



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 06 Mar 2026

Property Address: 28A Vale Rd, Thornleigh NSW 2120,  
Australia



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

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

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

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

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

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

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Original Inspection Date    Fri, 06 Mar 2026

Modified Date                 Sat, 07 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 28A Vale Rd, Thornleigh NSW 2120, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode:

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Company Email:

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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.

- 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
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in excellent condition with some 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	Masonry Foundations, Part Slab and Part Subfloor, Piers - Steel, Suspended Timber Frame
Furnished	Furnished
Occupied	Unoccupied
No. of bedrooms	5
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, External Joinery, Floorboards, Internal Joinery, Parquetry Flooring, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Stumps, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Flat
Storeys	Double
Walls	Colourbond, Light Weight Wall Clad
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Interior
- Pool Surrounds
- Roof Exterior - Part
- Slab Edge
- Stumps
- Subfloor - Part
- The Site
- Timber Retaining Walls
- 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:

- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Site - Part.
- Subfloor.
- Timber retaining walls due to obstructions.
- 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 skillion or flat roof - no access
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking

- Duct work
- Evidence of recent renovation may obscure
  - temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Gutter Guards
- Insulation
- Landscaping
- No safe point from which to access roof exterior
- Patio
- Pipework
- Porch
- Proximity of perimeter fence to building
- Rugs
- Sarking
- 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

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building

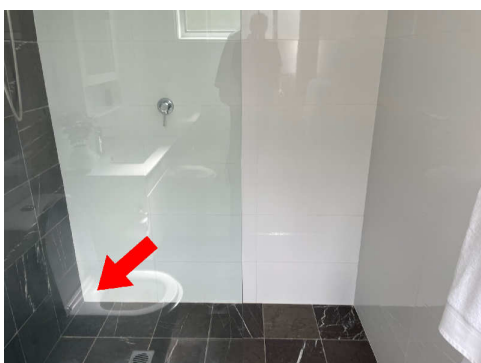
Location: Ensuite - Master

Finding: Tiles - Missing Sealants and/or Grouts

Information: During the inspection, sections of the existing tiled surfaces were observed with missing, cracked, or deteriorated grout and/or sealant. These gaps were visible along tile joints and at junctions where tiles meet adjoining walls, skirtings, or fixtures.

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

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



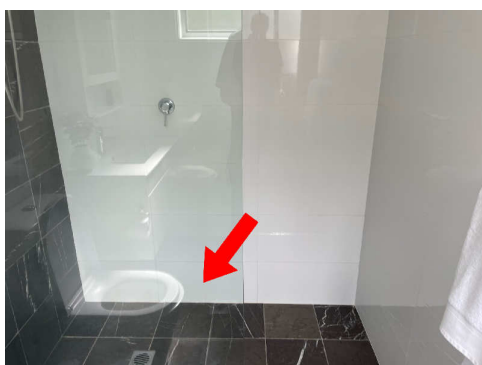
#### Finding 3.02

Building:	Main Building
Location:	Ensuite - Master
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



### Finding 3.03

Building:	Main Building
Location:	Ensuite - Master
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 3.04

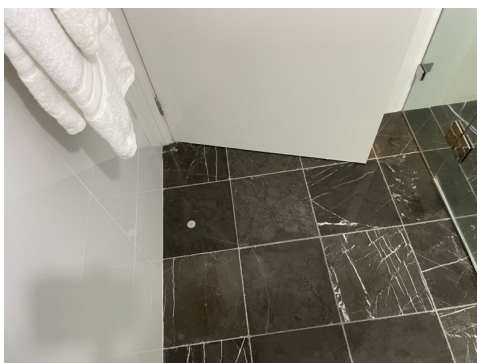
Building: Main Building

Location: Bathroom Level 1

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

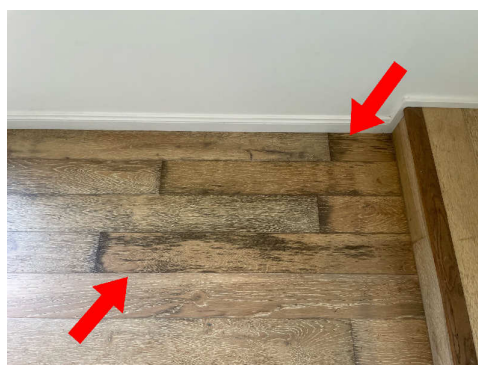
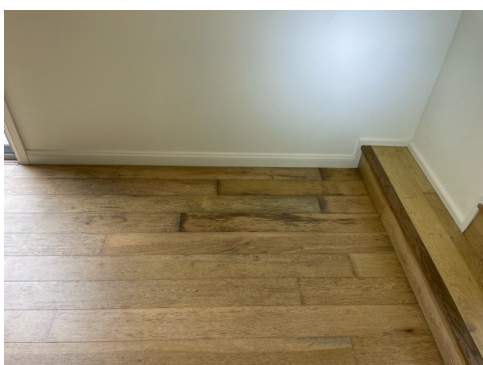
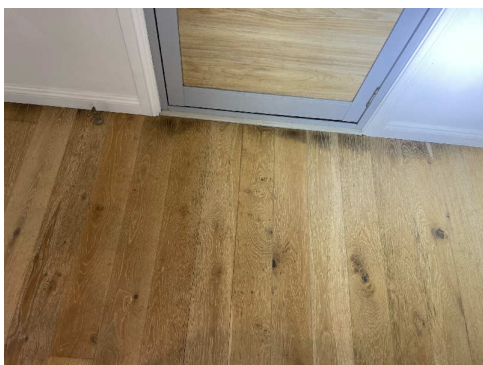
Location: Entry / Living Room

Finding: Timber Flooring – Dark Staining / Suspected Moisture Ingress

Information: Darkened and discoloured areas were noted to sections of the timber flooring at the time of inspection. The appearance is suspicious of past or ongoing moisture ingress, although the exact source and extent could not be confirmed during the visual inspection.

Moisture-affected timber flooring may deteriorate over time and can indicate a concealed leak, water penetration, or previous water damage. Continued exposure to moisture may lead to further staining, distortion, swelling, or deterioration of the flooring material.

A qualified building contractor and/or plumber should be engaged to investigate the cause of the staining, confirm whether moisture ingress is active, and carry out repairs as required.



