



Building and Timber Pest Inspection Report

Inspection Date: Wed, 01 Apr 2026

Property Address: 86 Princes St, Ryde NSW 2112, Australia



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

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

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

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

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

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

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Original Inspection Date Wed, 01 Apr 2026

Modified Date Thu, 02 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 86 Princes St, Ryde NSW 2112, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply:

- This combined Building and Timber Pest Inspection has been carried out in accordance with AS 4349.1 – Inspection of Buildings – Pre-Purchase Inspections – Residential Buildings and AS 4349.3 – Inspection of Buildings – Timber Pest Inspections, in line with the pre-purchase agreement.

- The inspection is limited to a visual, non-invasive and non-destructive assessment of the readily accessible areas of the property at the time of inspection.
- No dismantling, removal of wall or ceiling linings, excavation, destructive testing, structural load testing or engineering calculations were undertaken.
- The assessment was confined to visible and accessible surfaces only. Concealed areas including (but not limited to) wall cavities, subfloor spaces with restricted clearance, roof void areas with limited or unsafe access, behind stored goods, beneath insulation, under floor coverings, within fixed cabinetry, landscaped areas and external ground interfaces were not fully visible and may contain defects not identified at the time of inspection.
- The timber pest inspection does not include detection of termites or other timber pests within concealed structural elements, underground areas or inaccessible voids. The absence of visible termite activity at the time of inspection does not guarantee that activity has not previously occurred or will not occur in the future.
- Ongoing termite management and regular inspections (generally at intervals not exceeding 12 months, or more frequently in high-risk environments) are strongly recommended.
- Building services including plumbing, drainage, electrical installations, gas services, mechanical ventilation, air-conditioning systems, fire safety systems, security systems and appliances were not tested for operational compliance or performance unless otherwise stated within the report.
- This report reflects the condition of the property at the date and time of inspection only. Conditions may change due to weather events, structural movement, occupancy, renovations, concealed defects or other external factors.
- This report does not constitute structural certification, compliance certification, engineering design verification or a warranty of future performance.
- Where significant structural movement, moisture ingress, drainage concerns, safety hazards, termite damage or conducive conditions are identified, further investigation by a suitably qualified structural engineer, licensed builder, pest management professional or relevant specialist contractor is recommended prior to exchange or settlement.
- This report is prepared exclusively for the named client for pre-purchase purposes and must not be relied upon by third parties without written consent.
- The report is generally considered valid for a period of 90 days from the date of inspection, provided no material change has occurred.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is 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	Slab on ground, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	6
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, External Joinery, Internal Joinery, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Veranda Posts, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer, Light Weight Wall Clad, Weatherboards
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 - Part
- Roof Void - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Site - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving

- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Gutter Guards
- Patio
- Pipework
- Porch
- Proximity of perimeter fence to building
- Rugs
- Sarking
- Solar Panels
- Stored items
- 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: All Internal Areas

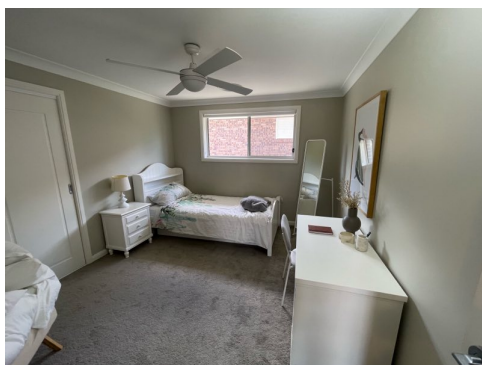
Finding: Window - Opening Restrictor / Barrier Missing

Information: During the inspection, a window was observed without an opening stopper/restrictor and with the required safety barrier protection missing. Where windows are located above lower ground levels or otherwise accessible, the absence of these safety measures may create an increased risk of falls, particularly for children.

Window opening control devices and barriers are important safety features intended to limit excessive opening and reduce the likelihood of accidental falls.

Their absence indicates the window may not provide an adequate level of occupant protection in its current condition.

A qualified builder or suitably licensed contractor should be engaged to assess the affected window and install an appropriate window opening restrictor and/or compliant barrier system as required. This issue should be treated as a safety concern and addressed without delay.





Major Defect

Finding 2.01

Building: Main Building

Location: Ensuite - Master

Finding: Damp Evident – Shower Alcove and Adjoining Wall

Information: During the inspection, damp was evident to the lower meter of the wall in the shower alcove. This type of defect is quite common in wet areas and is suspected to be caused by moisture permeating through deteriorated grouting and sealant. A leaking pipe within the adjoining wall remains a possible cause.

Moisture readings were also elevated on the back wall adjoining the dining room, suggesting the damp is not confined to the shower recess alone and may be affecting adjacent areas of the property.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either from external intrusion or internal condensation and leaks. In shower areas, damp is typically due to internal water leaks or excessive moisture exposure.

If unmanaged, damp conditions will likely lead to the growth of mould and fungi, deterioration of building materials, and eventual compromise of structural integrity.

The World Health Organisation highlights that excess moisture on indoor materials facilitates the growth of moulds, fungi, and bacteria, which emit spores and other particles into the air, often linked to respiratory and broader health issues.

It is recommended that a qualified plumber or bathroom specialist be engaged immediately to determine the precise source of moisture and carry out appropriate rectification works.

If mould growth is significant, consultation with a specialist environmental health inspector should also be considered. Regular maintenance of sealants and grout in wet areas is essential to prevent recurrence of moisture-related issues in the future.



Minor Defect

Finding 3.01

Building: Main Building

Location: Yard - Side

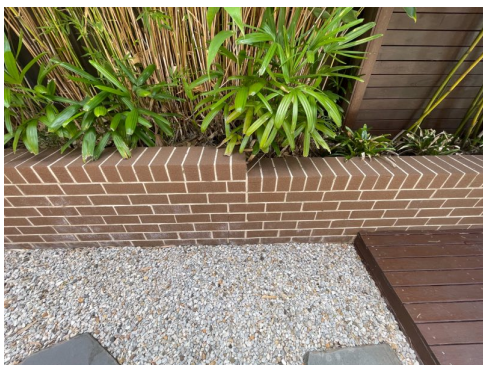
Finding: Cracked and Deteriorating Low-Height Brick Retaining Wall

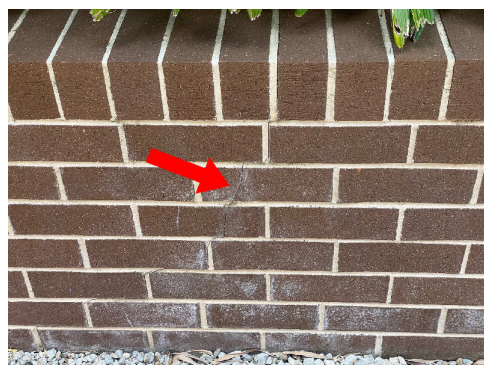
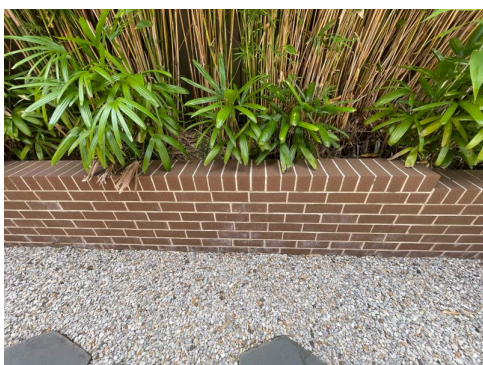
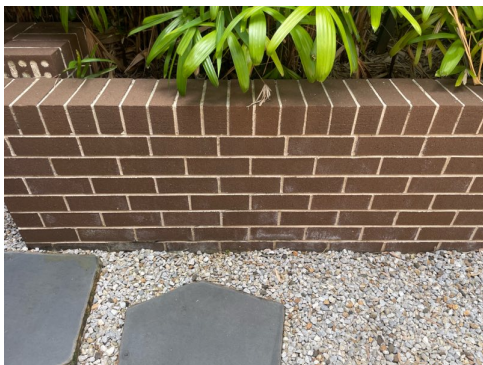
Information: During inspection, it was observed that the low-height brick retaining wall has developed noticeable cracking, with deterioration of the mortar joints also evident. Such defects indicate progressive movement and weathering of the wall, which may compromise both its appearance and functionality.

The deterioration of mortar reduces the overall stability of the wall and weakens the bond between bricks.

Cracking can allow water penetration, which accelerates the breakdown of materials and may lead to further displacement or collapse if not managed. While the wall is not a major structural element, retaining walls play an important role in supporting adjacent ground and preventing soil displacement.

It is recommended that a suitably qualified tradesperson, such as a bricklayer or structural landscaper, be engaged to assess and repair the wall. Works may involve repointing mortar, replacing damaged bricks, and monitoring for any underlying soil movement. Timely maintenance will restore the wall's integrity and prevent further deterioration.





Finding 3.02

Building: Main Building
Location: Swimming Pool Surround

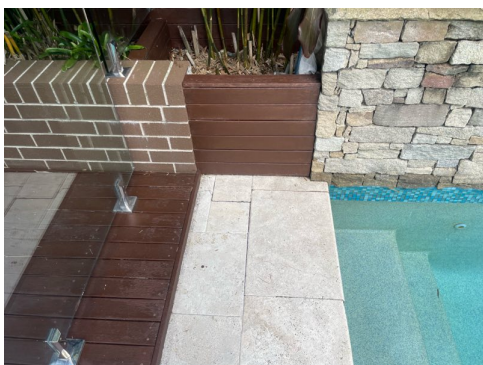
Finding: Floor tiles - Cracked

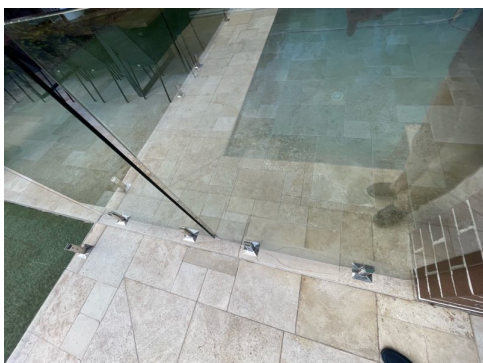
Information: Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement in the floor foundations may also have caused movement and resulted in the cracking of tiles in this area.

Cracked tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements.

If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder specialising in re-stumping may be required.





Finding 3.03

Building: Main Building

Location: Stair

Finding: Cavities in Brick Wall Mortar Joints

Information: During the inspection, multiple areas of the external brick wall were observed to have significant cavities within the mortar joints. These voids appear to be the result of poor mortar application or inadequate compaction during construction.

