



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

## Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Feb 2026

Property Address: 34 Ursula St, Winston Hills NSW 2153,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 3 Feb 2026

Modified Date: Fri, 6 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 34 Ursula St, Winston Hills NSW 2153, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Kamal Biucky Ph: 0415 454 444  
Email: Auburn@jimsbuildinginspections.com.au

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Chartered Structural Engineer

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Company Name: Jim's Building Inspections Auburn

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Company Address and Postcode: Hornsby Heights 2077

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Company Email: Auburn@jimsbuildinginspections.com.au

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Company Contact Numbers: 0415 454 444

## 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:

At the time of inspection, the degree of risk of subterranean termite infestation to the overall property was considered to be High.

Please be aware that limitations affected the inspection. Inaccessible areas, insulation and sarking meant a complete inspection of the roof space was not possible. Obstructions such as furniture, stored items, floor coverings and vegetation also meant that some areas could not be fully inspected.

Any areas which are inaccessible at the time of inspection present a high risk for undetected timber pest or termite activity and/or damage. The client is strongly advised to make arrangements to access

inaccessible areas as a matter of urgency and to have these areas inspected.

It is strongly recommended that a full timber pest inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

This inspection and the findings contained in this report are based on conditions observed at the time of inspection. Site and building conditions may change over time; therefore, this report and its results are valid for 90 days from the date of inspection only. Any reliance on this report after this period should be supported by a new inspection.

Scope of this report: This report will focus mainly on timber pests, safety issues and major defects. Very minor defects may be highlighted with arrows/mark-ups and can be discussed further with the inspector if required. The report will not provide costings for repairs, as this is outside the scope of the report and Australian Standard AS 4349.1 (Clause 2.3.1). A separate report or quotation should be obtained in relation to cost of repairs.

Reading this report: The report must be read in its entirety. Do not rely solely on the summary. Please read all defects in full. The conclusion is included at the end of this report and must be read together with the body of the report.

Pre-Inspection Agreement: This report is subject to the Pre-Inspection Agreement. Please ensure you have read this document and agree to its terms prior to accepting or relying on the findings within this report. If you have not sighted the Pre-Inspection Agreement, please contact the inspector for a copy prior to acting on this report.

For any questions about this report, please contact Kamal on 0415 454 444 or via email at [auburn@jimsbuildinginspections.com.au](mailto:auburn@jimsbuildinginspections.com.au).

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Detached, Residential,
Company or Strata title	No
Floor	Suspended Timber Frame, Masonry Foundations, Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	6
Occupied	Occupied
Orientation	North West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Pergola
Other Timber Bldg Elements	Doors, Eaves, External Joinery, Floorboards, Internal Joinery, Parquetry Flooring, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Stumps, Door Frames, Deck, Timber Wall Panelling, Architraves, Architectural Trims, Veranda Posts
Roof	Pitched, Timber Framed, Tiled
Storeys	Double
Walls	Rendered, Light Weight Wall Clad
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Interior
- Roof Exterior - First Floor Only
- Roof Exterior - Part
- Roof Void - Part
- Slab Edge
- Stumps
- 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:

- Roof Exterior - Part
- Site - Part.
- Wall exterior due to obstructions.
- Subfloor.

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking
- Duct work
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Landscaping
- Mould - Health Hazard
- Old disused HWS in roof cavity incl associated plumbing
- Overhanging vegetation
- Patio
- Pipework

- Porch
- Proximity of perimeter fence to building
- Rugs
- Sarking
- Solar Panels
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Laundry
Finding:	Stairs – Timber Tread – Broken (Safety Hazard)
Information:	During the inspection, a broken timber stair tread was observed to the internal-to-external stair. The damaged tread does not provide a stable or continuous walking surface and presents a safety hazard due to the increased risk of trips, falls, or foot breakthrough. Given the safety risk, this item should be addressed as soon as possible.



### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building:	Main Building
Location:	Driveway
Finding:	Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)
Information:	Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such

causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

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



### Finding 3.02

Building:	Main Building
Location:	All External Areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

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

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





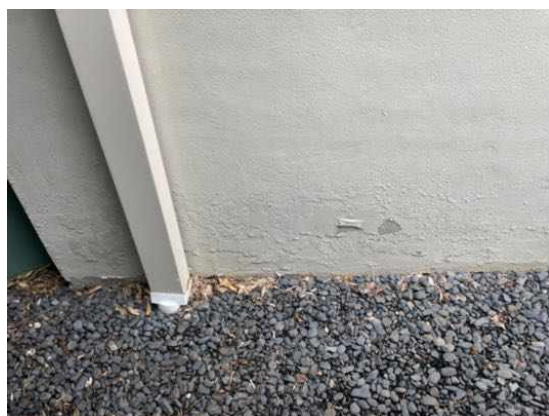
Finding 3.03

Building:	Main Building
Location:	All External Areas
Finding:	External painting deteriorated
Information:	Much of the external paintwork including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



### Finding 3.04

Building:	Main Building
Location:	Rear Elevation
Finding:	Damaged Gutters
Information:	The damaged gutter at the corner junction was observed during the inspection. This issue was identified as the gutter no longer functions as intended, showing signs of deterioration that may affect stormwater drainage.

The defect is located at the corner junction of the roofline, where water flow is most concentrated. If the damage is not rectified in a timely manner, it may cause overflow and moisture ingress, leading to potential secondary defects in surrounding building elements.

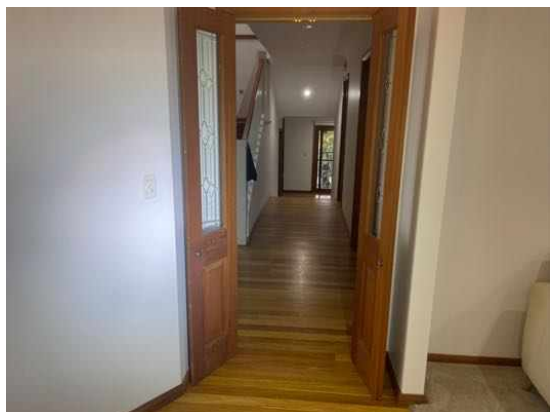
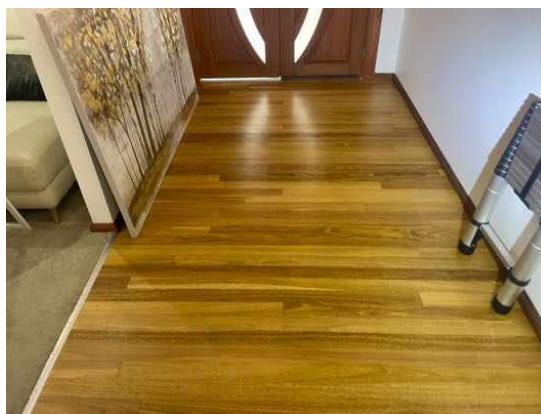
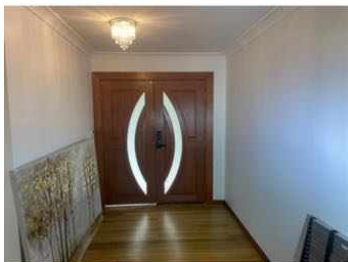
It is recommended that a licensed roofing or guttering contractor be engaged to carry out the repair or replacement. Addressing this issue promptly will ensure the guttering system remains functional and helps protect the property from future water damage.



### Finding 3.05

Building:	Main Building
Location:	All Internal Areas
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.



### Finding 3.06

Building: Main Building  
 Location: Bathroom  
 Finding: Tiles - Missing Sealants and/or Grouts  
 Information: During the inspection, sections of the existing tiled surfaces were observed with missing, cracked, or deteriorated grout and/or sealant. These gaps were visible along tile joints and at junctions where tiles meet adjoining walls, skirtings, or fixtures.

The deterioration has likely occurred over time due to general wear, building movement, or ongoing moisture exposure. Missing or damaged grout and sealant allow water to penetrate behind tiles, which can lead to staining, mould growth, or damage to the substrate and surrounding finishes.

