Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

# Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 12/12-14 Barker St, St Marys NSW 2760, Australia

## Contents



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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. 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: Fri, 13 Feb 2026

## The Parties

| | |
|---|---|
| Name of the Client: | |
| Name of the Principal(If Applicable): | |
| Job Address: | 12/12-14 Barker St, St Marys NSW 2760, Australia |
| Client's Email Address: | |
| Client's Phone Number: | |
| Consultant: | Terry Masoudi * Ph: 0420 990 777<br>Email: Parramatta@jimsbuildinginspections.com.au |
| | 161360C |
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| Company Email: | Parramatta@jimsbuildinginspections.com.au |
| Company Contact Numbers: | 0420 990 777 |

## 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 report does not comment on common areas.
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.

## 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 | Residential, Townhouse |
| Company or Strata title | Yes |
| Floor | Slab on ground |
| Furnished | Furnished |
| No. of bedrooms | 3 |
| Occupied | Occupied |
| Orientation | West |
| Other Building Elements | Pergola, Fence - Fabricated Metal Fence, Shed, Party Walls |
| Other Timber Bldg Elements | Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Floating Floor, Window Frames, Skirting Boards, Stair Railing, Porch / Patio |
| Roof | Pitched, Tiled, Timber Framed |
| Storeys | Double |
| Walls | Brick Veneer |
| Weather | Overcast |

# Section C Accessibility

## Areas Inspected

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

- Exterior

- Interior

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.

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

## Obstructions and Limitations

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

- Ceiling linings

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Duct work

- Evidence of recently painted walls or ceilings

- Furniture

- Fixed Furniture - Built-in Cabinetry

- External finished ground level

- Insulation

- Floor coverings

- Sarking

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

- Wall linings

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

## Undetected defect risk (Building)

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

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

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

## Undetected defect risk (Timber Pest)

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

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

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

# Section D Significant Items

## Safety Hazard

### Finding 1.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Balcony |
| Finding: | Wood rot/decay |
| Information: | This building element shows evidence of severe 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. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.<br><br>Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Replacement of affected timbers is a necessary step in protecting surrounding building elements from such deterioration.<br><br>A licensed carpenter must be required urgently to replace affected building materials. |

### Finding 1.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Balcony |
| Finding: | Loose handrail — Fall from heights |
| Information: | The handrail was lacking appropriate support and fixing to the adjacent wall or floor at the time of inspection.<br><br>The handrail was further loose and moving upon minimal force applied with hand.<br><br>These handrails pose a risk and persons coming in contact may fall from heights if these handrails fail, thus causing sever injury. |

A licensed builder must be appointed as soon as possible to rectify any non-compliance.

## Finding 1.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Upstairs Windows |
| Finding: | Window restrictions - Missing |
| Information: | Window restrictors were found to be missing. |

The National Construction Code (NCC) requirements apply to all openable bedroom windows in residential buildings, including hotels, motels and for all windows in early childhood centres.

Windows need to be locked at 12.5cm when the devices are engaged.The safety devices must be robust and child proof.The alternative is security screens such as bars or grills on the windows so long as they have gaps no bigger than 12.5cm. Flyscreens do not comply unless they are the reinforced security type and capable of resisting the very strong outward pressure which would prevent a child falling through. The laws apply to openable windows in a building within 1700mm of the internal floor and if the internal floor is more than 2m above the ground floor outside.

## Major Defect

### Finding 2.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Alfresco |
| Finding: | Roof tiles - Slippage |
| Information: | Upon inspection of the exterior roof covering, it was noted that numerous tiles have slipped from their original fixing. Tiles may slip over time due to a number of minor causes, including breakage of tiles, failings in the adjoining battens, or fixings that may have failed.<br><br>Roof tiles that have moved from their original position are very likely to allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements.<br><br>Replacement of loose or missing roofing tiles is recommended immediately to prevent the development of any secondary defects. A roofing restoration specialist should be appointed to complete such works as necessary. |