**Finding 3.06**

Building: Main Building

Location: Roof Void

Finding: Roof Access Manhole – Substandard Size / Inspection Limitation (AS 4349)

**Information:** The roof access manhole was observed to be undersized, measuring less than 400 × 500 mm. In accordance with AS 4349 (Inspection of Buildings), roof space access openings are required to be of sufficient size to allow reasonable and safe access for inspection.

Due to the inadequate size of the manhole, the roof cavity could not be safely accessed or inspected at the time of inspection. As a result, no comment can be made regarding the condition of roof framing, insulation, services, or concealed building elements within the roof space.

This condition is considered substandard. Enlargement of the roof access opening by a suitably qualified contractor is recommended to enable proper inspection and ongoing maintenance.



## **Live Timber Pest Activity**

No evidence was found

## **Timber Pest Damage**

No evidence was found

## **Conditions Conducive to Timber Pest Activity**

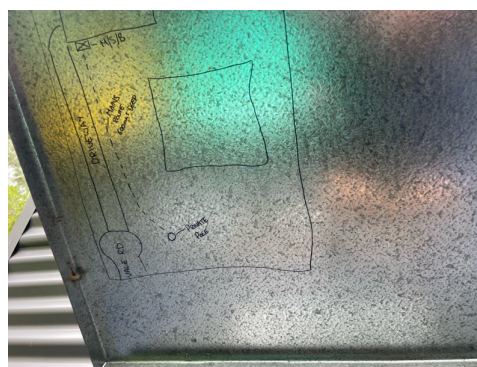
### **Finding 6.01**

**Building:** Main Building  
**Location:** Electrical Switchboard  
**Finding:** Termite Management – Durable Notice Missing

Information: During the time of inspection, no durable notice (durable label) was sighted in the switchboard/meter box to indicate an installed termite management system, and no evidence of an active termite barrier or current preventative treatment was identified.

A post-construction chemical termite barrier is strongly recommended, particularly given the history of termite activity, to help protect timber building elements and reduce the risk of concealed termite damage.

It is recommended that a licensed pest controller confirm whether any termite protection exists and its condition, and if not, arrange installation as a short-term priority. Annual timber pest inspections are recommended in accordance with AS 4349.3 and ongoing termite management practices consistent with AS 3660.2.



### Finding 6.02

Building: Main Building  
 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.

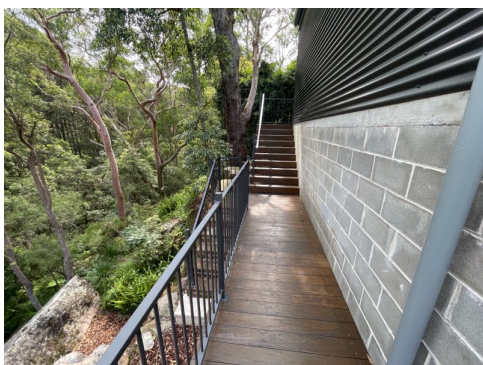
#### Finding 6.05

Building: Main Building

Location: All External Areas

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
- Reinspection by Jim's Building Inspections
- Solicitor or Conveyancer
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent
- Tree surgeon (arborist)

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

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

At the time of inspection, the property presented with a number of defects and maintenance items requiring attention. Internally, cracked and damaged tiles together with missing sealants and/or grout were noted to the master ensuite, and missing door stops were observed in the ensuite and bathroom. Dark staining was also identified to sections of the timber flooring in the entry/living room, which is suspicious of possible moisture ingress and should be further investigated to confirm whether the issue is active and to determine the extent of any associated damage.

The inspection was also subject to some access limitations. In particular, the roof void access manhole was of substandard size, which restricted the inspection of concealed roof spaces. Additional access limitations due to obstructions were also noted in parts of the property. As a result, only visible and reasonably accessible areas could be assessed at the time of inspection, and concealed defects may exist in inaccessible locations.

From a timber pest perspective, no evidence of live termite activity, termite workings, termite damage, fungal decay, or chemical delignification was observed at the time of inspection in the areas that were accessible. However, a number of conditions conducive to termite risk were noted, including slab edge exposure, timber or other materials in ground contact, large trees/stumps within close proximity to the house, the absence of a durable termite notice, and no visible evidence of a chemical termite management installation. These matters do not confirm active infestation, but they do increase the risk profile of the property and warrant ongoing management and monitoring.

Overall, the property appears to contain a combination of minor building defects, maintenance issues, moisture-related suspicion to the timber flooring, and several termite-conducive conditions. Appropriate repairs, further investigation where required, and improved termite management practices are recommended to reduce the risk of future deterioration.

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.

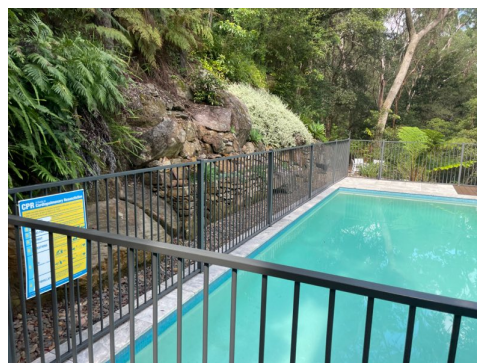
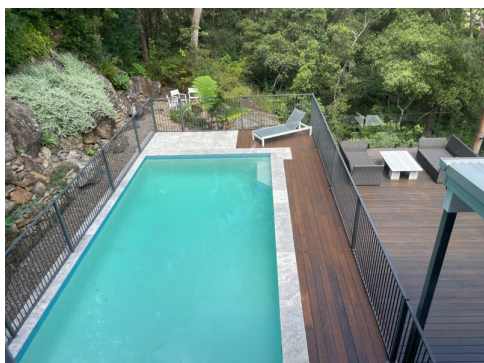
## Noted Item

Building:	Main Building
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:	This inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds. A pool safety inspection is not included as part of a standard building inspection and must be commissioned separately as a specialist report.



### 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 External Areas
Finding:	Site drainage

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

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

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

## Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)

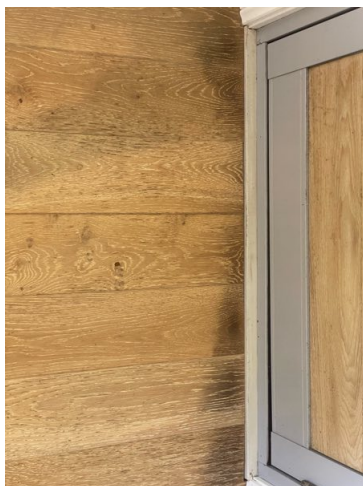
Information: Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.