It is recommended that the affected areas be re-grouted and re-sealed by a qualified tiler or trade as a short-term priority to maintain a watertight finish and prevent further deterioration.



### Finding 3.07

Building: Main Building  
 Location: Ensuite - Master  
 Finding: Tiles - Missing Sealants and/or Grouts  
 Information: During the inspection, sections of the existing tiled surfaces were observed with missing, cracked, or deteriorated grout and/or sealant. These gaps were visible along tile joints and at junctions where tiles meet adjoining walls, skirtings, or fixtures.

The deterioration has likely occurred over time due to general wear, building movement, or ongoing moisture exposure. Missing or damaged grout and sealant allow water to penetrate behind tiles, which can lead to staining, mould growth, or damage to the substrate and surrounding finishes.

It is recommended that the affected areas be re-grouted and re-sealed by a qualified tiler or trade as a short-term priority to maintain a watertight finish and prevent further deterioration.



### Finding 3.08

Building:	Main Building
Location:	Ensuite - Master
Finding:	Damp-Showe Alcove
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





### Finding 3.09

Building: Main Building

Location: All Areas

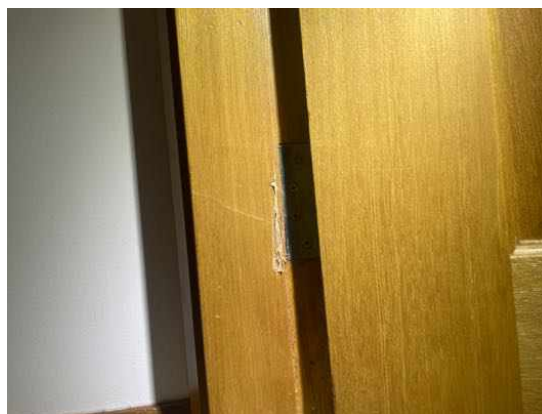
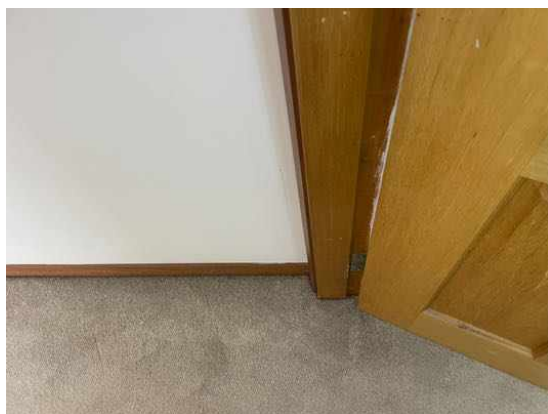
Finding: Cosmetic Marks and Scuffs – Internal Surfaces

Information: Some areas of the painted wall surfaces, ceilings, door frames, and other internal finishes were observed to have marks and scuffs, likely resulting from the normal use of the property. These marks do not indicate structural damage but have affected the overall aesthetic appearance of the internal spaces.

If left unaddressed, the marks may become more noticeable over time, particularly in high-traffic areas, which could reduce the visual appeal of the interiors. The integrity of the paint and finishes is not compromised, but cosmetic touch-ups may be required to maintain a uniform presentation.

It is recommended that the affected surfaces be cleaned or repainted in the near future by a suitably qualified tradesperson to restore the appearance and uniformity of the internal finishes. Regular maintenance of painted surfaces, including walls, ceilings, and trims, can help prolong their life and visual quality.





## 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:	Electrical Switchboard
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



## Finding 6.02

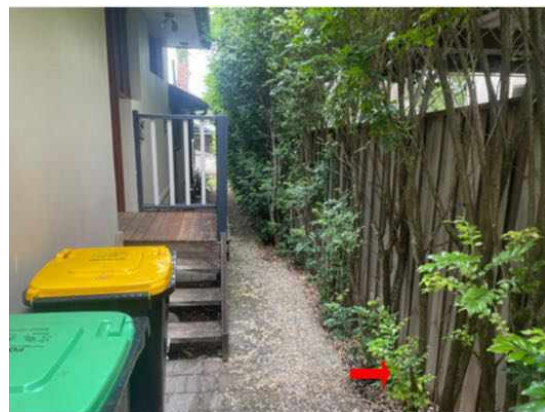
Building: Main Building

Location: Yard

Finding: In ground contact

Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.





