



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

# Building and Timber Pest Inspection Report

Inspection Date: Wed, 14 Jan 2026

Property Address: 9/120 Oxford Rd, Ingleburn NSW 2565,  
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: Wed, 14 Jan 2026

Modified Date: Thu, 15 Jan 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: 9/120 Oxford Rd, Ingleburn NSW 2565, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Ngoc Nguyen Ph: 0426 556 688  
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Builder Licence 260133C

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Company Name: Jim's Building Inspections (Bankstown)

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Company Address and Postcode: Liverpool 2170

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Company Email: Bankstown@jimbuildinginspections.com.au

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Company Contact Numbers: 0426 556 688

## 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 Pre-Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report. This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the building inspector and have the matter explained to you prior to acting on this report.

The following items are highly recommended:

- The rectification of all the defects in this report should be conducted as soon as possible so that they do not turn into bigger defects over time.

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report.

Due to low clearance and poor or no access to some areas of the roof void, insulation covering timbers in the roof void and the amount of limitations and obstructions (as listed in the front of the report), the risk of undetected defects is high to these areas. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

Please note reporting on Asbestos is outside the Scope of this Report. As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

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

- Trees nearby on other properties could not be inspected.

## 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 fair condition with safety hazard identified. Major and minor defects were also found.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential, Townhouse
Company or Strata title	No
Floor	Concrete, Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, External Joinery, Floorboards, Landscaping Timbers and Construction, Skirting Boards, Floating Floor, Window Frames
Roof	Timber Framed, Coated Metal, Flat
Storeys	Double
Walls	Brick Veneer
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.

- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Wall exterior due to obstructions.

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Degree of roof incline too steep for safe access
- Duct work
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Pipework
- Insulation
- Porch
- Stored items
- Sarking
- 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:	Bathroom
Finding:	Moisture Damage and Possible Mould – Bathroom Ceiling
Information:	Visible discolouration and patchy staining were observed on the bathroom ceiling, indicative of possible mould or mildew growth. This is likely caused by poor ventilation, inadequate exhaust fan performance, or excessive humidity from regular use of the bathroom.

Prolonged moisture exposure can lead to fungal decay, damage to plasterboard, or create conditions conducive to timber pest activity above the ceiling line.

It is recommended that:

- A licensed plumber or building professional assess for hidden water leaks.
- Exhaust fan performance and airflow be reviewed and upgraded if necessary.
- The affected area be cleaned, treated, and repainted with mould-resistant paint.
- The roof void or ceiling cavity above be inspected for hidden moisture or damage if accessible.



### Major Defect

#### Finding 2.01

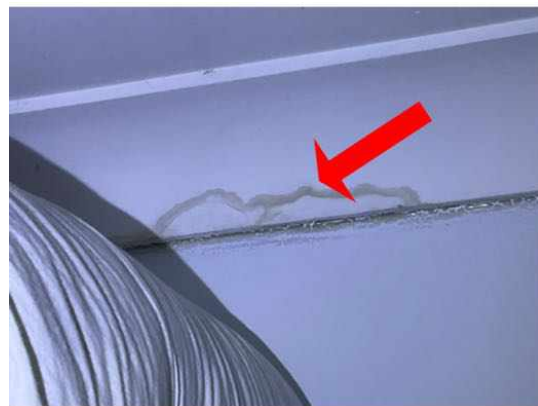
Building:	Main Building
Location:	Bedroom 2

Finding: Ceiling - Water damaged

Information: Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.



## Finding 2.02

Building: Main Building  
 Location: Roof Exterior  
 Finding: Roof plumbing - Flashing inadequate  
 Information: Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.

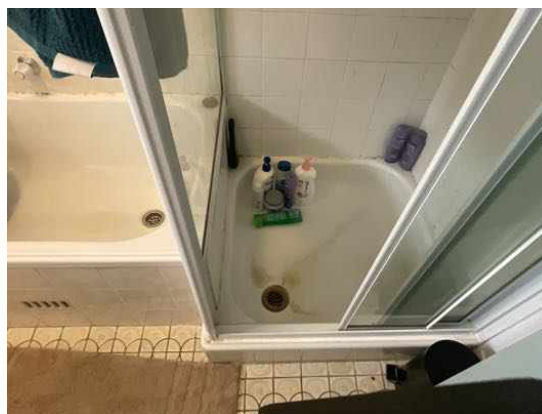


## Finding 2.03

Building: Main Building  
Location: Laundry  
Finding: Water Damage to Laundry Ceiling (Below Bathroom)  
Information: Water damage and staining were observed to the laundry ceiling located beneath the bathroom above. This condition is generally indicative of a plumbing leak or failure of the bathroom waterproofing system, which may include leaking pipework, shower base, floor wastes, or deteriorated waterproof membranes.