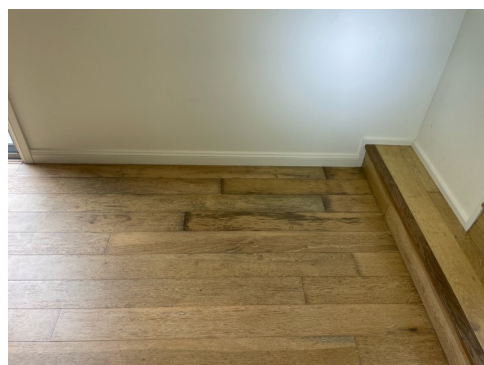
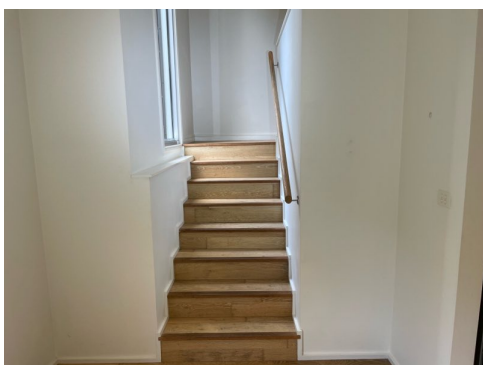
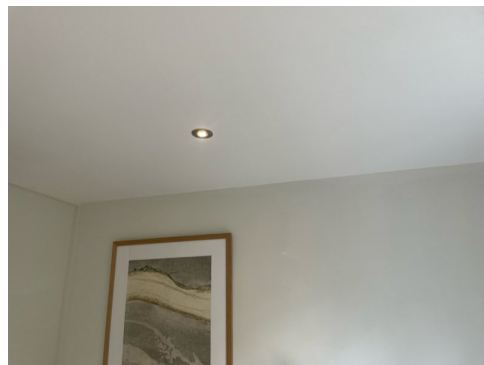
Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed. This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

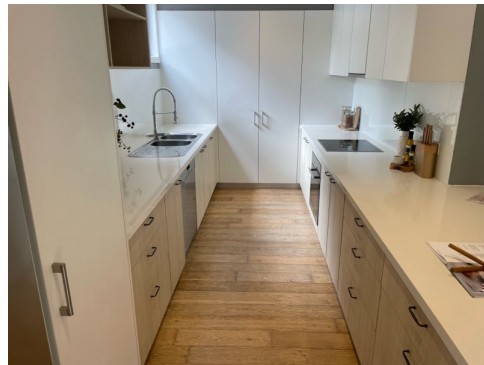
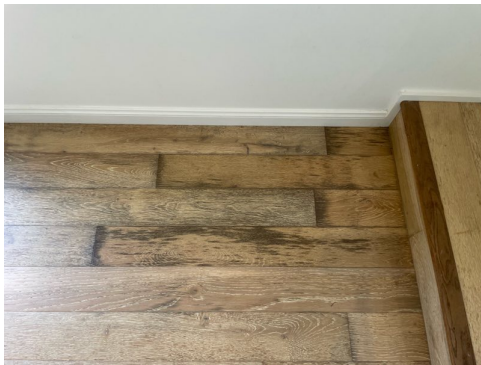
Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures. Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

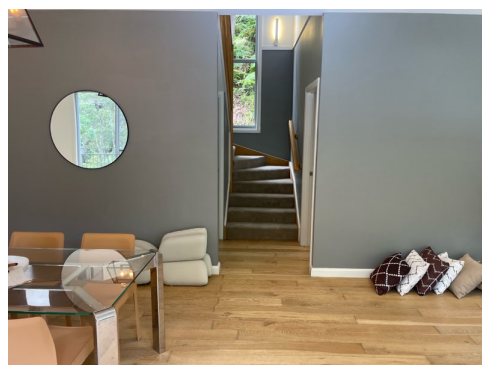
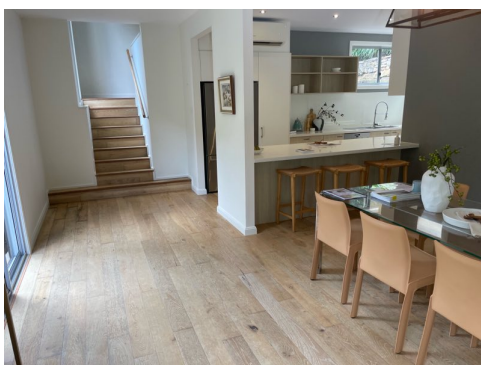
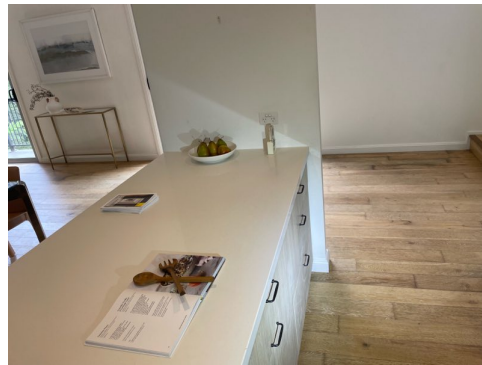
The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor. As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

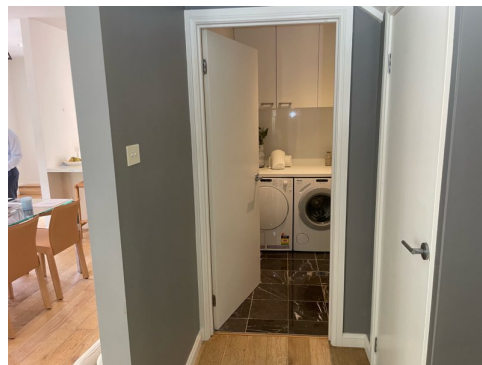
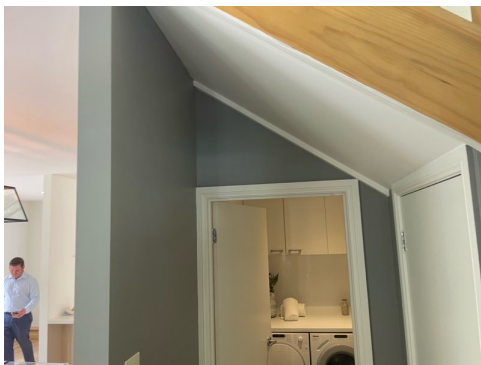
The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways. Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.