The presence of these gaps compromises the wall's integrity, allowing moisture ingress and increasing the risk of long-term deterioration, including cracking, efflorescence, and reduced structural performance.

It is recommended that a qualified bricklayer or building contractor assess all affected areas and undertake remedial works, including raking out and repointing the defective joints with appropriate mortar.



Finding 3.04

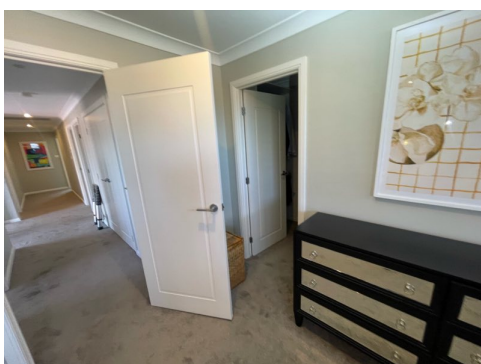
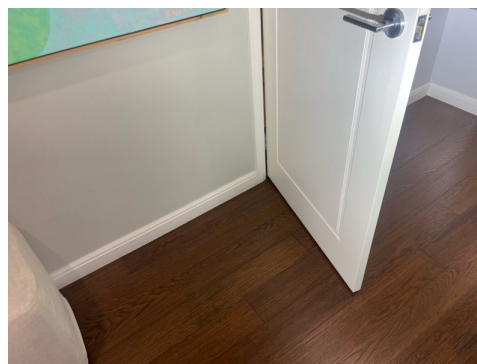
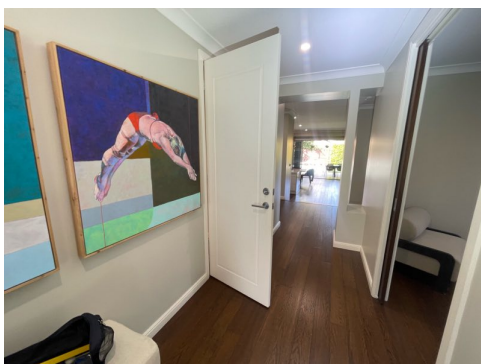
Building: Main Building

Location: Garage / Master Bedroom

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 3.05

Building: Main Building

Location: All Internal Areas

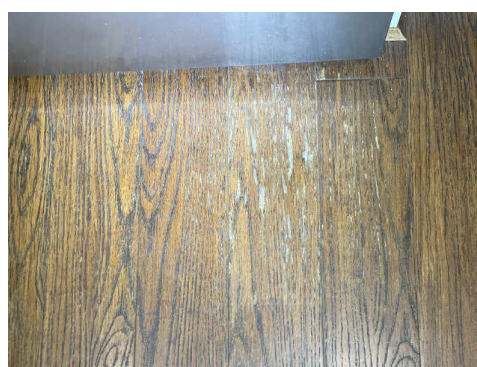
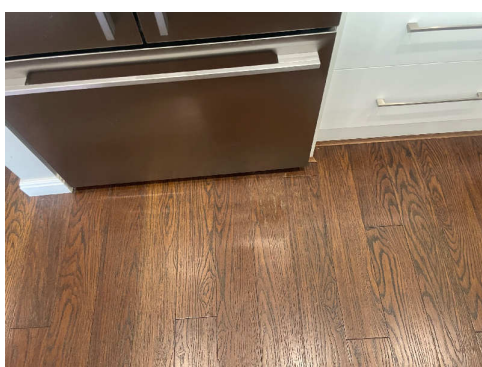
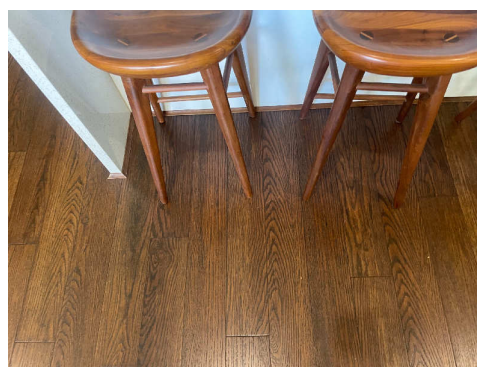
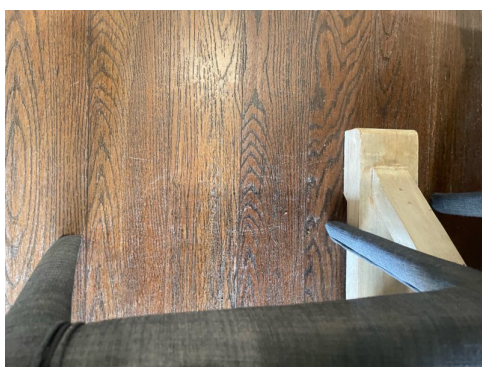
Finding: Floor Cover - Damaged

Information: Breakage and deterioration of the floor covering has been observed. This type of damage typically occurs due to wear and tear, ageing materials, or from accidental impact. Affected sections reduce both the functional performance and visual presentation of the flooring.

Repair or replacement of the damaged floor covering is advised to restore safety, durability, and appearance, while also preventing further deterioration to the underlying structure.

All flooring elements are integral to the usability and performance of the building, and failure to address defects can result in secondary issues such as trip hazards or damage to the subfloor.

It is recommended that a qualified tradesperson be appointed to carry out the necessary works promptly to reinstate the integrity of the floor covering.



Finding 3.06

Building: Main Building

Location: Ensuite - Master

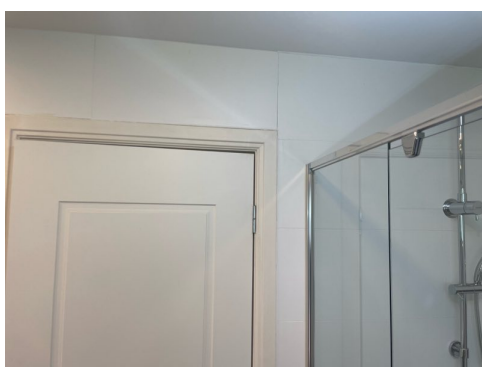
Finding: Cracked Tiles – Inadequate Sealing

Information: During the inspection, cracking was observed in the bathroom floor/wall tiles. The cracked sections create gaps in the protective surface, leaving the underlying substrate vulnerable to water penetration.

Unsealed or damaged tiles can allow moisture ingress into the wall or floor structure, potentially causing swelling, deterioration of finishes, and concealed water damage over time.

This condition also increases the risk of mould growth and structural deterioration if left unattended.

It is recommended that the affected tiles be properly sealed, and where necessary, replaced by a qualified tiler. All works should ensure a continuous waterproof barrier is maintained to protect the bathroom structure from further moisture ingress.



Finding 3.07

Building: Main Building

Location: Bathroom Level 1

Finding: Damp in Shower Alcove – Elevated Moisture Beneath and Around Tap

Information: During inspection, damp was detected to the lower wall area of the shower alcove, extending up to approximately 1 metre in height. Elevated moisture readings were recorded beneath the shower tap and also around the tap assembly itself. This pattern raises suspicion of a possible plumbing leak within the wall cavity in addition to general moisture ingress.

Such conditions are relatively common and may result from water leaching through grout prior to recent repairs, or from concealed leakage from the tap assembly or associated plumbing.

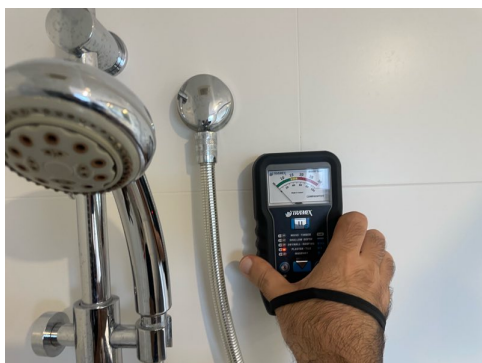
Invasive investigation from the opposite side of the wall may be required to confirm the exact source.

If unmanaged, damp in a shower recess can lead to mould growth, deterioration of tiles and substrates, and potential compromise of the wall structure.

Prolonged moisture can also create health risks associated with spores and fungi.

It is recommended that a licensed plumber or bathroom waterproofing specialist investigate the area, including removal of wall linings on the opposite side if necessary, to confirm the source of leakage. Prompt rectification and continued monitoring are advised.





Finding 3.08

Building: Main Building

Location: All Areas

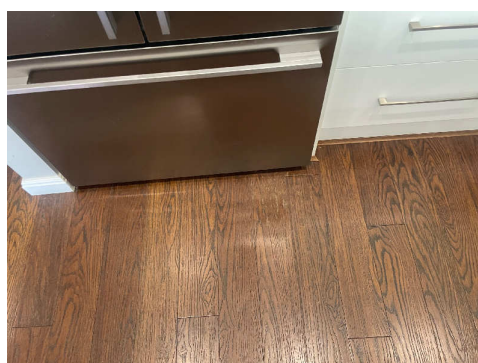
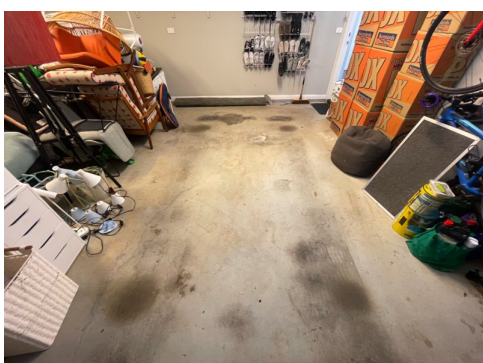
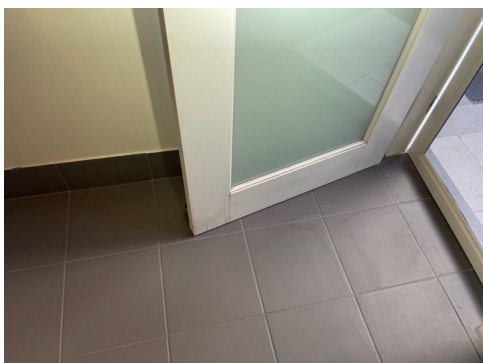
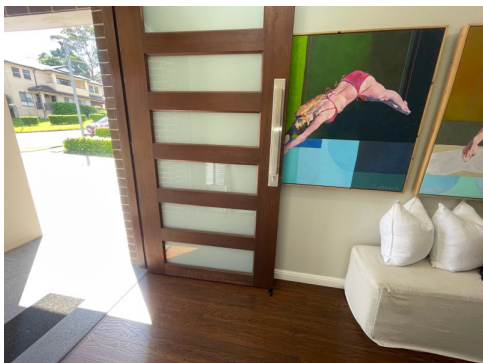
Finding: Cosmetic Marks and Scuffs – Internal Surfaces

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

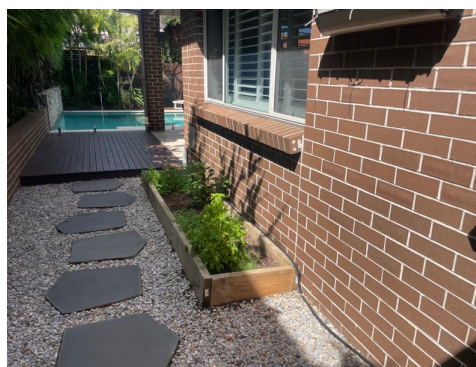
Location: All Areas - Slab Edge

Finding: Slab Edge - Exposure

Information: An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.03

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 6.04

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 6.05

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.