### Finding 6.03

Building:	Main Building
Location:	Building perimeter/interior/subfloor/roof space
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



### Finding 6.04

Building:	Main Building
Location:	Yard
Finding:	Wood rot-external timbers
Information:	Wood rot which is technically known as Fungal Decay occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering in the long term or the pooling of water

or absorbed moisture from other abutting building materials. It is advisable to remove these affected timbers to prevent any chance of attack in the future.

Wood decay is more susceptible to termite attack and these timbers should be replaced to limit termite attack.





**Finding 6.05**

Building: Main Building  
Location: Yard  
Finding: Large trees/stumps within 30m of house  
Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house.

Regular inspections are recommended. Consider test drilling any large trees.

A pest controller can be contacted to carry out such testing at the owners discretion.





**Evidence of fungal decay activity and/or damage**

No evidence was found

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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Damp Proofing Specialist
- Geo-technical Engineer
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Registered Roofing Contractor
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Solicitor or Conveyancer
- Structural Engineer
- Sub Floor Ventilation Specialist
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller

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

### D5 Conclusion - Assessment of overall condition of property

- The property was generally inspected, and a range of minor defects, one safety hazard, and timber pest-conducive conditions were identified. Overall, the dwelling presents as generally serviceable based on the areas that were accessible at the time of inspection. The items noted are largely typical for a property of this age and construction, however several matters would benefit from attention to maintain the condition of the dwelling and reduce safety and deterioration risks.

Internally, a number of minor defects and maintenance-related items were observed. These included missing or deteriorated sealant and grout to tiled areas within the bathroom and master ensuite, as well as evidence of dampness to the shower alcove in the master ensuite. These observations are consistent with moisture escape from wet area junctions and finishes. If not managed, moisture-related conditions can contribute to progressive deterioration of finishes and concealed substrates.

Additional internal maintenance items included cosmetic marks and scuffs to internal surfaces and missing door stops in various locations. While these items are not uncommon and do not indicate major building failure, addressing them would improve presentation, amenity, and limit further wear.

Externally, several minor defects were identified. These included cracking to external concrete paving (classified as fine, Category 1 cracking), deterioration to external painted surfaces, damaged gutters, and minor roof-related maintenance items. While generally manageable, these issues should be monitored and maintained to reduce the risk of water ingress and ongoing deterioration over time.

A safety hazard was identified in the form of a broken timber stair tread to an external stair near the laundry area. This condition presents a risk of trips or falls and should be treated as a priority item to improve safety for occupants and visitors.

In relation to the subfloor, access was obstructed at the time of inspection and the area could not be inspected. As a result, no comment can be made regarding the condition of subfloor elements, including structure, moisture conditions, ventilation, or concealed services. Restricted access increases the likelihood that defects or conditions may exist that were not visible at the time of inspection.

Regarding timber pest considerations, no evidence of live termite activity or termite workings/damage was observed in the accessible areas at the time of inspection. However, multiple conditions conducive to timber pest activity were identified. These included the absence of visible evidence of a termite management system or chemical installation, timber in ground contact, stored timbers in subfloor or external areas, timber deterioration to external elements, and large trees or stumps within close proximity to the dwelling. These conditions increase the risk of termite activity if left unmanaged, even in the absence of visible infestation.

The inspection was limited to a visual assessment of readily accessible and visible areas only. Access limitations affected parts of the subfloor, roof cavity, roof exterior, and other concealed areas. Services such as plumbing, electrical, gas, air-conditioning, appliances, and fire safety systems were not tested as part of this inspection. The findings should be read in conjunction with these limitations and the attached photographs, and further investigation may be warranted where concerns persist or where access becomes available.