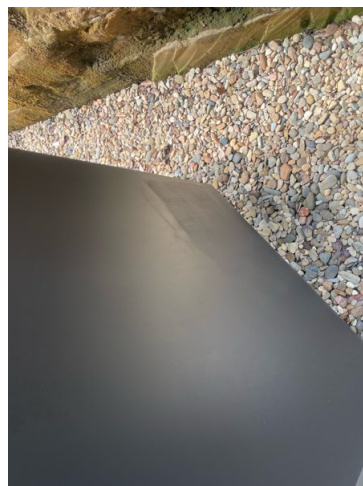




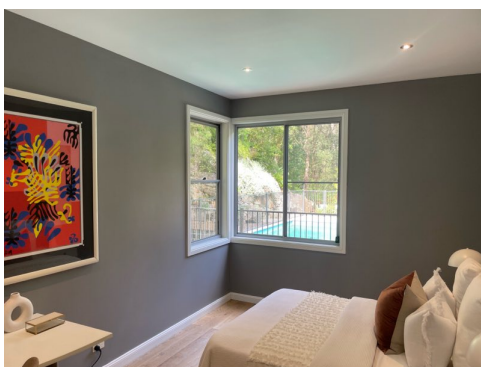


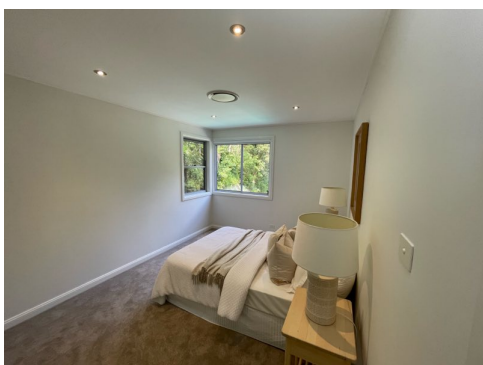
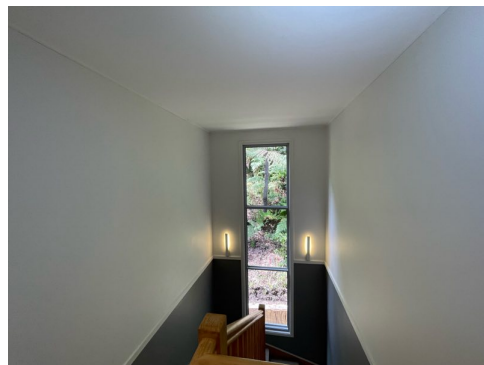
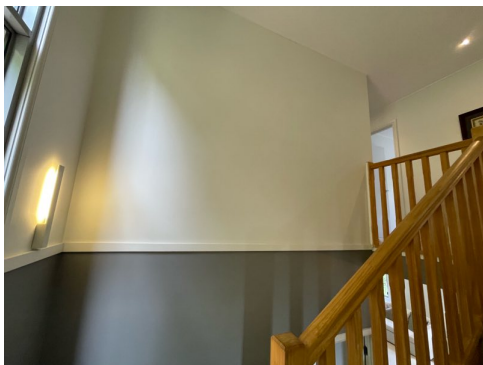
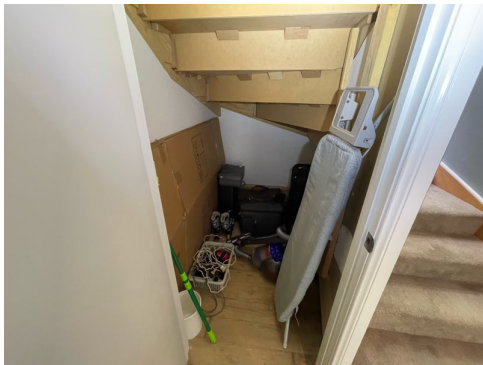


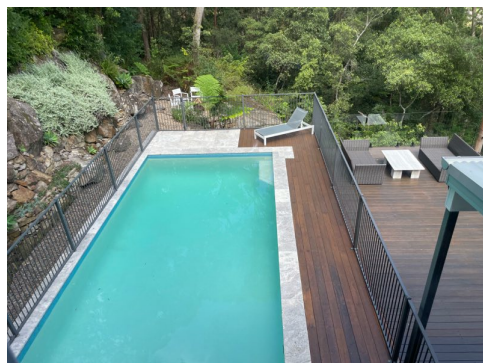
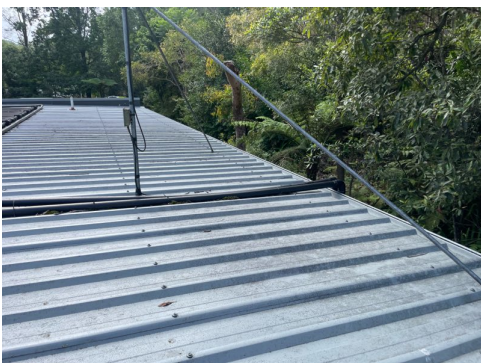