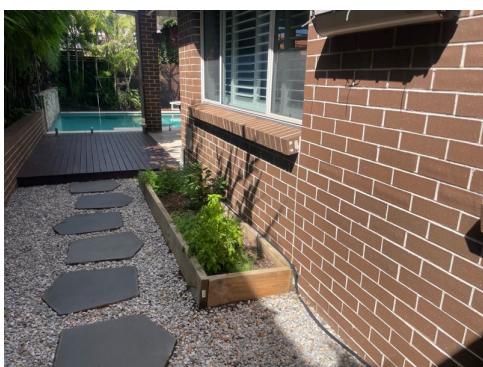
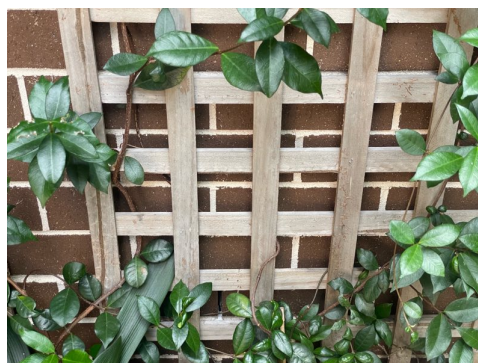
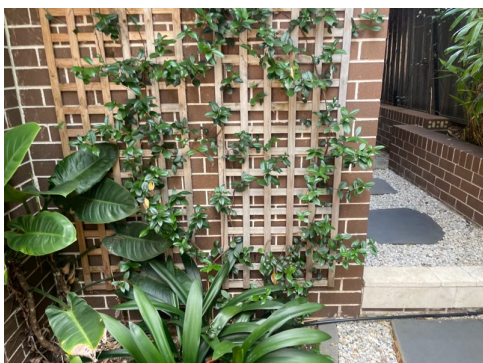
Finding 6.06

Building:	Main Building
Location:	Yard
Finding:	Weep holes - Blocked
Information:	It was noted during the time of inspection that some of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages.

Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.

Depending on the nature of the blockage, the homeowner may be able to undertake remedial works to remove blockages. Alternatively, appointment of a registered builder may be required to remove blockages.

Preventative works are necessary in ensuring the structural integrity of the affected brickwork and should be performed as soon as possible.



Finding 6.07

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

Evidence of a previous termite management program

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Damp Proofing Specialist
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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

D5 Conclusion - Assessment of overall condition of property

The property was found to contain a combination of major defects, minor defects, safety concerns, and timber pest conducive conditions at the time of inspection. Overall, the dwelling presented in generally serviceable condition; however, a number of items requiring repair, maintenance, and further attention were identified. These issues should be carefully considered prior to purchase, as some defects may lead to further deterioration if not addressed.

The most significant building concern identified during the inspection related to moisture ingress within wet areas. Dampness was noted to the shower alcove and adjoining wall in the master ensuite, together with cracked tiles and inadequate sealing. Elevated moisture was also detected beneath and around tap penetrations in another bathroom. These conditions are of concern due to the potential for concealed damage and continued deterioration to surrounding building elements.

A safety hazard was also identified in relation to missing window opening restrictors and/or barrier protection to internal windows. This condition presents an increased risk of falling and should be treated as a priority item. In addition, a range of minor defects and maintenance issues were noted throughout the property, including damaged floor coverings, cosmetic marks and scuffs to internal surfaces, a missing door stop to the garage, cracked floor tiles to the swimming pool surround, cavities in mortar joints, blocked weep holes, and a cracked and deteriorating low-height brick retaining wall.

From a timber pest perspective, no visible evidence of live termite activity, termite workings, termite damage, or fungal decay was observed at the time of inspection. Notwithstanding this, several conditions conducive to termite attack were present, including slab edge exposure, in-ground contact, stored timbers, large trees or stumps within close proximity to the dwelling, blocked weep holes, absence of a durable notice, and no visible evidence of a chemical termite management system. These matters increase the risk of concealed termite activity and should not be overlooked.

It is also important to note that the inspection was limited by obstructions in some areas, including parts of the subfloor, roof void, and other internal and external sections of the property. As with any visual building and timber pest inspection, concealed defects may exist in inaccessible areas. On balance, the

property shows evidence of deferred maintenance and some more significant concerns, particularly in relation to wet area moisture ingress, safety, and termite risk management. Appropriate repairs, specialist review where necessary, and ongoing maintenance should be expected.

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

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 easier 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:	Fungal decay - absent at the time of inspection
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Although no evidence of fungal decay was present at the time of inspection it is highly recommended that areas which may be conducive to the development of fungal decay e.g. subfloor space external timber elements etc. be monitored and maintained regularly.

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
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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:	Swimming Pool
Finding:	Pool fencing/area
Information:	<p>This inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds.</p> <p>An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.</p> <p>A pool safety inspection is not included as part of a standard building inspection and must be commissioned separately as a specialist report.</p>



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Information:	<p>Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.</p> <p>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.</p> <p>We recommend all other installations be checked also.</p> <p>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.</p>

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)
Information:	<p>Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.</p> <p>Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed.</p>

This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures.

Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor.

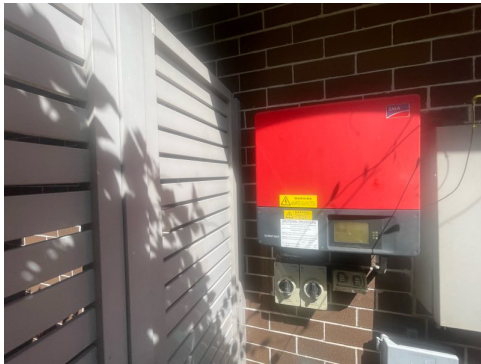
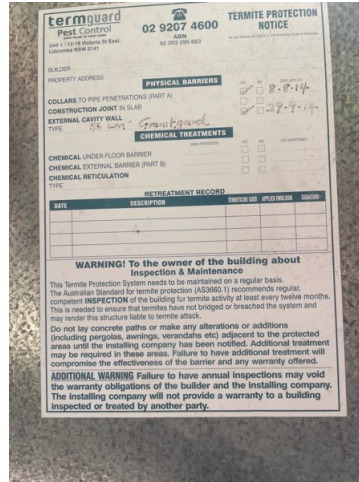
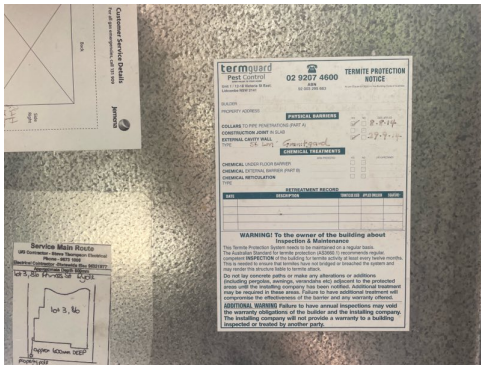
As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways.

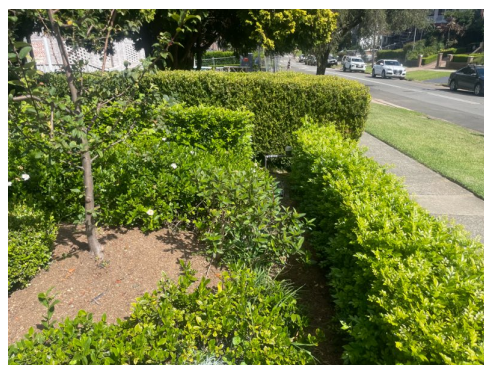
Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.

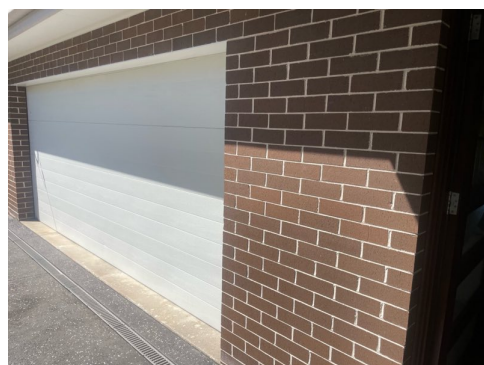
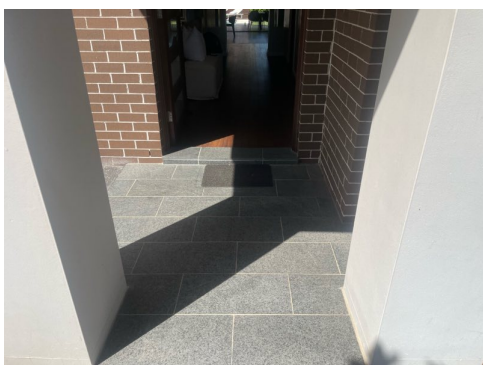


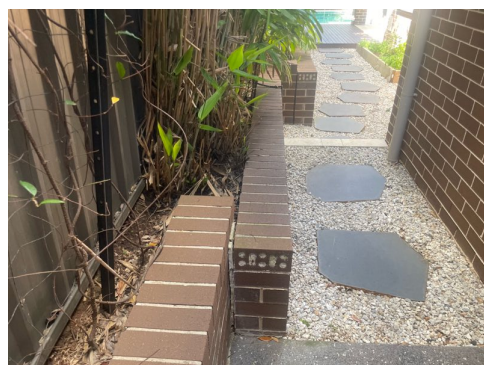
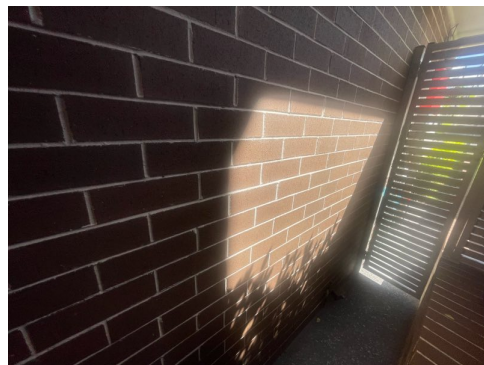
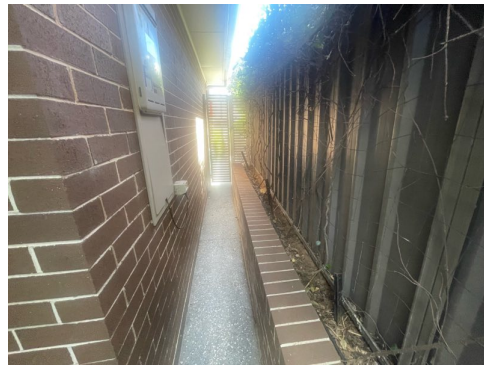
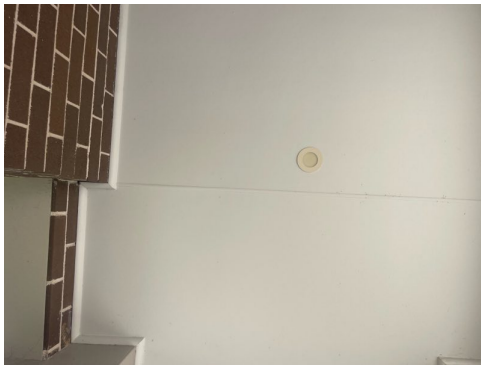