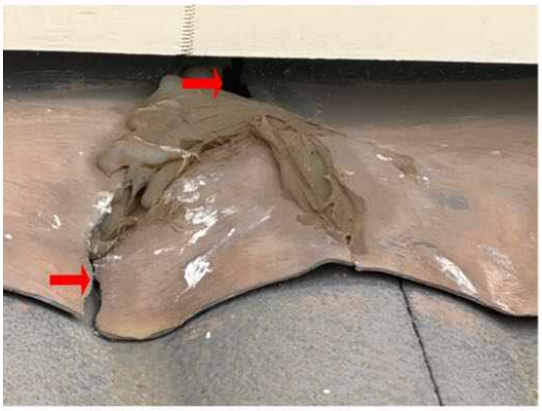
## Minor Defect

### Finding 3.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Flashing |
| Finding: | Roof plumbing - Flashing cracked |
| Information: | Water leaks generally occur when a particular area of the property is not weather or water tight. Cracks were evident to the roof flashing in this area at the time of inspection.<br><br>Regardless of the location, if left unmanaged, even minor leaks can lead to serious |

damage of associated building elements, potentially resulting in the need for replacement of building materials. Damage to ceilings, wood rot, mould and other hazards, such as electrical hazards, may also arise if left unmanaged.

Further inspection and repair by a roof specialist or a licensed roof plumber is advised to adequately rectify the potential leak.



## Finding 3.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Rear Elevation |
| Finding: | Roof tiles - Broken |
| Information: | Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material. |

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.

## Finding 3.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Water leak - Inactive |
| Information: | Water leaks generally occur when a particular area of the property is not weather- or water-tight. While the damage in this area appears to be from an old inactive water leak, the area should be monitored frequently for the recurrence of any dampness. |

Repair and / or replacement of previously affected building elements is at client discretion. Consider a further invasive inspection: removal of obstructions around the damaged area may reveal further damage which has been concealed. A more significant or major defect may be identified at this time.

Where recurrence of an active water leak is identified, a qualified plumber should be appointed immediately to rectify the leak and advise on any further preventative works as necessary.


## Finding 3.04

| | |
|---|---|
| Building: | Main Building |
| Location: | All Wet Areas |
| Finding: | Sealant and grouting - Missing or damaged |
| Information: | |

It was noted on inspection that sealant or grout is degraded to this area.

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

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

A sealant specialist should be appointed to complete these works as soon as possible.

## Finding 3.05

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Void |
| Finding: | Insulation - Inadequate |
| Information: | Upon inspection of the roof void it was noted that there is a lack of adequate insulation. |

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.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

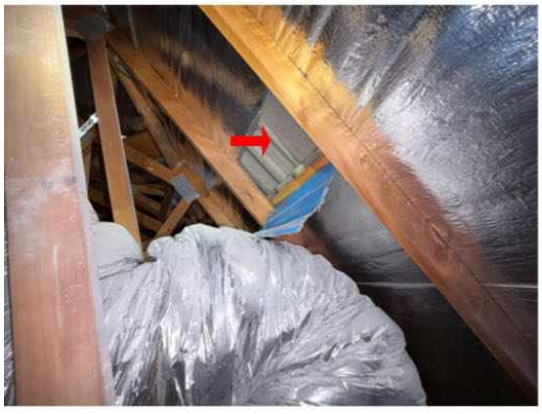
Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

## Finding 3.06

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Void |
| Finding: | Sarking - Damaged |
| Information: | Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household. |

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



## Finding 3.07

| | |
|---|---|
| Building: | Main Building |

Location: Staircase

Finding: Floors - Squeaky

Information: The internal flooring in this area was identified as being squeaky at the time of inspection. This generally presents as a discernible change in level as they are walked across.

Although structural defects such as settlement could also be possible, however squeaky floors generally indicate that nails are coming loose from the joists that they are installed on, which is generally cosmetic rather than structural.

The client should appoint a licensed carpenter to undertake repairs.

## Finding 3.08

Building: Main Building

Location: Porch

Finding: Tiles - Drummy

Information: Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A licensed tiling contractor may be appointed to perform works as necessary.

## Finding 3.09

Building: Main Building
Location: Laundry
Finding: Door - Stiff to slide
Information:

The door in this area was jammed and difficult to slide along the associated tracks at the time of the inspection. Restricted function of the affected door may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of door hardware or tracks may be required, as well as minor repairs and cleaning. A registered builder will be required to repair the affected doors.

## Finding 3.10

Building: Main Building
Location: Laundry
Finding: Washers - Degraded
Information: The washers on the taps in this area appear to have degraded as a result of general ageing. Degraded washers generally result in slow, persistent leakage from taps and plumbing hardware.

Replacement of washers will ensure that water wastage does not occur and that the persistent water leak does not result in secondary damage to surrounding structures. Such damage may range from rust and corrosion to damage of surfaces, e.g. bench tops, etc.

A qualified plumber should be appointed to replace degraded washers and to further inspect associated plumbing fixtures and fittings. Where water damage has occurred, a carpenter or cabinet maker may be appointed to replace affected building elements.