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

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Evidence of live termite activity was absent at the time of the inspection  
 Information: If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

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

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Evidence of termite workings / damage was absent at the time of inspection  
 Information: No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

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

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

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Subterranean Termite Prevention Proposal  
 Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

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

Preventative measures may include the post-construction installation of a chemical

termite barrier or the prevention of excess moisture in high risk areas.

### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was absent at the time of inspection
Information:	Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown deteriorates the wood severely impacting on the structural integrity and tensile strength of the affected building element.

Chemical delignification is most common in marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc.

Areas that may be prone to the development of chemical delignification should be monitored frequently in order to identify any evidence of chemical delignification emerging.

### Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Timber Pest Inspection Methodology
Information:	All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.No evidence of termite activity was found inside the house at the time of the inspection.In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.NO readings for moisture was found at the time of inspection.

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

### Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Access – Obstructed
Information:	At the time of inspection, the subfloor entry was obstructed by drainage infrastructure,

which prevented safe access. As a result, the subfloor area could not be inspected, and no comment can be made regarding the condition of subfloor elements, including structural members, moisture conditions, ventilation, pest activity, or services. This limitation may conceal defects or issues that were not reasonably accessible at the time of inspection.



### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: All Internal Tilings  
 Information: All internal floor tiling was in good condition overall with no obvious cracking or drummy tiling identified.

No remedial works are required at this time.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

## Noted Item

Building: Main Building  
 Location: All External Areas  
 Finding: Site drainage  
 Information: Site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate.

Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

## Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Cabinetry plumbing  
 Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection. No leaks to the drainage pipes in the subfloor was evident at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

## Noted Item

Building: Main Building

Location: All Internal Areas  
Finding: Hot water unit  
Information: The HWS appeared to be in good condition at the time of inspection. For the date of manufacture - (see attached photo)

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

### Noted Item

Building: Main Building  
Location: All Internal Areas  
Finding: Inspection Photographs and Access Limitations  
Information: Photographs taken at the time of inspection are attached to this report and form part of the inspection record. The photographs are provided to support and illustrate the observations made and reflect the condition of the property at the time of inspection only.

At the time of inspection, access and visibility were restricted in multiple areas of the property due to obstructions, site conditions, and physical constraints present on the day. Areas affected by restricted or obstructed access included the subfloor, interior areas, exterior areas, roof cavity, and roof exterior. As a result, these areas could not be fully inspected, and the inspection was limited to building elements that were reasonably accessible and visible at the time.

Where access was restricted or obstructed, no assessment could be made regarding the condition or performance of concealed or inaccessible building elements, including structural components, moisture conditions, waterproofing, drainage, insulation, services, or pest-related issues. Defects or deterioration may exist in these areas but were not reasonably detectable during the inspection. The findings and comments in this report should therefore be read in conjunction with these access limitations.