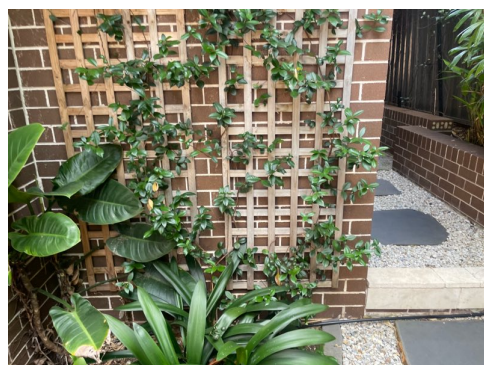
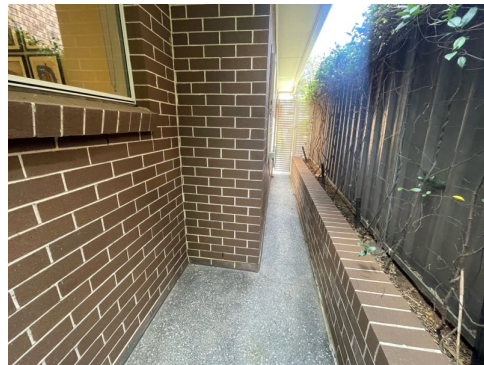








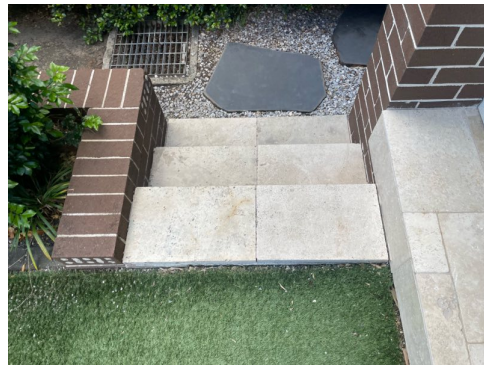


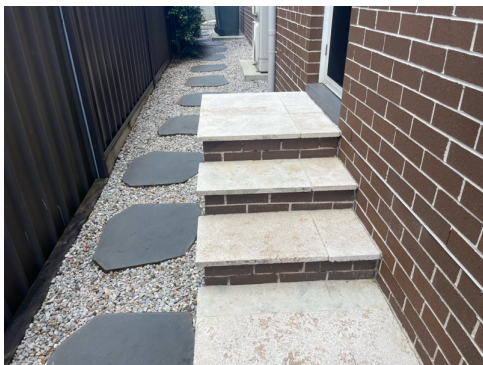
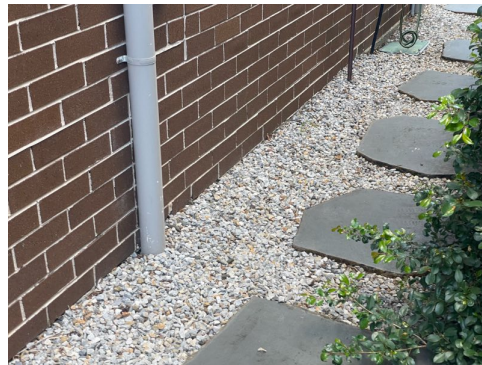


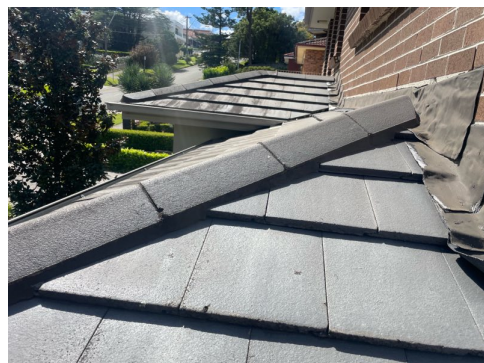
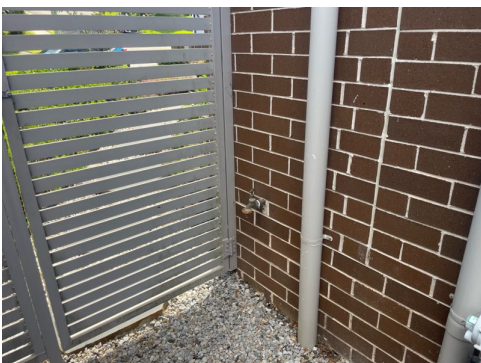




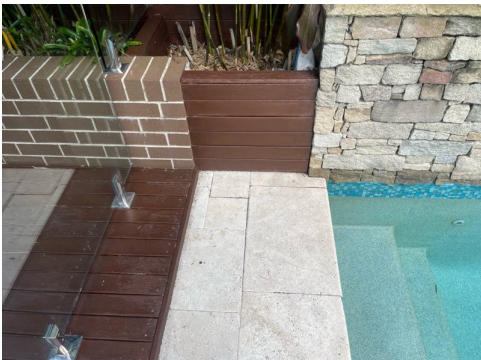


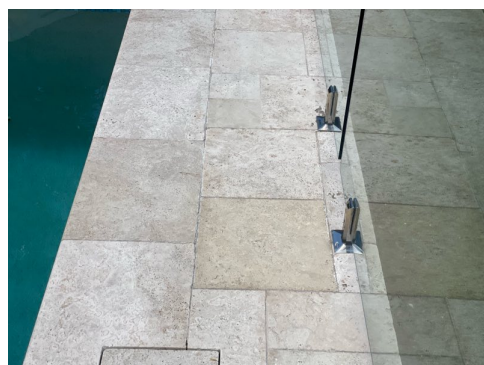
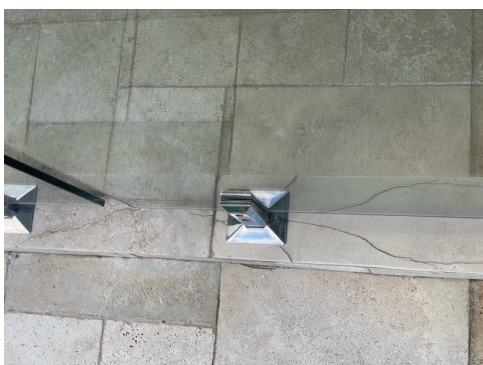
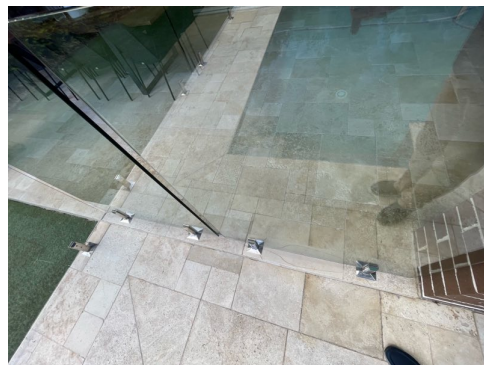


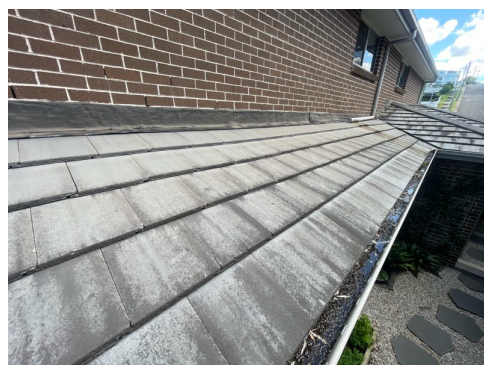
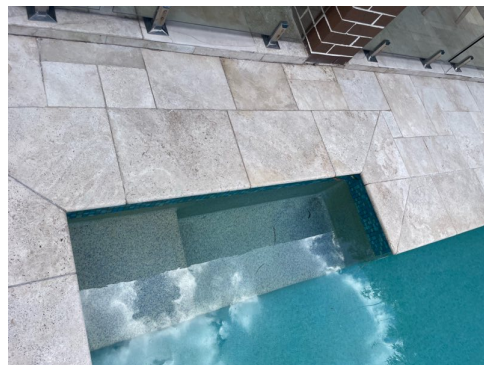
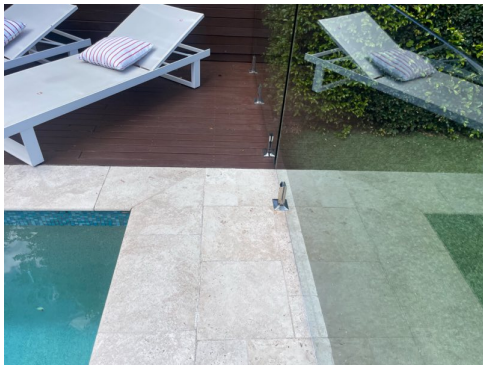




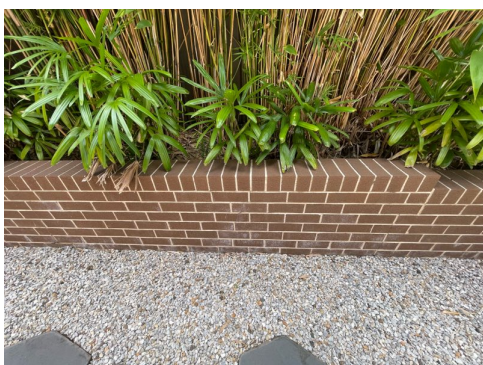
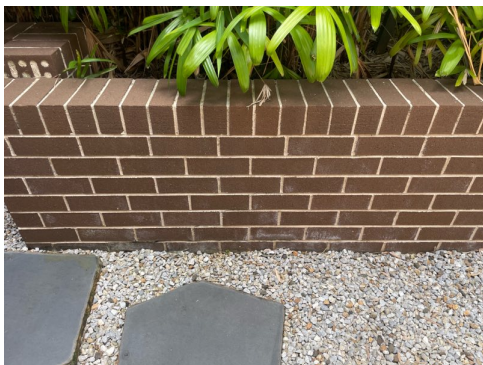