## Finding 3.11

| | |
|---|---|
| Building: | Main Building |
| Location: | Alfresco |
| Finding: | Unconventional handyman work |
| Information: | This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop. |

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

Rectification works are advised by a licensed roof plumber,

.

## Finding 3.12

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Building element - Swollen |
| Information: | Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. Further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if prolonged.<br><br>Repair and/or replacement of swollen building elements should be conducted by a general handyman or a licensed carpenter. |

## 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: | Meterbox |
| Finding: | Termite Management System - no evidence of 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.<br><br>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.<br><br>The client is highly recommended to retain a strata copy in relation to any active termite management systems, warranties and other details. |

### Finding 6.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Perimeter |
| Finding: | Slab Edge - Exposure |
| Information: | Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage. Does the slab edge inspection zone fully comply?<br><br>Not able to comment. A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the |

slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2 or AS 4349.3.

## Finding 6.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Slab penetrations |
| Finding: | Service penetrations |
| Information: | Services into home can allow for concealed termite entry without additional or adequate termite protection. |

## Finding 6.04

| | |
|---|---|
| Building: | Main Building |
| Location: | Multiple e |
| Finding: | Overflow - Not plumbed for drainage |
| Information: | The overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area becoming excessively damp. |

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

## Finding 6.05

Building: Main Building

Location:

Finding: Surrounding bushland - Conducive

Information: Home and or building is situated in a high risk area for termite activity, due to close proximity to surrounding bushland.

## Finding 6.06

Building: Main Building

Location: Garden beds

Finding: Garden Beds

Information: Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisutre from watering hosing can make conditions conducive to termite activity and termite ingress.

## Finding 6.07

Building: Main Building

Location: External tap

Finding: Tap - No drain

Information: The external tap in this area was noted to have no drain at the time of inspection.

This keeps the surrounding surfaces damp while using the tap, which becomes conducive to termite activity.

A licensed plumber must be appointed to ensure an appropriate drain is installed.

## Finding 6.08

Building: Main Building

Location: Bathroom

Finding: Shower damp - Sealant and grout

Information: Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite

common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. There appears to be no sealant around the tap spindles which may be a small contributing factor.

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

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

Consultation with a bathroom sealant specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

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

## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Main Building
Location: Front Elevation

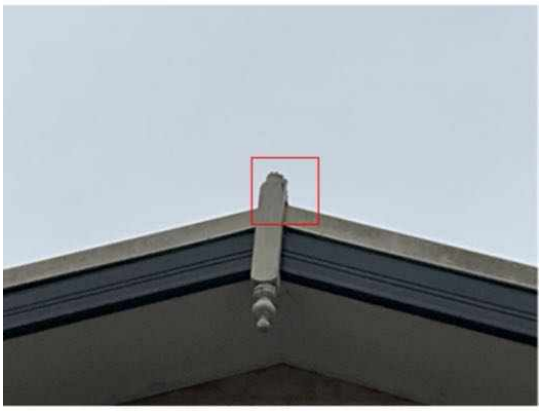
Finding: Wood rot/decay

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 licensed plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A licensed carpenter 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 Plumber

- Termite and Timber Pest Technician / Licensed Pest Controller

- Registered/Licensed Builder

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

- This is a visual report as per AS4349.1 & AS4349.3 and as per agreed pre-inspection agreement that you have received from us.
This summary must be read in conjunction with the defects list.
The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

SAFETY HAZARDS

The balcony handrail was found to be loose, requiring urgent repair by a licensed builder.

The balcony flooring was found to have a severe level of timber rot, requiring urgent replacement by a licensed carpenter/builder.

Windows upstairs lack appropriate child locks, creating a safety hazard. Window restrictors must be installed on these Windows immediately for added safety.

MAJOR DEFECTS

Replace slipped roof tiles urgently.

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following recommendations are highly advised immediately to avoid further damage or deterioration of building elements:

- Replace all cracked roof tiles
- Repair/Replace all cracked roof flashings
- Investigate & address water staining
- Ensure wet area sealant and grouting is in serviceable condition

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of stored items, insulation and garden vegetation meant some areas were obstructed.
It is strongly recommended that full access is gained as major defects and/or damage may be concealed.
Please read all the defects and recommendations carefully and read the report in its entirety.