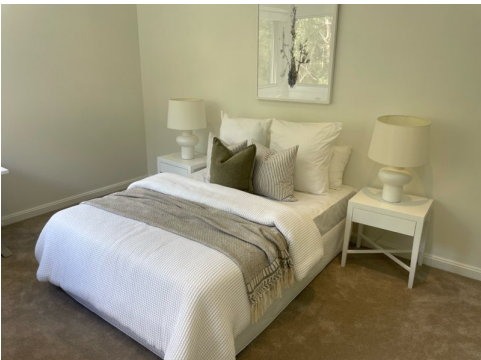


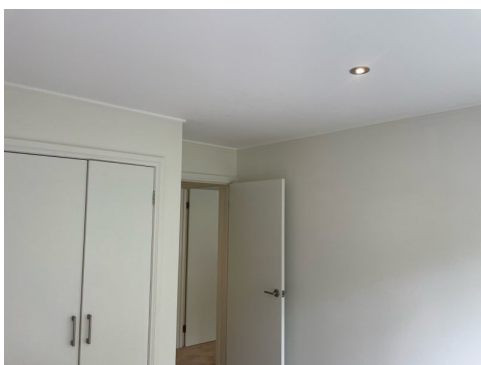


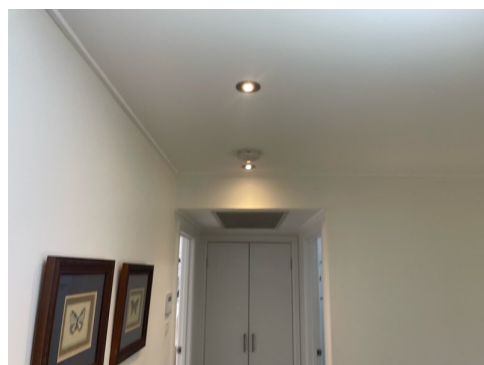
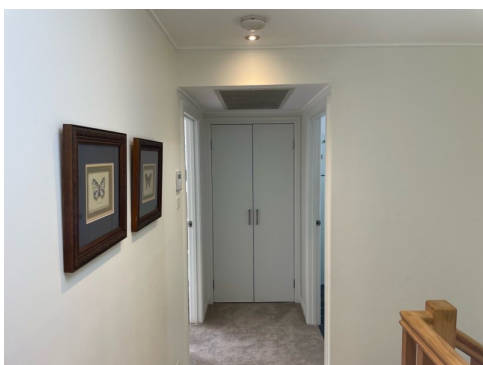


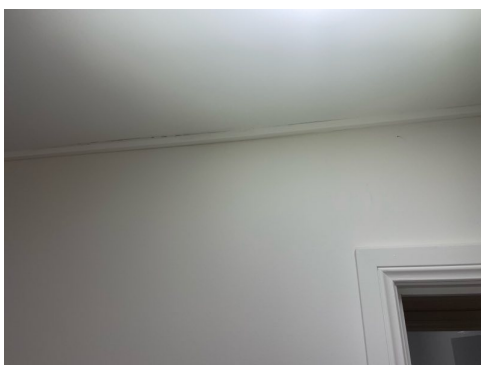
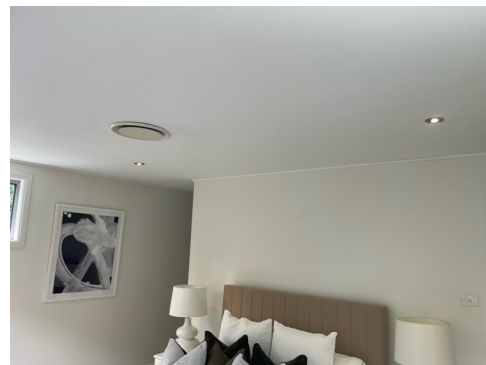
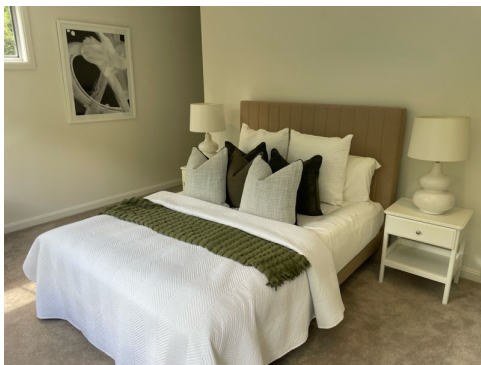


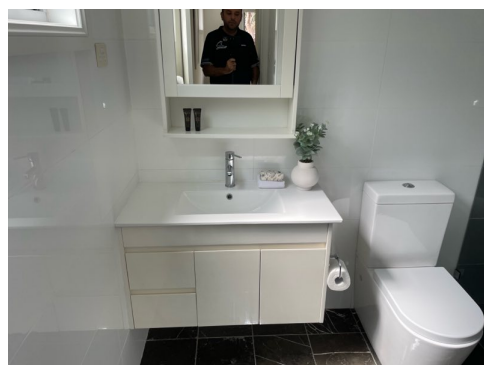
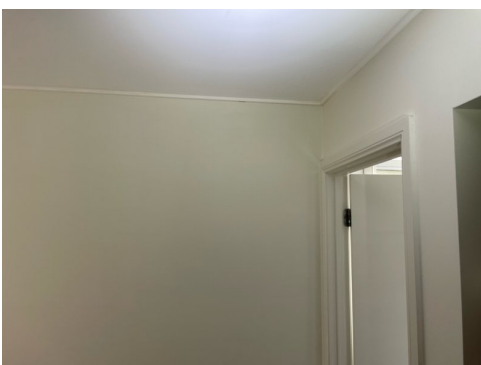
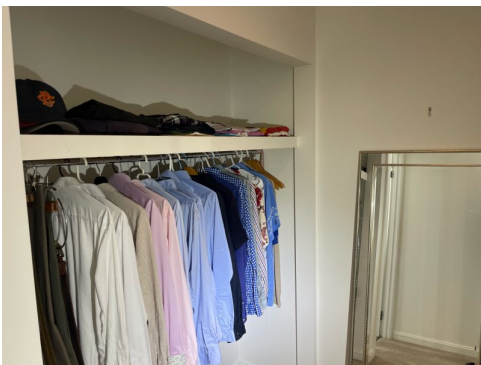


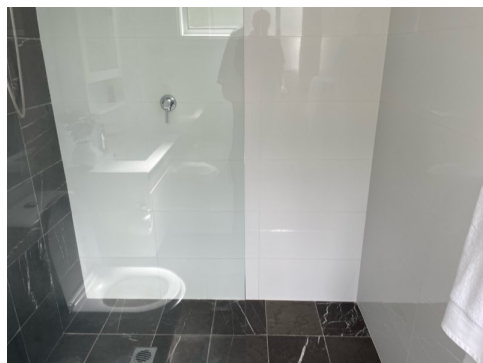
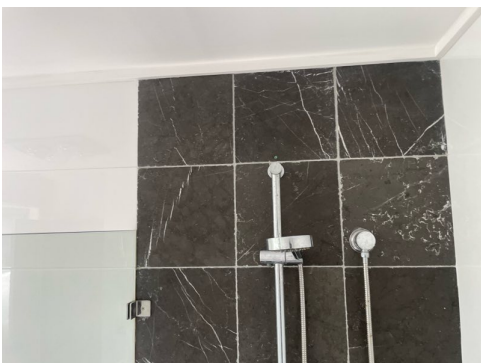
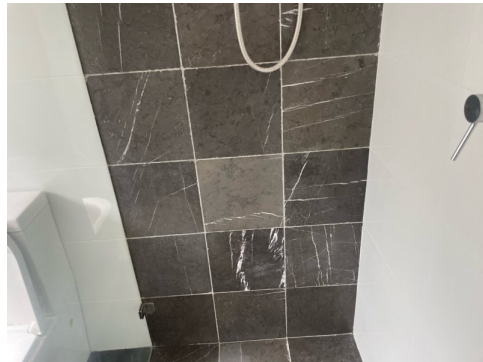