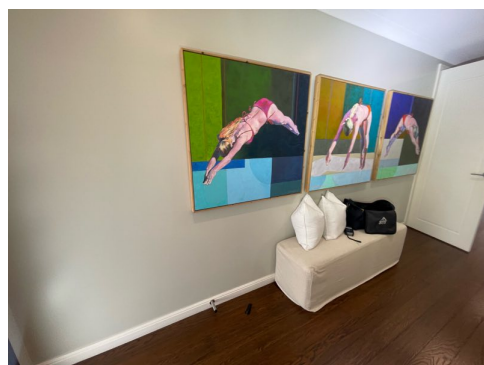
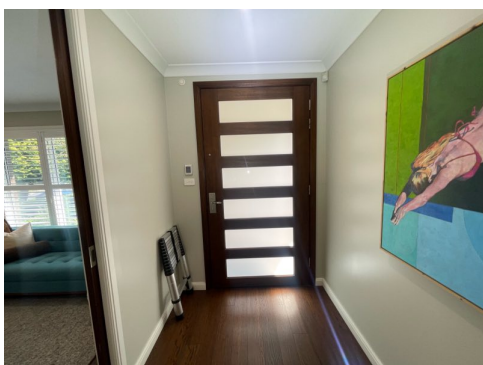
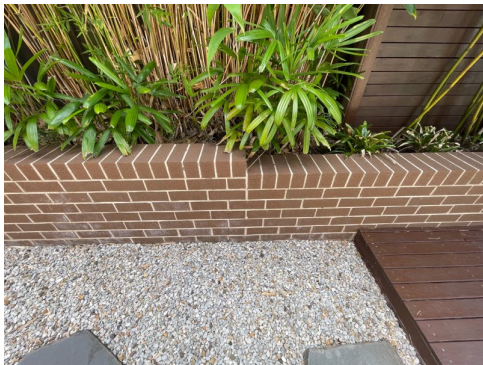


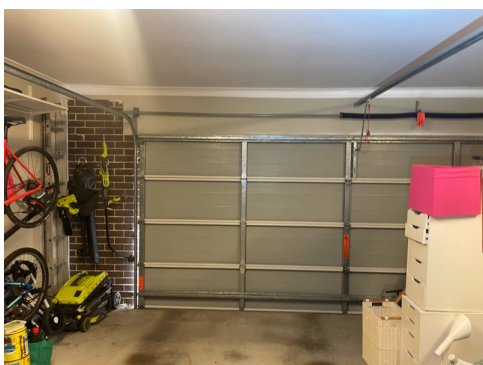
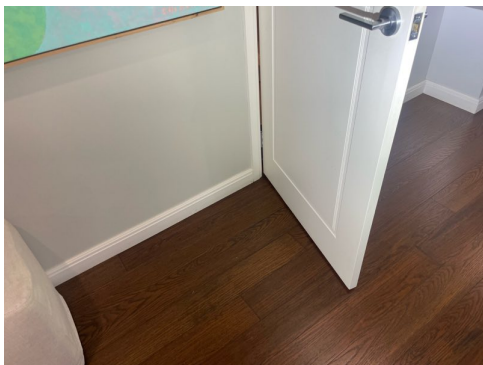
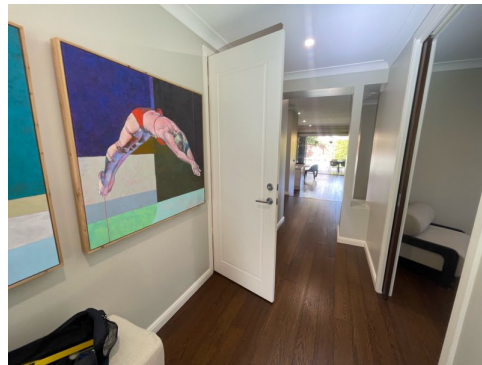


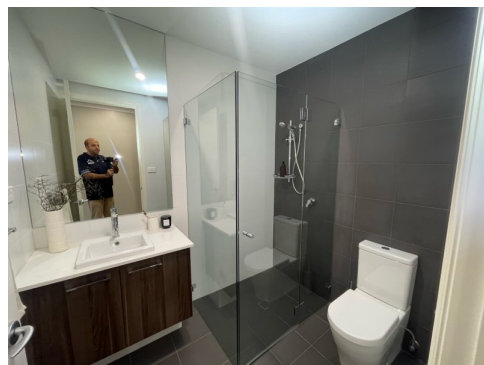
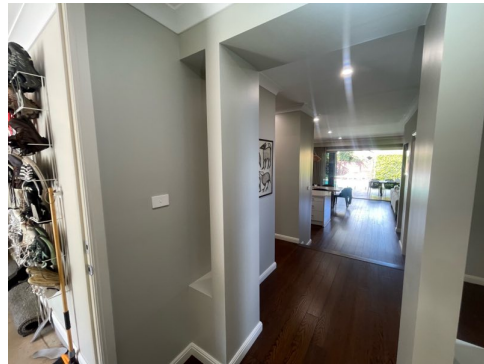
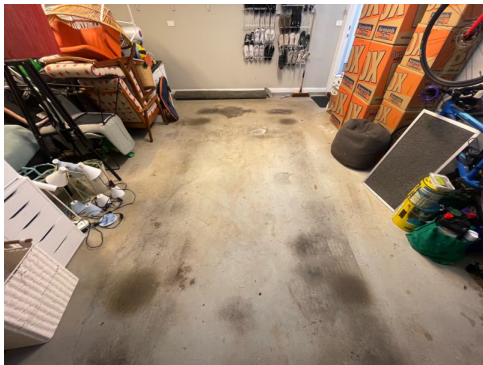


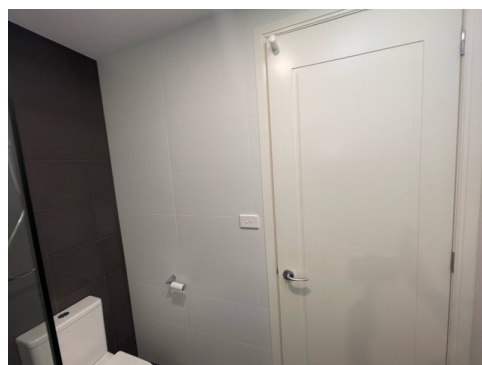


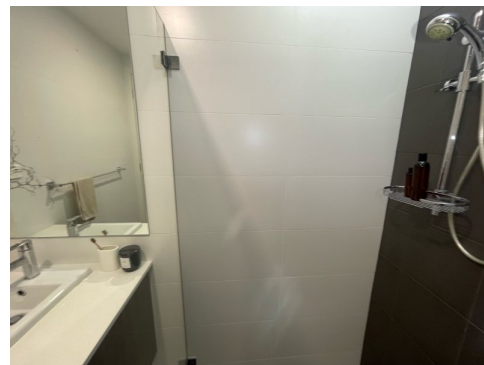
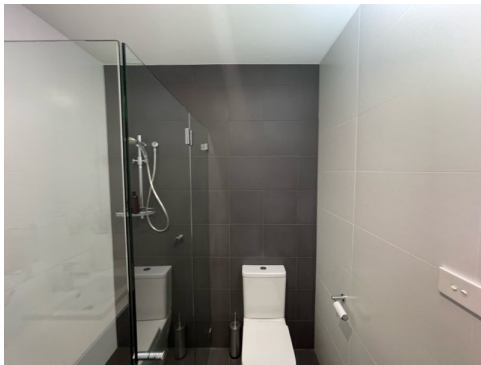


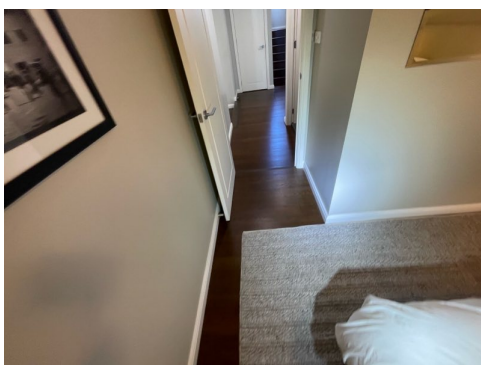
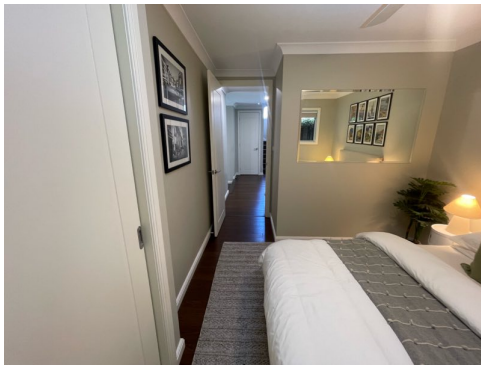


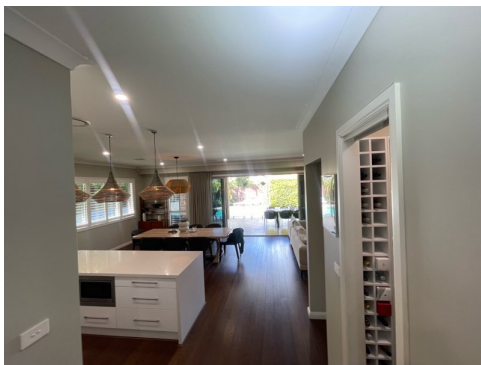
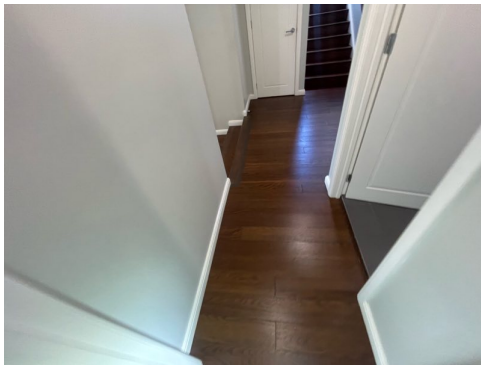


