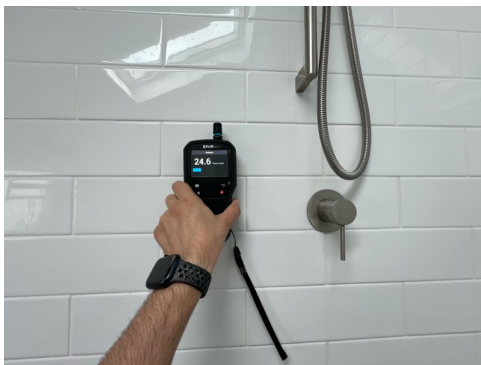
Building: Main Building

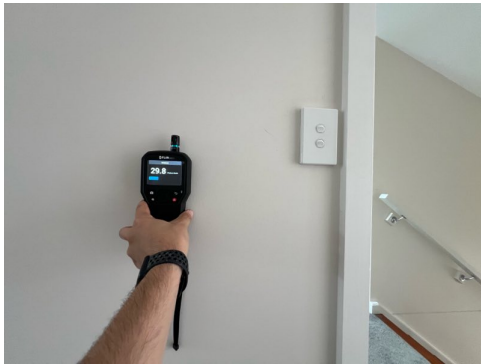
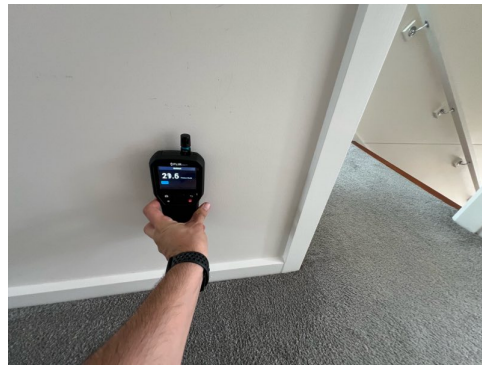
Location: All Wet Areas

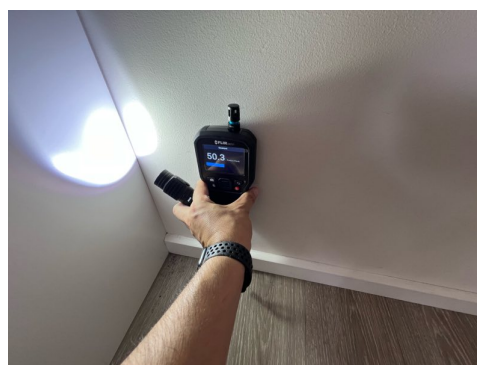
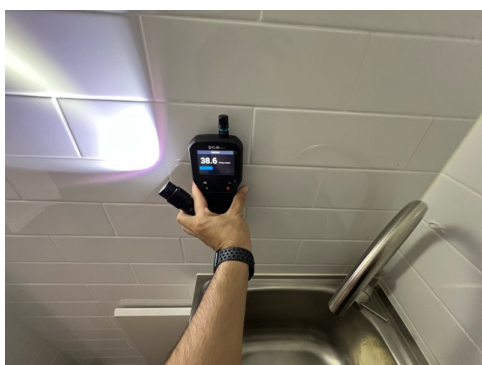
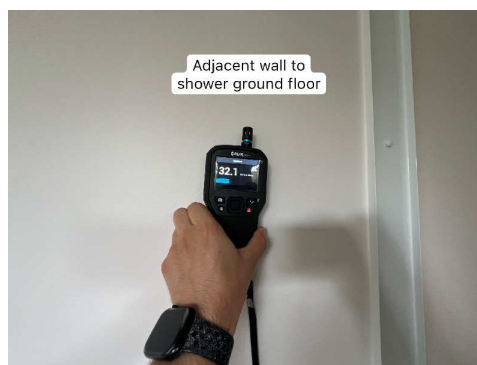
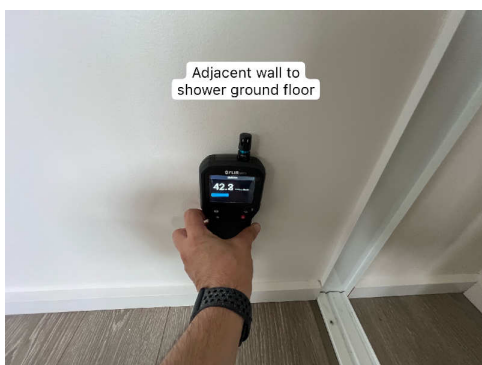
Finding: Moisture Meter Readings - For Information Only

Information: Moisture testing was undertaken to selected accessible internal surfaces using a noninvasive moisture meter at the time of inspection. Readings obtained provide an indicative assessment only and are intended as a guide to assist in identifying areas that may warrant further investigation.

No invasive testing was carried out, and moisture readings can be influenced by a range of factors including material type, surface finishes, environmental conditions, and recent use of wet areas. As such, the results are provided for information purposes only and do not constitute a definitive assessment of concealed moisture conditions. Concealed defects may exist that were not evident at the time of inspection.







Noted Item

Building: Main Building

Location: Bedroom - Master, Bathroom

Finding: Door stop - Missing

Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall. 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.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



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.