Ongoing moisture ingress may result in further deterioration of ceiling linings and concealed structural elements. It is recommended that a licensed plumber and/or waterproofing contractor be engaged to investigate and rectify the source of the leak. Once repaired, damaged ceiling linings should be replaced or repaired and repainted as required.





### Finding 2.04

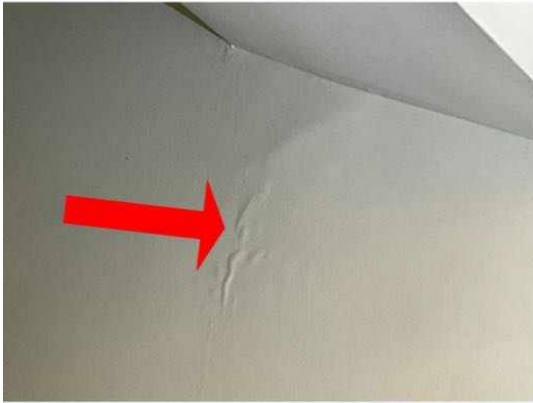
Building:	Main Building
Location:	Stairs - Internal
Finding:	Walls - Water damaged
Information:	Water damaged to sections of the walls in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by wall linings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.





## Minor Defect

### Finding 3.01

Building: Main Building

Location: All Internal Areas

Finding: Upper Floors & Stairs - bouncy

Information: The internal flooring and stair in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors / stairs generally indicate that the floorboards or the structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a qualified carpenter. The potential resolution may range from packing gaps in the structures through to replacing and refixing of flooring.



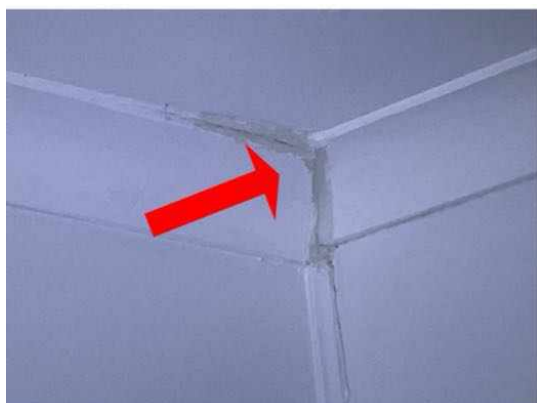


### Finding 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Cornices - Sagging
Information:	Sagging and uneven cornices generally indicate that the building materials have swollen, due to contact with water, or the movement of the ceiling joints or that fixings (e.g. nails or glue) have become loose and require reattachment. In some cases, sagging and uneven surfaces may also indicate that there are structural issues causing surfaces to warp, twist, or sag.

Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property. Otherwise, minor works such as re-gluing of wall/ceiling sheets may be required and should be performed by an aptly qualified plasterer or carpenter.





### Finding 3.03

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Flue disconnected
Information:	The range hood flue has become disconnected and is allowing the emission of steam and evaporative moisture into the ceiling space above.

While this does not create high potential for secondary defects, development of grease is likely to occur in the surrounding area, necessitating regular cleaning and maintenance.

Consultation with a licensed electrician may be required to reconnect the flue and thus

allow the emission of gases into the external environment. Works should be completed at client discretion.



### Finding 3.04

Building: Main Building  
 Location: Bathroom  
 Finding: Door - swelling and damage at the bottom edge  
 Information: Swollen and damaged door base in bathroom due to moisture exposure. Edges show fraying and surface degradation.

Replace or seal the affected door. Ensure door edges are properly sealed to prevent future water damage.



### Finding 3.05

Building: Main Building  
 Location: All Internal Areas  
 Finding: Paint finish - Substandard, Wear and Tear  
 Information: The paint finish in this area was found to have been completed to a substandard level or wear and tear as the normal deterioration of a property from ordinary, everyday use. Exposure to the elements, time, as well as day to day living can cause fair wear and tear.

If this applies, further areas of poor and incomplete finishes could develop over time. Furthermore, substandard, wear and tear paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials.

Substandard, wear and tear paint finishes should be sanded back, filled, leveled and repainted, as applicable. Where inadequate 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 that the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.