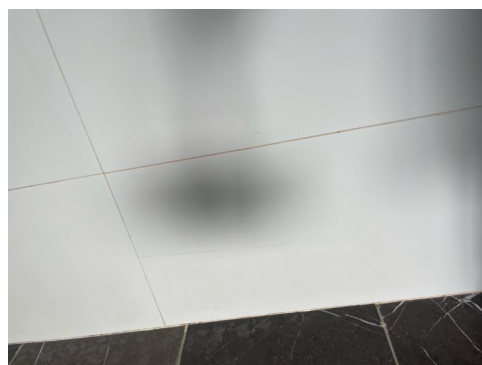
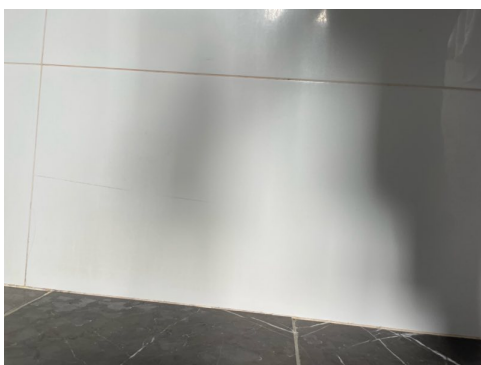
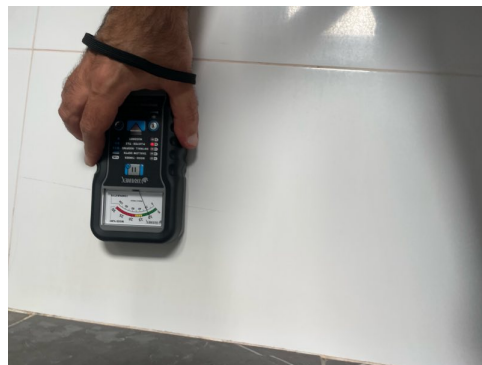
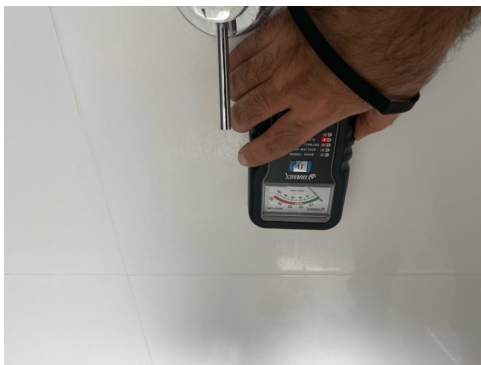


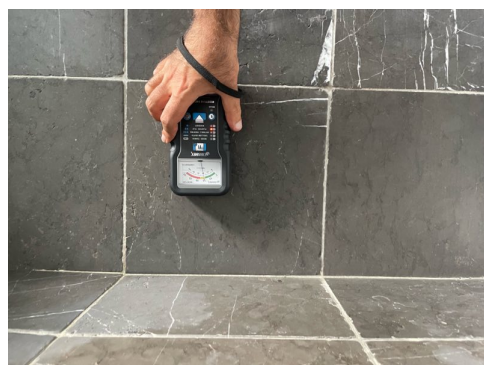
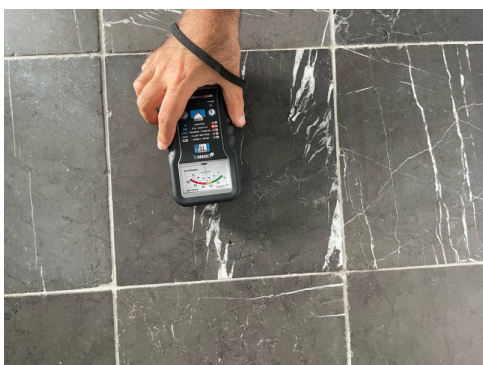
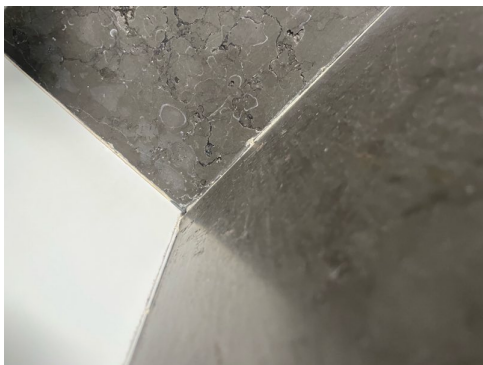
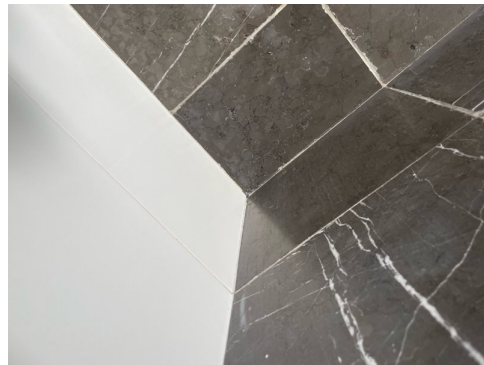
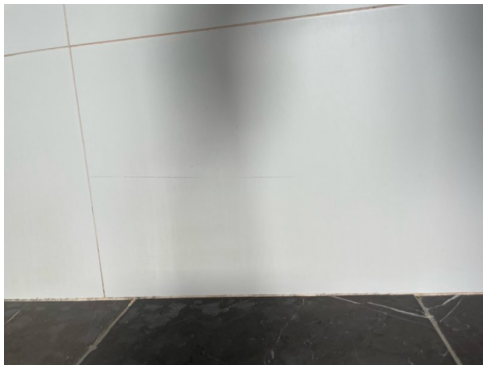