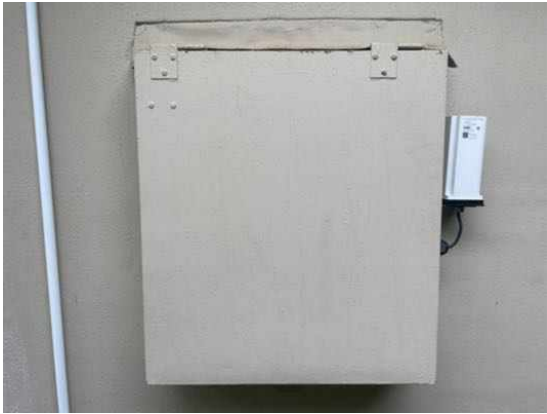




























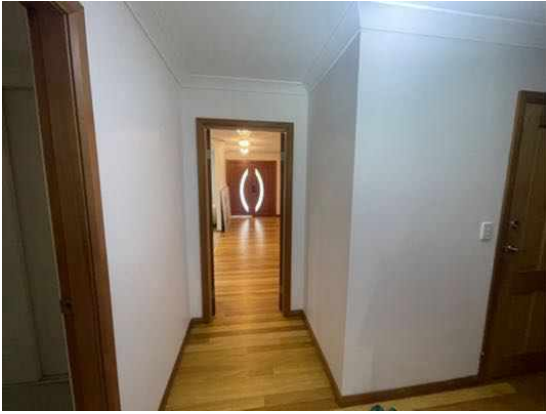


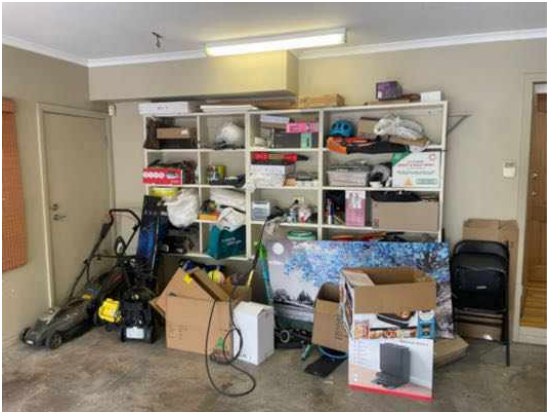






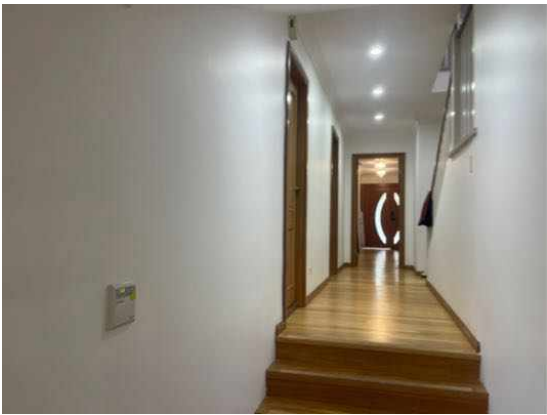


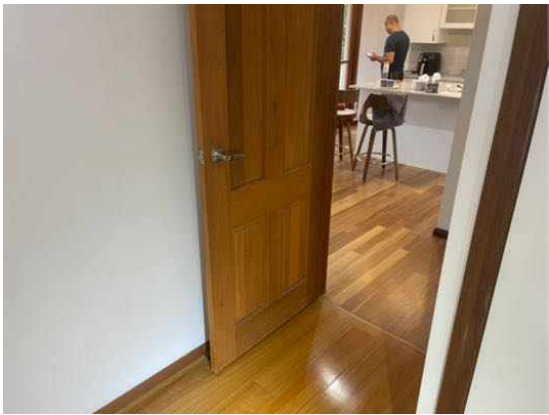




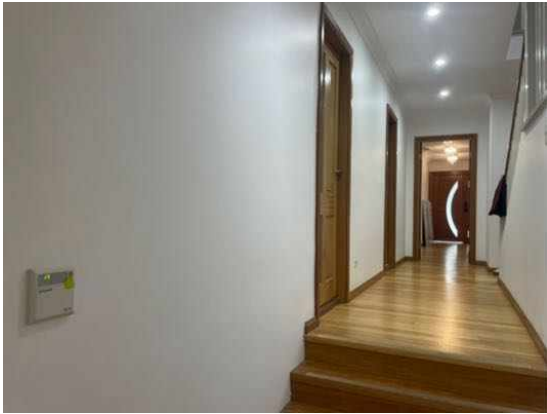
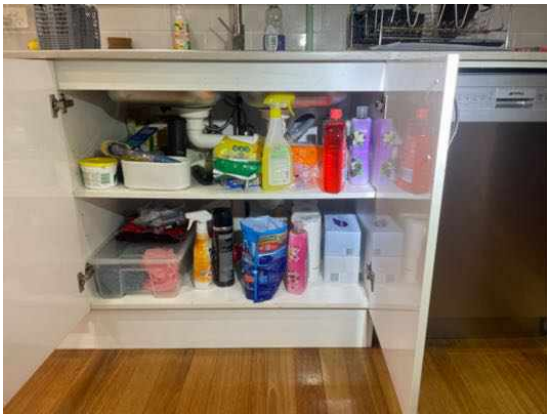