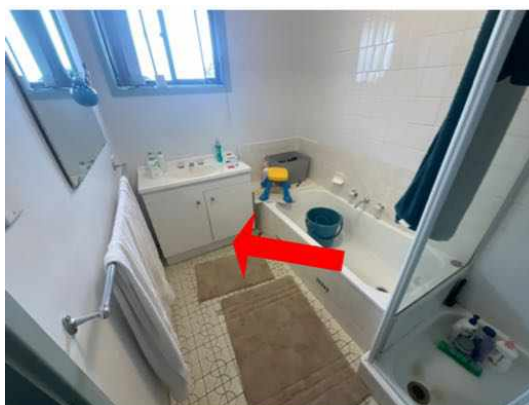
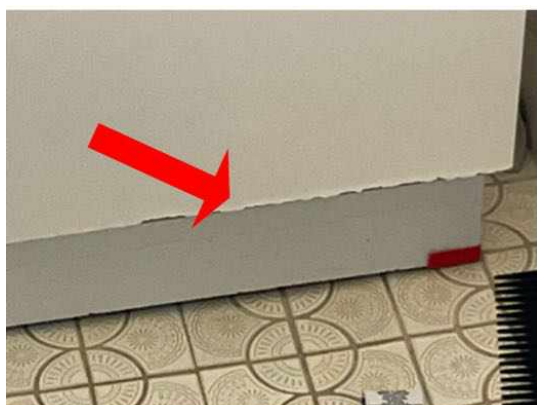
Finding 3.06

Building:	Main Building
Location:	Kitchen/ Bathroom
Finding:	Delamination of timbers
Information:	Delamination is one means by which composite materials (e.g. layered timber composites) may fail over time. In laminated materials, repeated cyclic stresses may lead to the formation of mini-structures of separate layers, with significant loss of mechanical toughness. Water penetration or the presence of excessive moisture also generally contributes to delamination.

Where building materials have become delaminated, they lose their structural strength, and are likely to have a variety of appearance and serviceability defects as a result.

Delamination of timbers may be repaired where the area affected is minor and/or easily accessible, by gluing and screwing layers back together. However, this is an interim repair, and where delamination has occurred, the client should plan for the replacement of affected timbers sooner than would otherwise be expected.

All timber structures affected by delamination should be replaced as soon as possible to avoid any further damage. Repair and replacement estimates should be sought from a registered builder or qualified carpenter.



**Finding 3.07**

Building: Main Building  
Location: Kitchen / Bathroom  
Finding: Sealant and grouting - Missing or damaged  
Information: It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

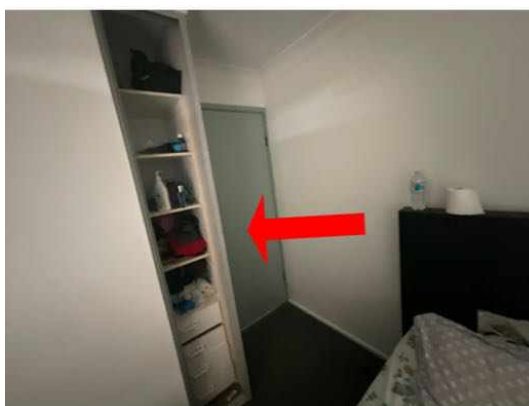




### Finding 3.08

Building:	Main Building
Location:	Bedroom 3
Finding:	Door frames - not square
Information:	It appears that one and / or more doors have been installed in a manner which is not consistent with acceptable standards of workmanship. The door frames are not square and or plumb and require rectification.

Deviation from the manufacturer's installation instructions is considered a defect with reference to Standards and Tolerances.



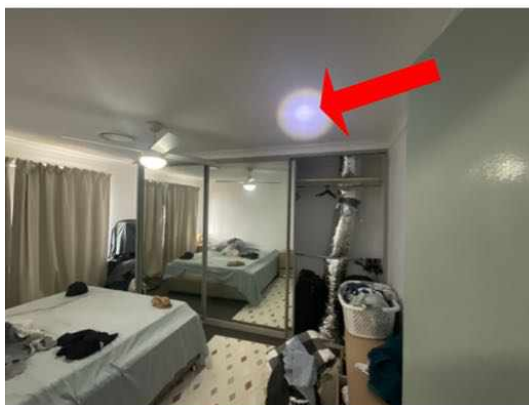
### Finding 3.09

Building:	Main Building
Location:	Bedroom 2
Finding:	Ceiling nails - Popping
Information:	Numerous popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, the ceiling sheets may become loose and unstable, increasing the

rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.