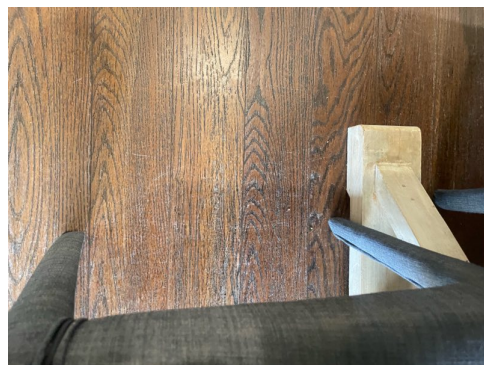


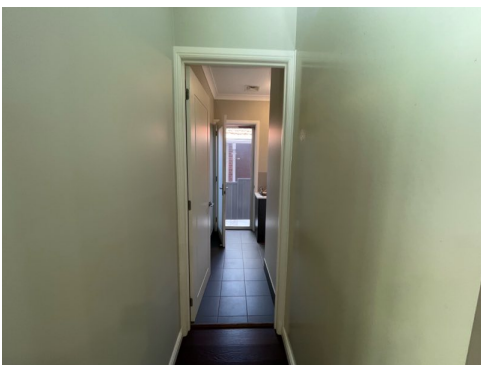
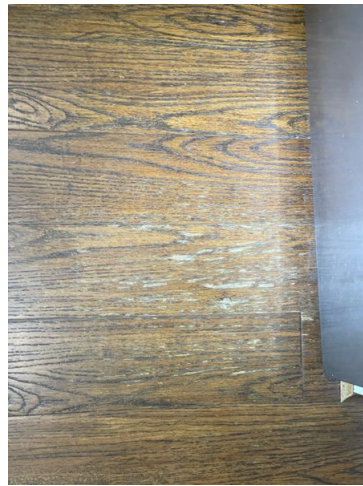


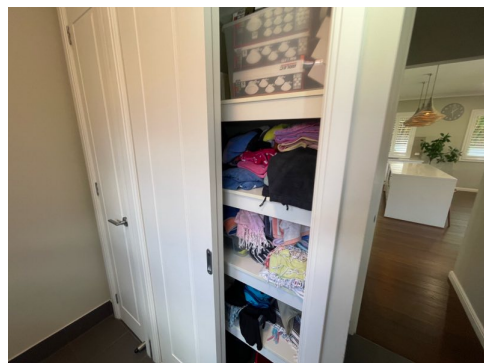
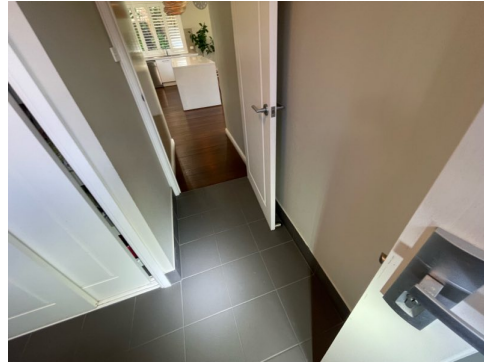


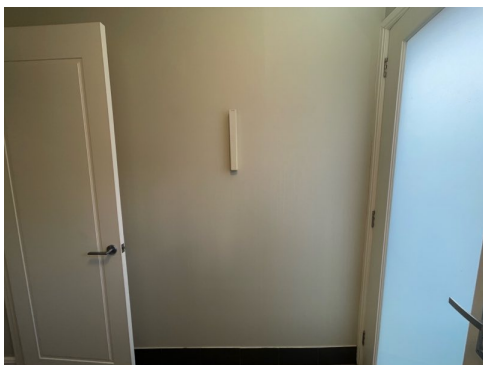
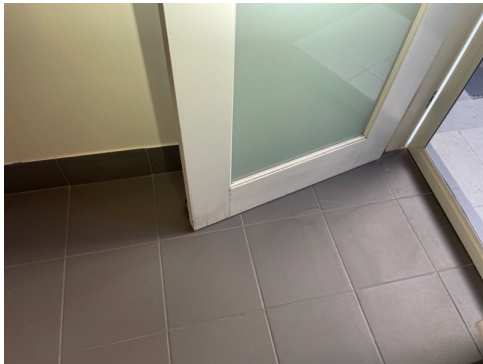
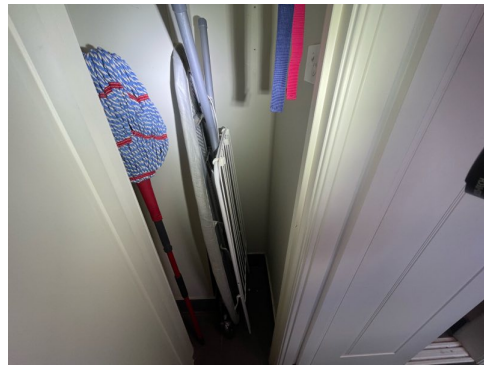
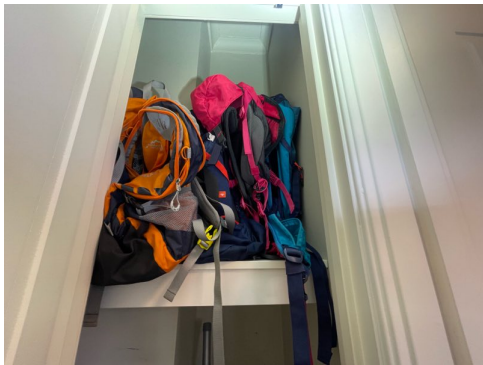


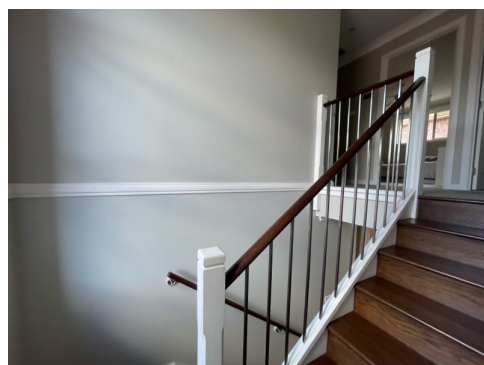
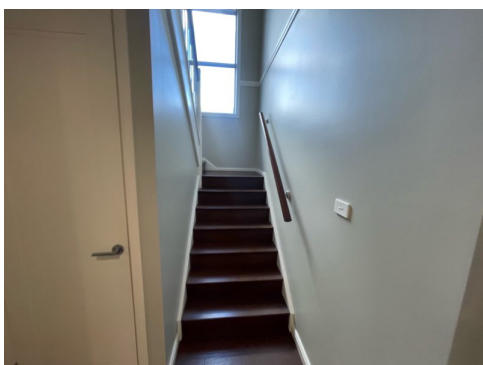
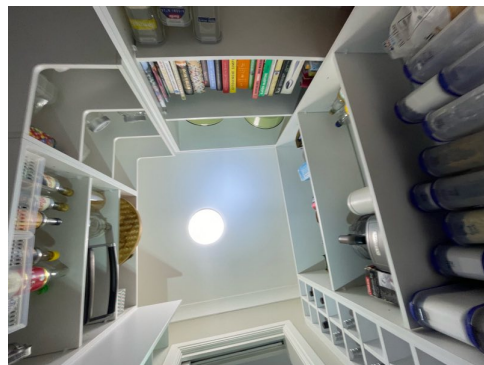


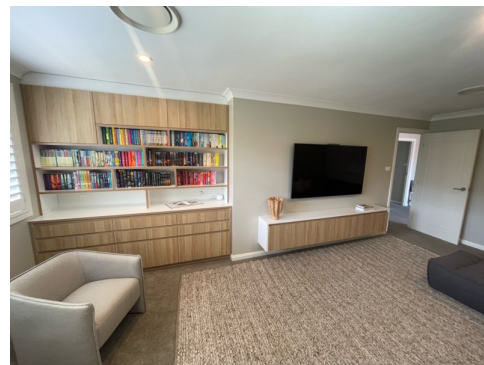


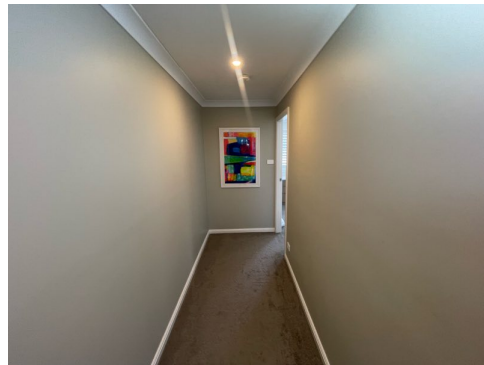


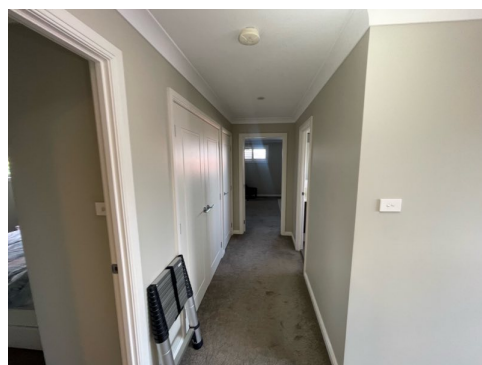
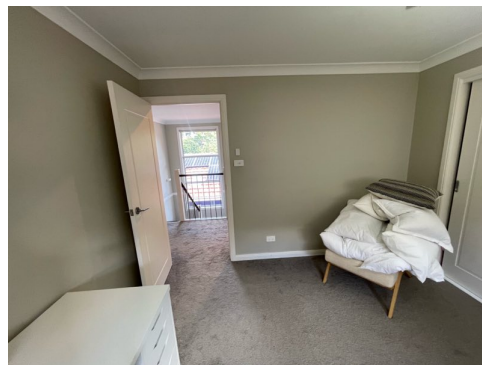




