



Building and Timber Pest Inspection Report

Inspection Date: Sat, 28 Feb 2026

Property Address: 5/4 Forest Grove Dr, Kanahooka NSW
2530, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Sat, 28 Feb 2026

Modified Date: Sun, 1 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 5/4 Forest Grove Dr, Kanahooka NSW 2530, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Justin Blake Ph: 0435 182 122
Email: Shellharbour@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Shellharbour)

Company Address and Postcode: Shellharbour 2529

Company Email: Shellharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 182 122

Special conditions or instructions

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

The following apply:

The Preinspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer.

For the purpose of this report, the Structure includes the elevated rear deck and handrails.

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 good condition for its age generally with safety hazards, minor defects and recommendations.

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, Detached
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North West
Other Building Elements	Fence - Fabricated Metal Fence, Footpath, Garage, Party Walls
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Floating Floor, Internal Joinery, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Eaves, Veranda Posts
Roof	Timber Framed, Tiled, Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Weatherboards
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
- Fencing
- Gardens
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Posts
- Subfloor - Part
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

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

- 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Decking
- Degree of roof incline too steep for safe access
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Sarking
- Stored items
- Vegetation
- 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: **Medium**

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:	Building 1
Location:	Bedroom
Finding:	Window opening restrictors missing.
Information:	The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection.

Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means this window above ground level which does not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor.

This needs to be added urgently for the safety of all persons.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Building 1
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present (sarking

was found to be in good condition).

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.



Finding 3.02

Building:	Building 1
Location:	Pictured Areas
Finding:	Sealant or flashing (external) - Missing.
Information:	It was noted on inspection that areas of external sealant or flashing was missing to small areas of some external windows.

A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

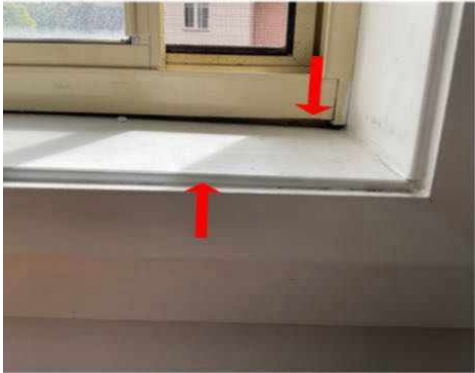
A sealant specialist or carpenter should be appointed to complete these works.



Finding 3.03

Building: Building 1
 Location: Bedroom
 Finding: Window installation substandard
 Information: The upstairs front bedroom window appears to be substandardly installed. This does not appear to have affected to operation of this window.

The window ledge is bowed with gaps evident. This should be monitored annually and is unlikely to worsen in the future.

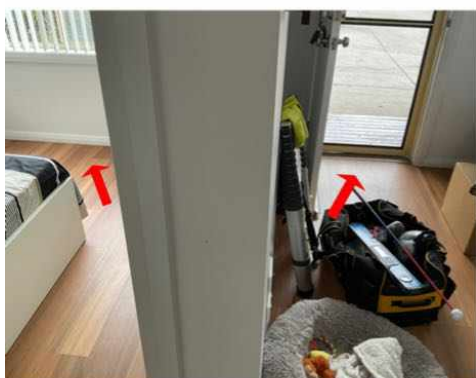


Finding 3.04

Building: Building 1
 Location: Front rooms
 Finding: Flooring - Uneven
 Information: The internal flooring in these areas is slightly out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

It is thought the recent piercing works has rectified the previous movement that has occurred.

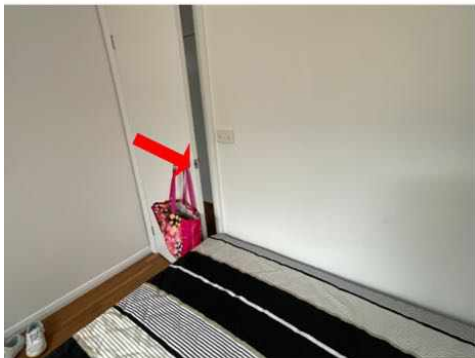


Finding 3.05

Building: Building 1
 Location: Bedroom - Master
 Finding: Doors - Binding/jamming/ not latching
 Information: Binding and/or jamming of the upstairs door and the lower bedroom door not latching was evident during standard operation. This defect inhibits the functionality of the affected doors.

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

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



Finding 3.06

Building:	Building 1
Location:	Driveway
Finding:	Crack in concrete slabs - Category 1
Information:	Cracks coded as Category 1 was identified in these pictured slabs. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.07

Building: Building 1
Location: Pictured external areas
Finding: Building elements - Damaged
Information: Evidence of minor missing or damaged areas was identified at the time of the inspection. These include -

1. The rear fence has minor impact damage.
2. The shower screen door is loose and requires repair.
3. The bathroom fan is noisy on start up and requires a service.

A carpenter would be the trade responsible for rectification of these areas when convenient.