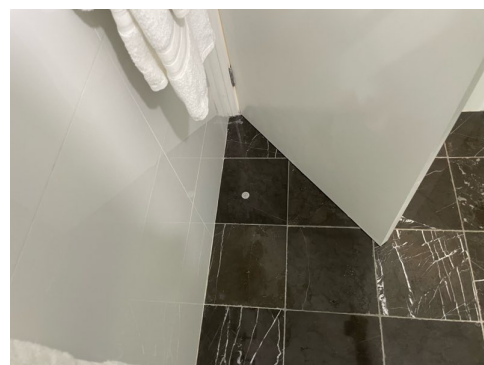
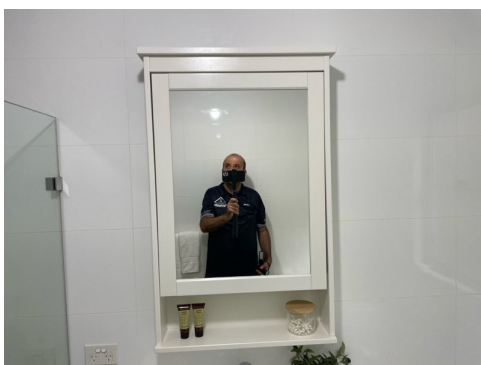


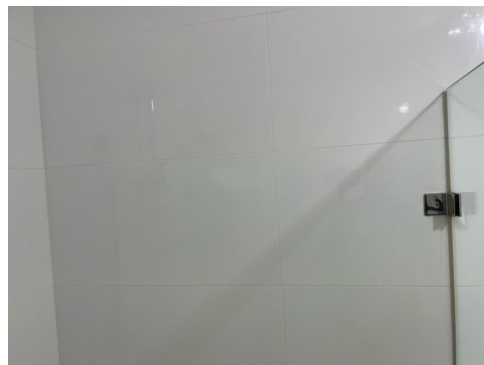
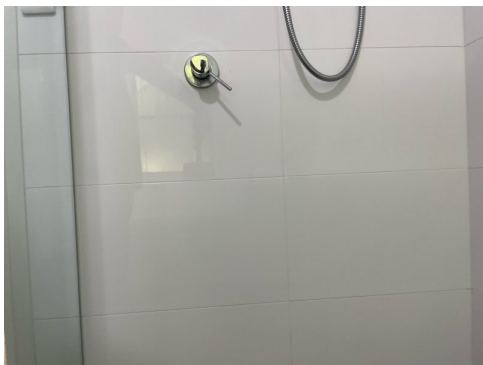
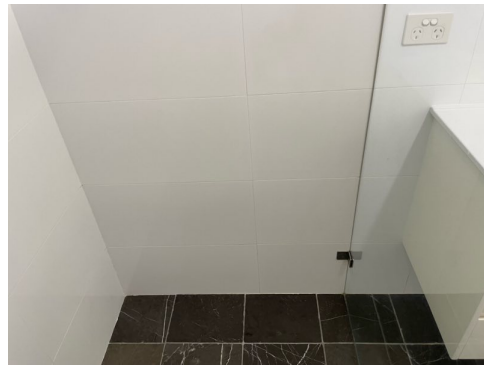
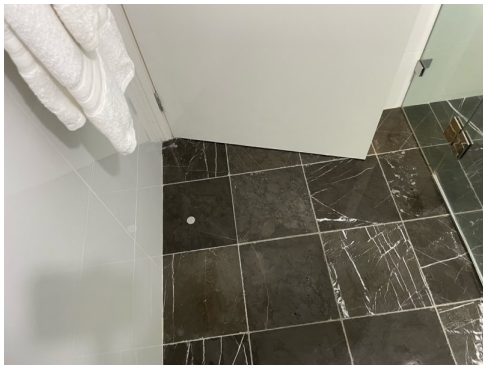


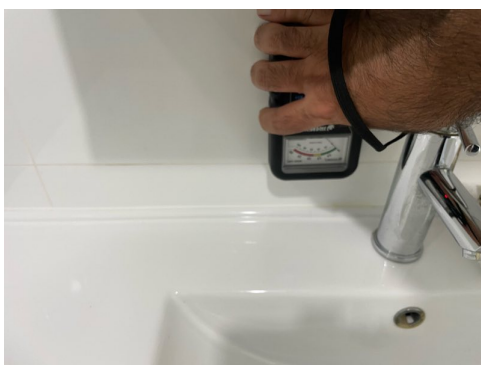
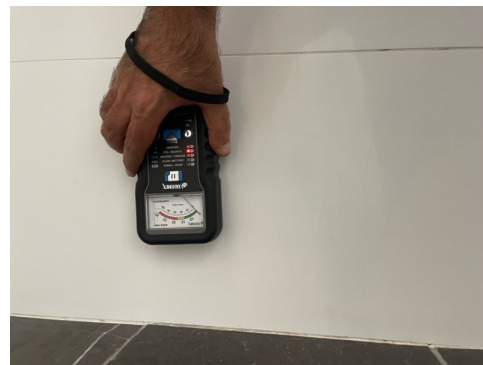
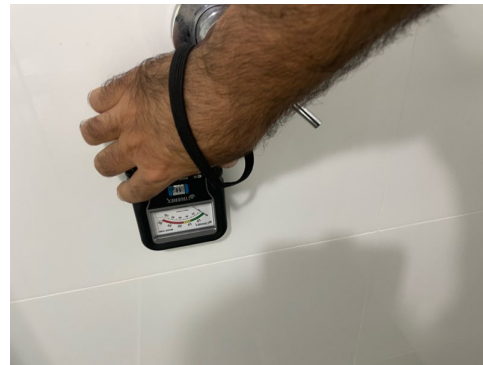
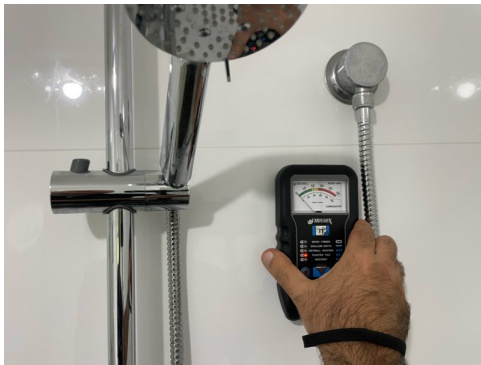