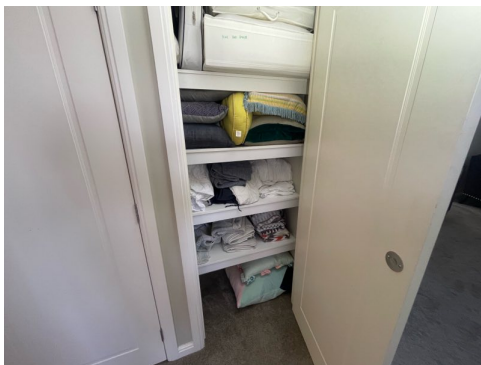


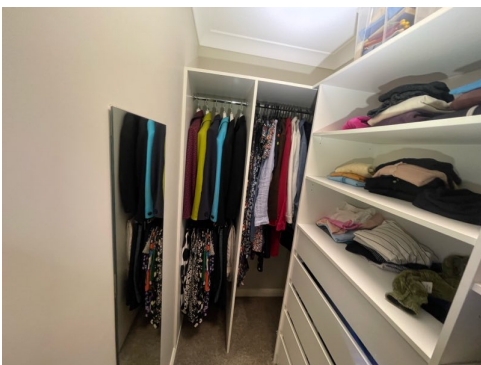


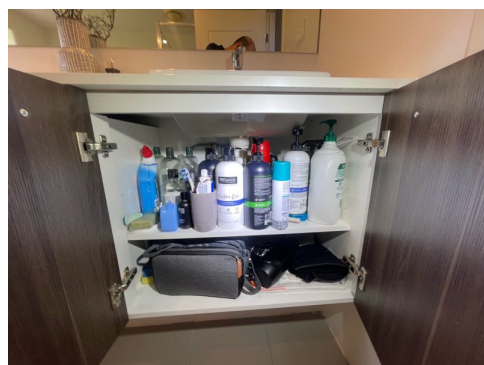
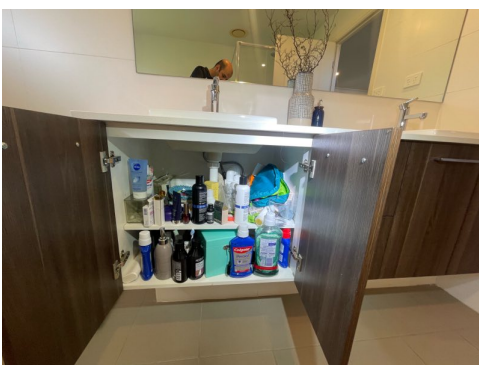


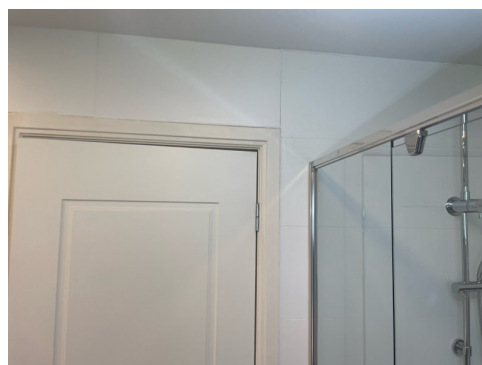
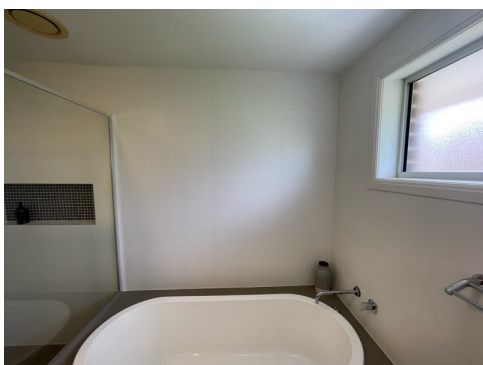
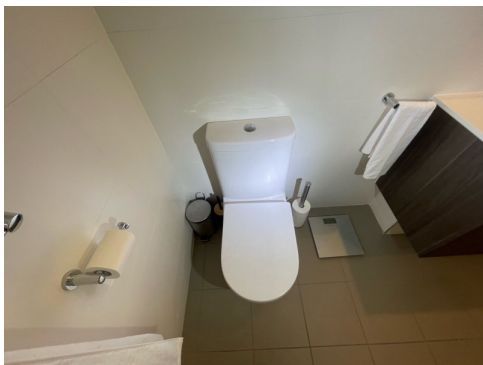


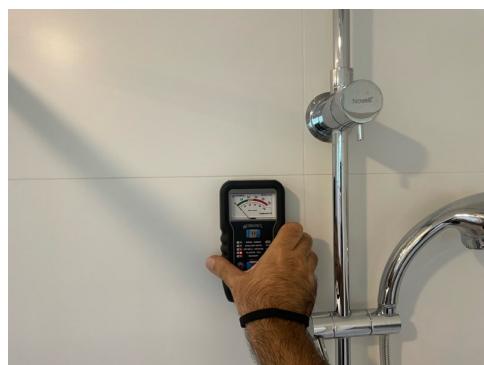
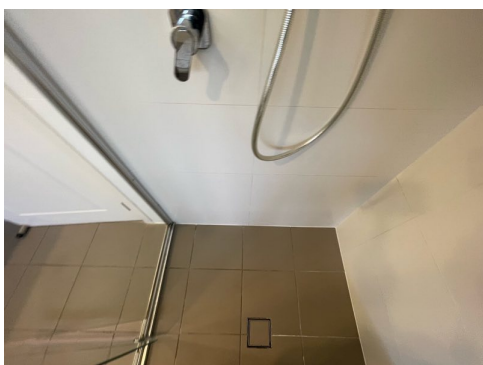
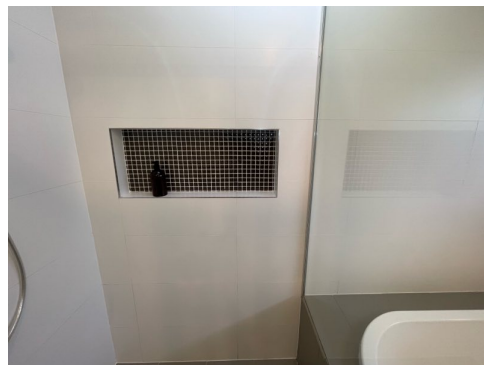
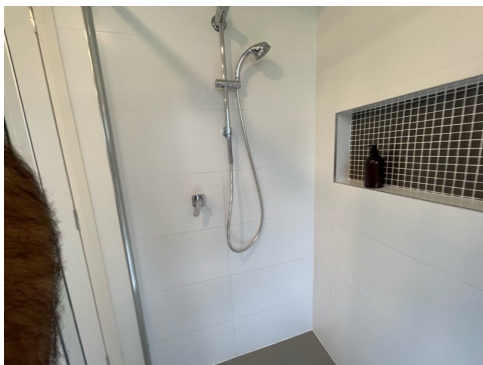
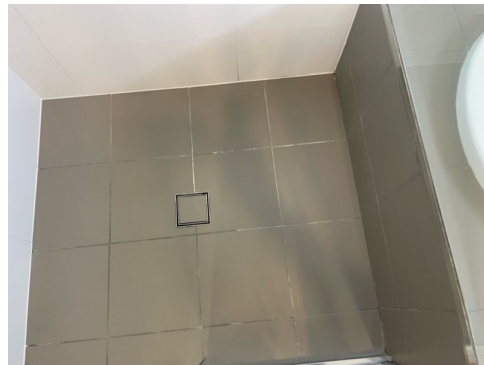


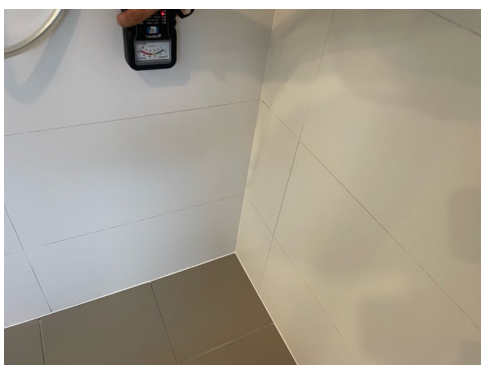
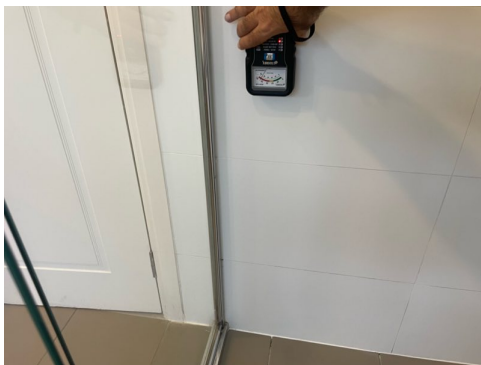




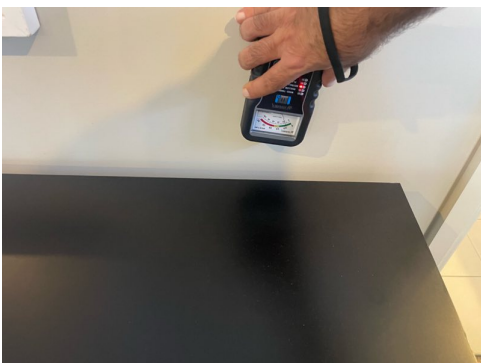


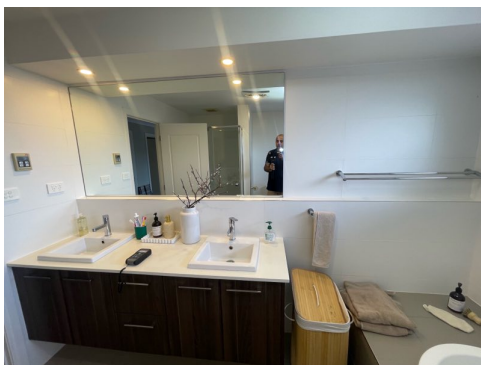


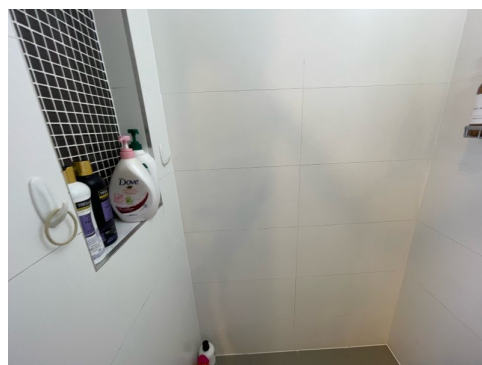
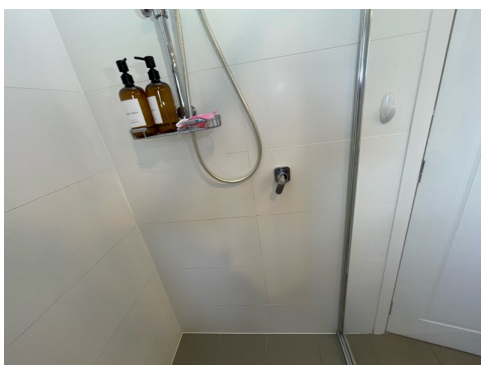