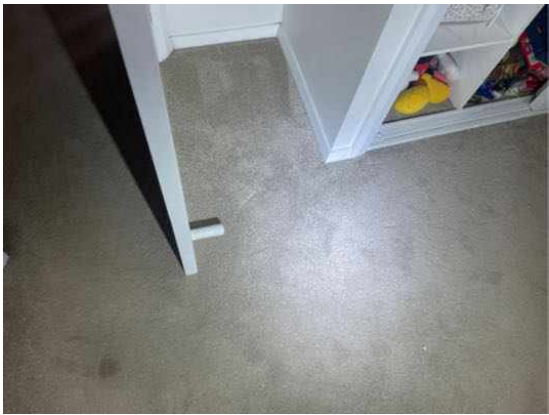


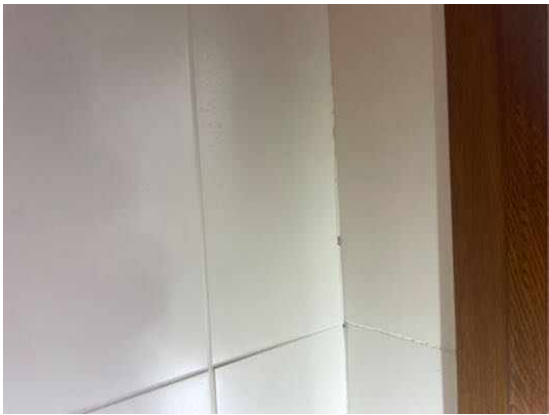




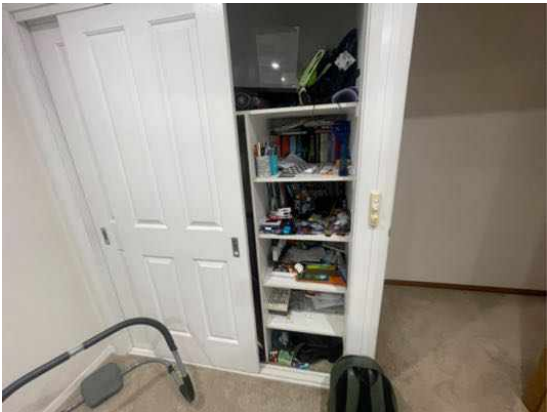






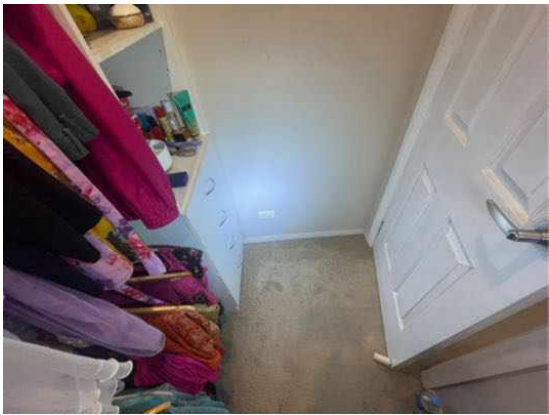




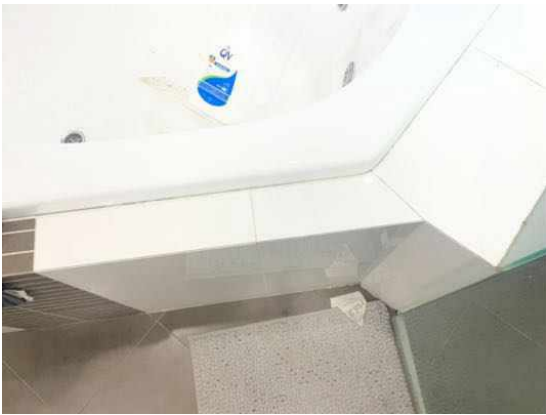




















## Definitions to help you better understand this report

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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.