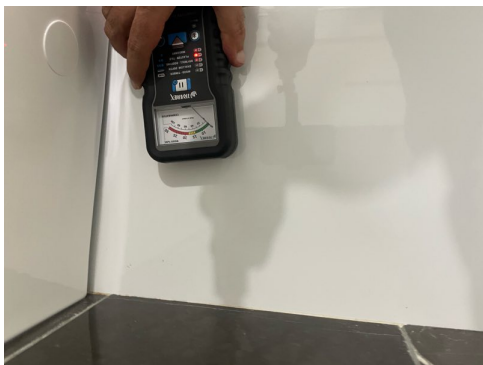


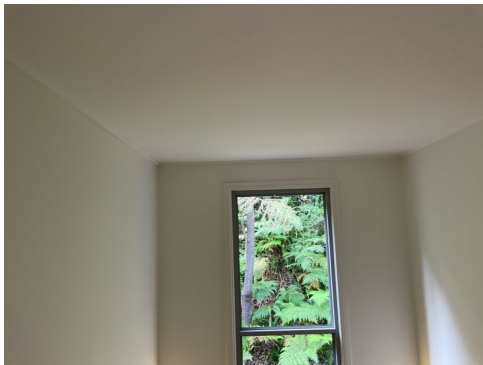


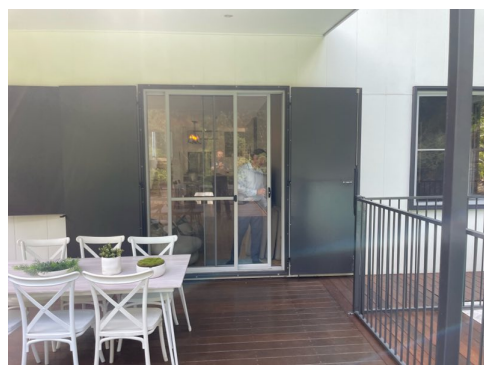
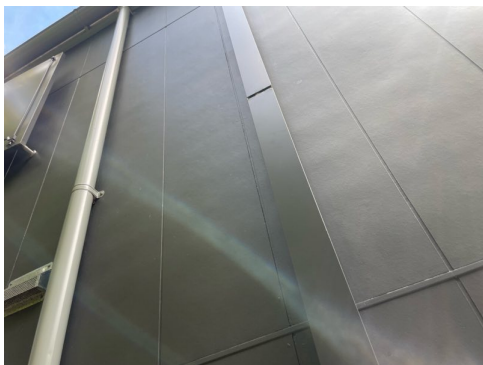


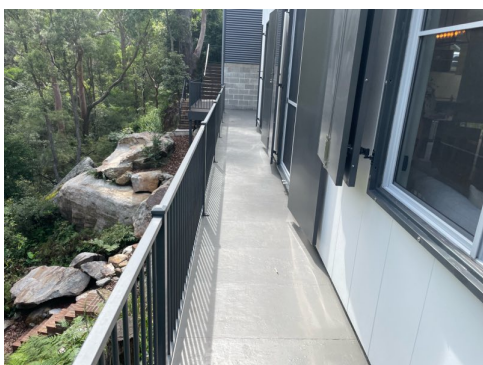


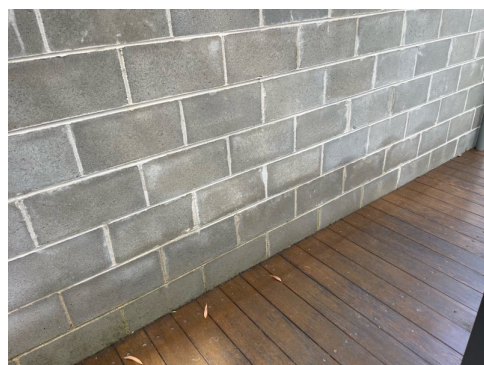
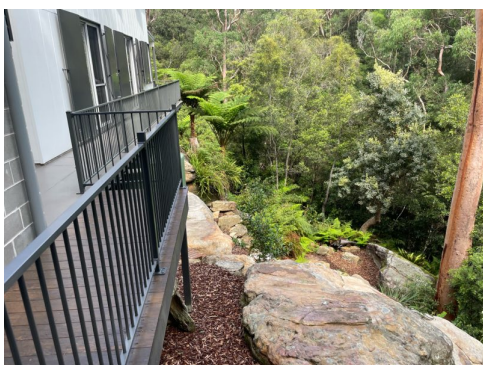
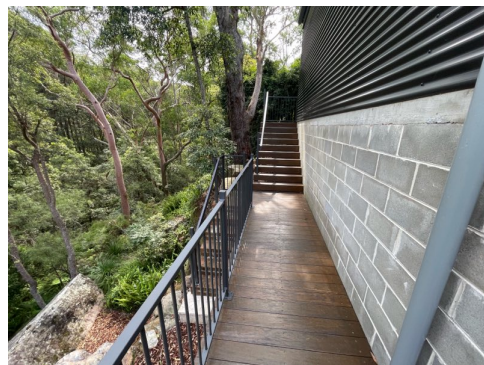






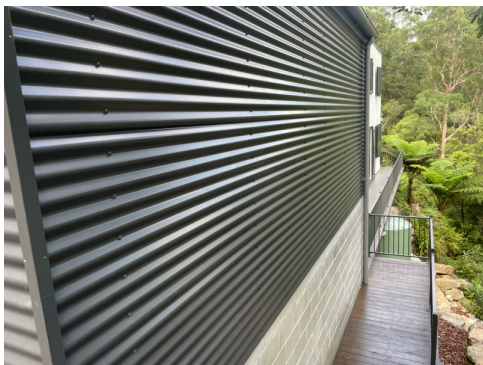
















## Definitions to help you better understand this report

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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

## **MOISTURE**

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

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

## **MAINTENANCE OF THE PROPERTY**

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

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

### **NO CERTIFICATION**

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

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

### **RECTIFICATION COSTS**

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