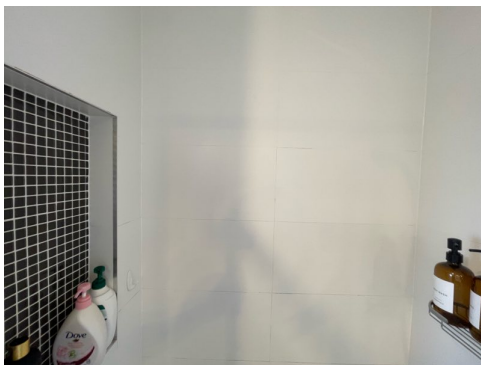
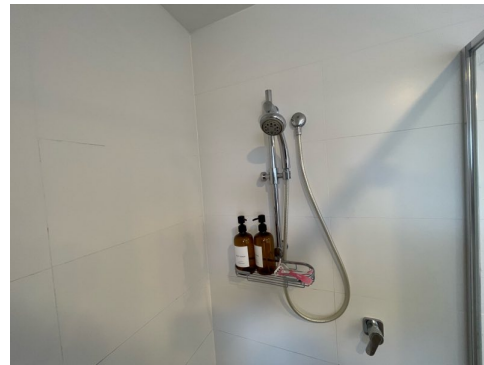
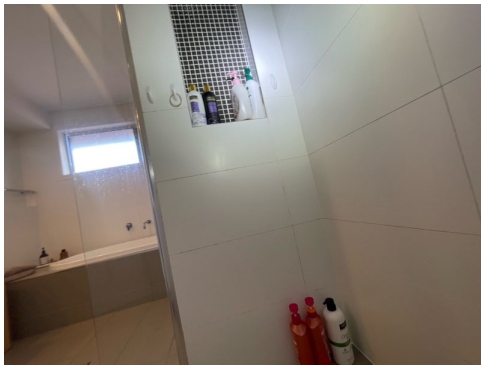


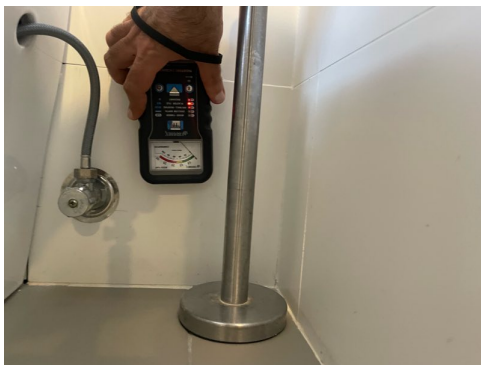


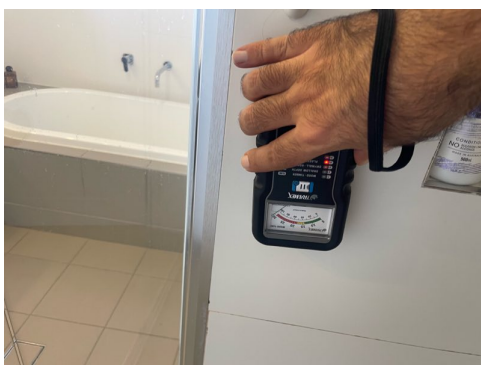


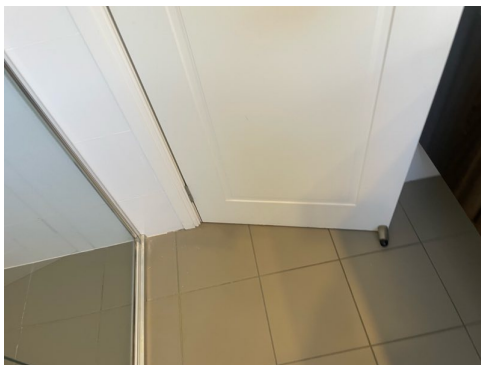






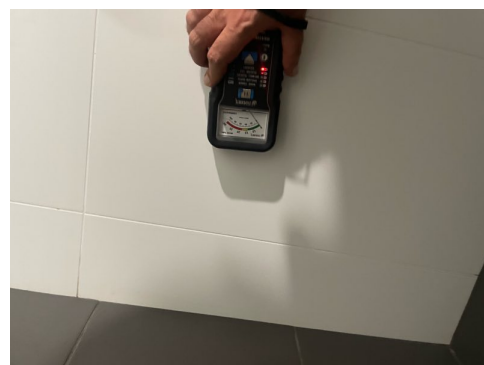
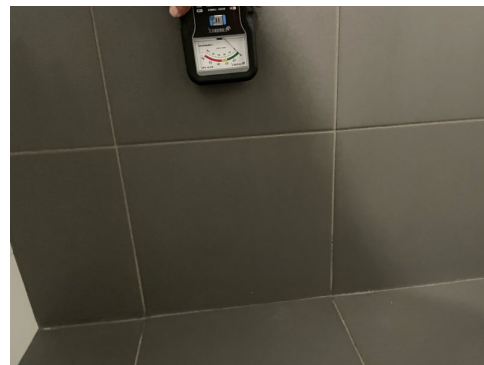
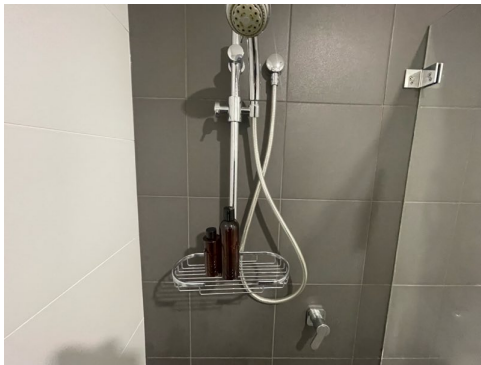


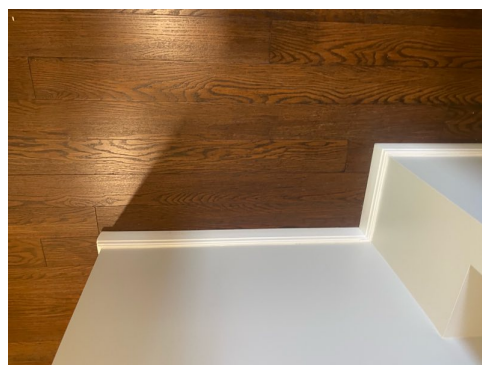
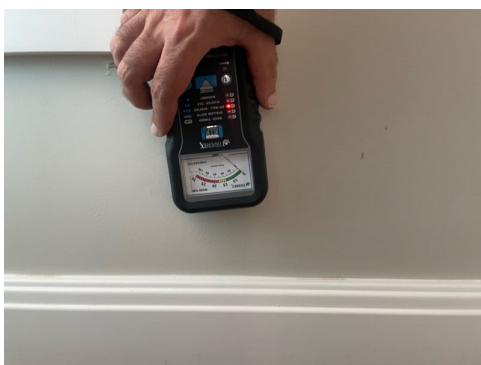
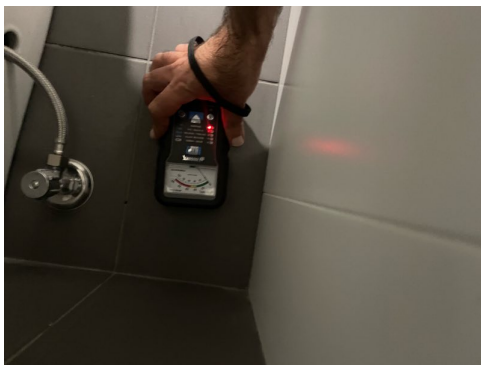
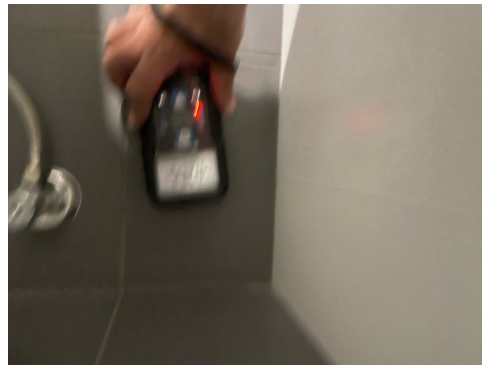
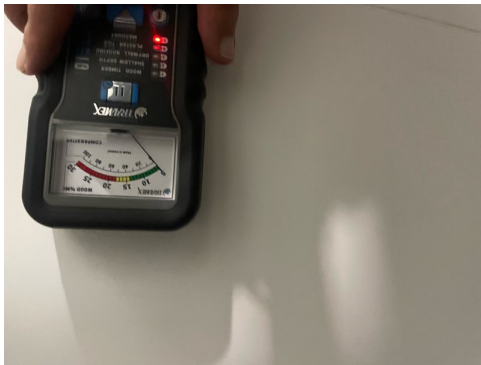


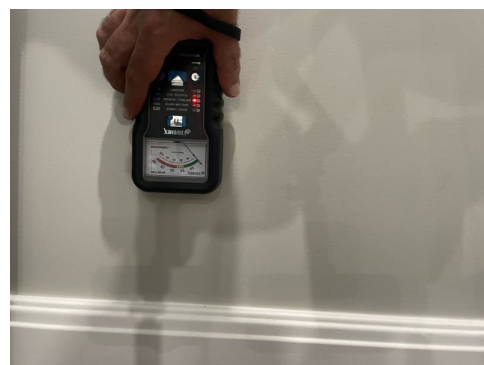
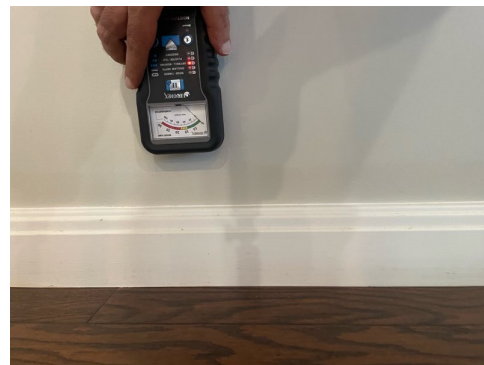
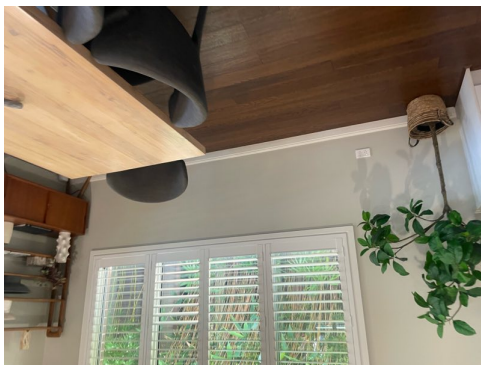
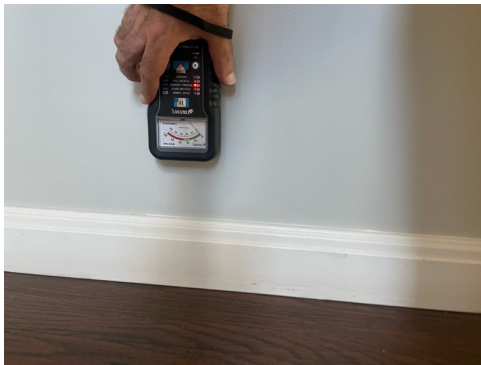














Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber

Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the Civil Law (Sale of Residential Property) Act 2003. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.