TIMBER PEST SUMMARY

The following items are highly recommended:
- No indication of a termite treatment was noted at the time of inspection. Retain a strata copy in relation to any active termite management systems, warranties and other details.
- A licensed termite specialist should be appointed for a further assessment based on AS3660.2.2000.
- Connect overflow to storm water or away from the edge of the building
- Regular inspections every 6-months

Additional information:
- Trees within 50m of the house that are on other properties or common grounds were not inspected.

For further information, advice and clarification please contact Terry Masoudi * on: 0420 990 777

# Section D Significant Items

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

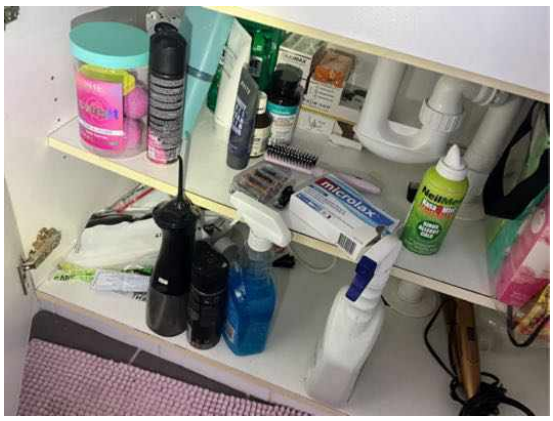
### Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Moisture metre |
| Information: | During the inspection the property was checked for moisture using a moisture metre.<br><br>This is for information only. |

## Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | All Wet Areas |
| Finding: | Additional Photos |
| Information: | |

Additional photos are provided for your general reference.




**Noted Item**

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





## Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Additional Photos
Information:

Additional photos are provided for your general reference.

## Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc |
| Finding: | Plumbing & Electrical |
| Information: | Plumbing and electrical inspections including appliances are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.We recommend all other installations be checked also.Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly. |

## Noted Item

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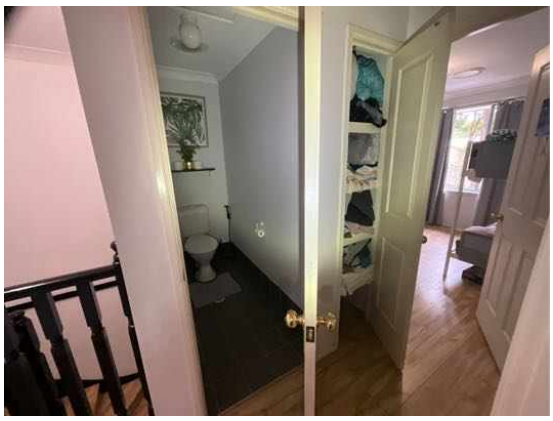
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Site drainage |

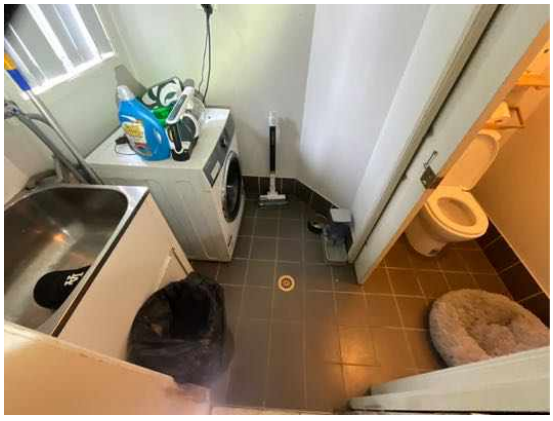
Information: Unless mentioned as a defect further up this report, site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate.Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

## Noted Item

Building: Main Building
Location: All 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.





## Definitions to help you better understand this report

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| 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 |

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| | out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. |
| Methamphetamine | An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA. |
| Methamphetamine contamination | A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial). |
| Methamphetamine production/manufacture | The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals. |
| Minor defect | A defect other than a major defect. |
| Roof space/Roof void | Space between the roof covering and the ceiling immediately below the roof covering. |
| Screening assessment | An assessment by a screening sampler to determine whether or not methamphetamine is present. |
| Serviceability defect | Fault or deviation from the intended serviceability performance of a building element. |
| Significant item | An item that is to be reported in accordance with the scope of the inspection. |
| Site | Allotment of land on which a building stands or is to be erected. |
| Structural defect | Fault or deviation from the intended structural performance of a building element. |
| Structural element | Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection. |
| Subfloor space | Space between the underside of a suspended floor and the ground. |
| Subterranean Termite Management Proposal | A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures. |
| Termites | Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber. |
| Tests | Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be |

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| | 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.