### Finding 3.10

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

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

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

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



### Finding 3.11

Building:	Main Building
Location:	Bedroom 2
Finding:	Installation - substandard or incomplete
Information:	The installation of this building element appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.



### Finding 3.12

Building:	Main Building
Location:	Roof Void
Finding:	Insulation and Sarking - inadequate
Information:	Upon inspection of the roof void it was noted that insulation is not present. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works

as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer. Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible. Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required. Sarking may be retrospectively fitted by a registered builder at the discretion of the client.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



## Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Timber - exposed to weather
Information:	External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Main Building

Location: All Areas

Finding: Wood rot

Information: This building element shows evidence of wood rot. Wood rot, also 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 over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



## Evidence of wood borer activity and/or damage

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- 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

#### - BUILDING

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

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

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

#### TIMBER PEST

As termite activity and structural damage was not found, a further invasive inspection is not required.

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

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

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

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

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

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

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

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

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- No evidence of annual inspections have been carried out as recommended on every property.
- At least one more roof void access should installed be gained and to allow a complete inspection of the roof void of the property.
- Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections. (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Remove, replace or treat any non-treated timbers in direct contact with the ground. - Repair and monitor any water leaks and areas of excessive moisture.
- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
- Treat, repair or replace any Fungal decay/wood rot found on the property. - Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.

- Regular inspections every 6-12 months (or as advised by the termite management system installer).

Additional information:

- The following further inspections are recommended

Remove Bulk Insulation and re-inspect.

Furnished properties: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

- Trees nearby on other properties could not be inspected.

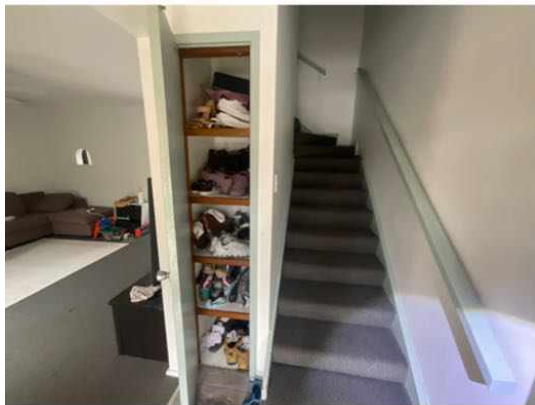
For further information, advice and clarification please contact Ngoc Nguyen on: 0426 556 688

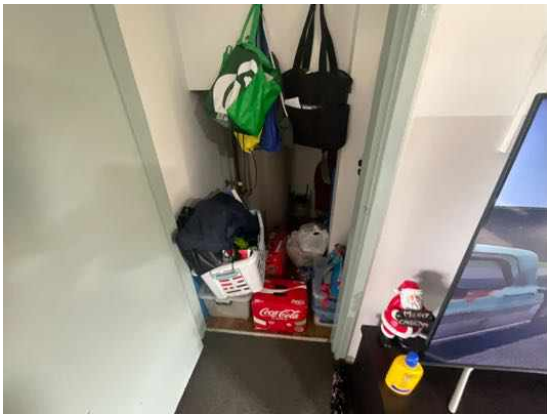
## Section D Significant Items

The following items were noted as - For your information

### Noted Item

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











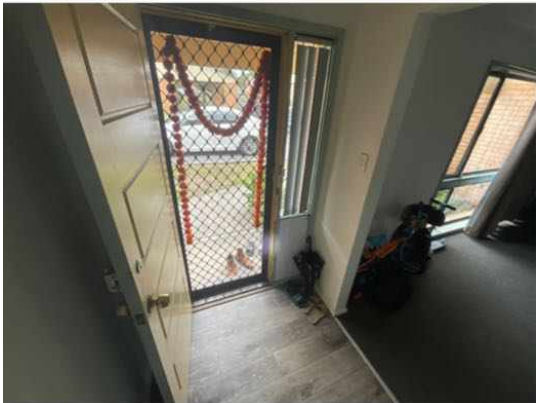


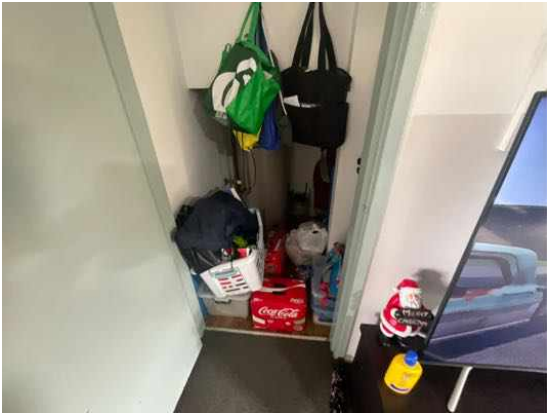




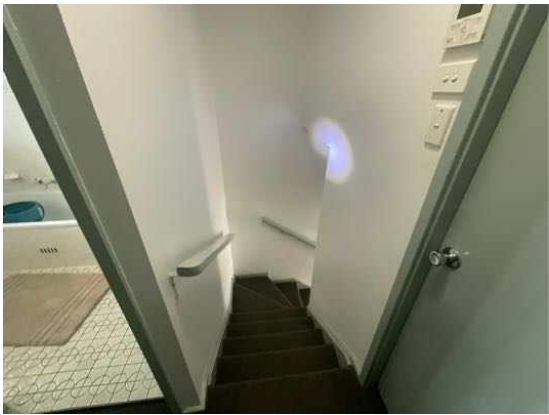
Noted Item

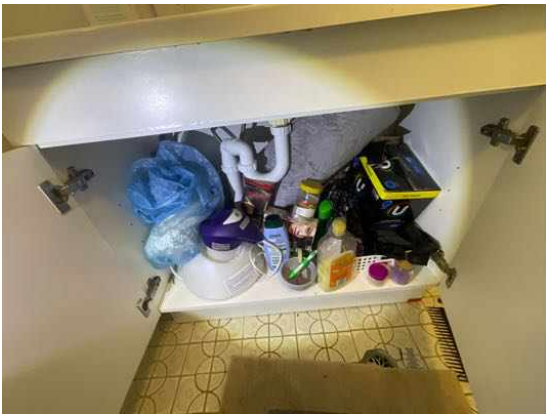
Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

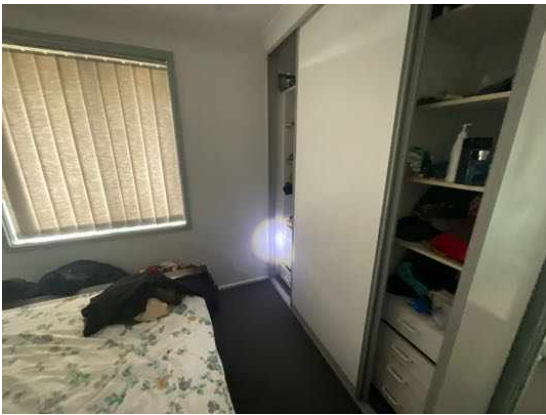


















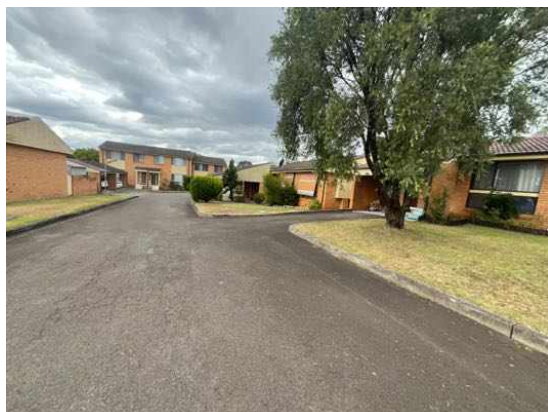








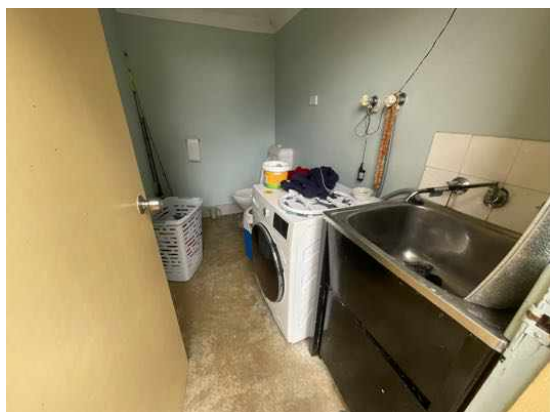




### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Proofing Membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation Certification. Especially with older property's where this information is unavailable, all wet areas should be monitored. Generally new waterproofing with a certificate may

only have a guarantee of 8yrs. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



### Noted Item

Building:	Main Building
Location:	All Areas
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.



## 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.