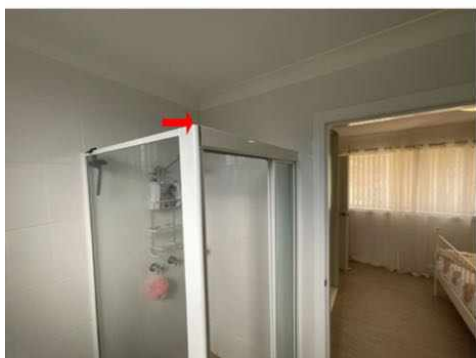


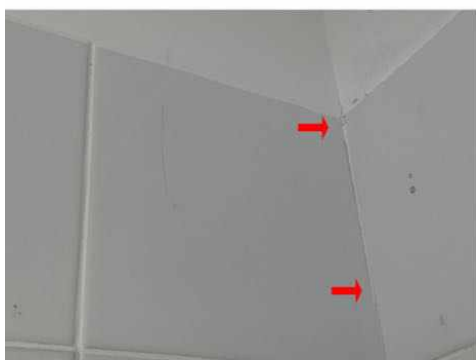
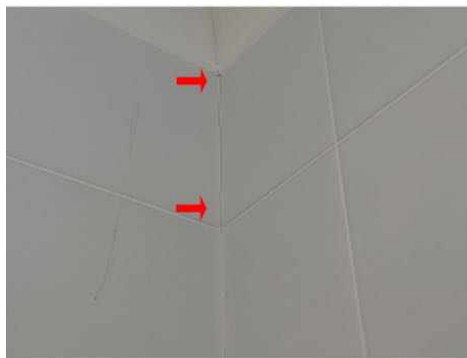
Finding 3.08

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

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

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





Finding 3.09

Building:	Building 1
Location:	All External Areas
Finding:	Roofing areas - minor weathering
Information:	Upon inspection of the exterior roofing, the majority of the accessible roof areas were considered to be in a good condition. While weathering of these pictured areas is consistent with the age of the property, regular maintenance works are required.

Re-sealing or replacing small areas of damaged mortar may be considered as an interim solution by the client to help preserve and extend the life span of these roofing areas. Where left unmanaged, deteriorating roofing materials are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures. Remedial works should be undertaken every 5 years to increase the longevity of the exterior roofing structure.



Finding 3.10

Building: Building 1

Location: Bathroom

Finding: Tile cracked

Information: One crack tile was evident in these pictured areas at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement.

Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of kitchens and bathrooms, it can lead to water damage of adjoining walls and floors.

Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



Finding 3.11

Building: Building 1

Location: Kitchen and bathroom

Finding: Sealant and grouting - Missing or damaged

Information: It was noted on inspection that sealant or grout is degraded to these pictured wet areas.

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





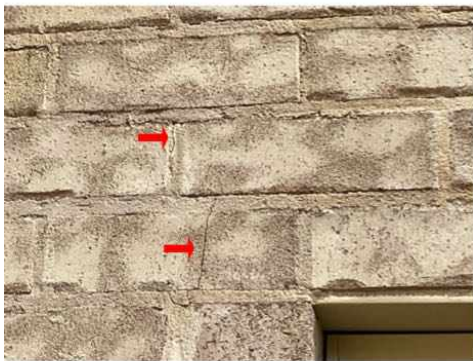
Finding 3.12

Building:	Building 1
Location:	Exterior wall
Finding:	Step cracking to brickwork (minor under 1mm)
Information:	Step cracking was identified to the brickwork in these two small areas at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 3.13

Building:	Building 1
Location:	Kitchen
Finding:	Rangehood - Light not working
Information:	While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection.

A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.



Finding 3.14

Building:	Building 1
Location:	Pictured rear deck
Finding:	Unfinished construction
Information:	The painting of this structure appears to be incomplete.

A painting contractor should be appointed immediately to complete this construction process as only undercoat has been applied to some areas.



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:	Building 1
Location:	Meter Box
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. 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, the electrical box was locked with no access.

The client may consider gaining further advice from the body corporate as to what measures are regularly taken and if a 'chemical' application is undertaken. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building:	Building 1
Location:	Most walls
Finding:	Bridging - Vegetation and decking
Information:	Where vegetation and decking obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants and decks against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of plant species that do not provide "cover" or cutting back of existing vegetation and leaving a small gap between decking and the building walls will assist greatly in preventing Bridging from occurring.

The removal of any such stored building or plant materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.



Finding 6.03

Building: Building 1
 Location: Exterior walls
 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 6.04

Building: Building 1
 Location: Yard - Back and left
 Finding: Timber in contact with the ground
 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.

Removal of all waste timber that is in direct contact with ground is highly advised. This timber is promoting mould and wood rot and is very attractive to termites.

Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.05

Building:	Building 1
Location:	Subfloor
Finding:	Damp - Rising (minor)
Information:	Rising damp was found in a few small subfloor areas. This is common in most subfloors. This describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. A qualified plumber can provide advice on the rising damp.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

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

- SUMMARY

The building compared to others of a similar age and construction appears to be in good condition. There is one safety defect that is easily fixed.

There are minor defects and maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, sarking and vegetation etc meant some areas were not accessible. The upper roof was inspected from a ladder from the rear upper deck due to the steep pitch and no safe access. 90% of the subfloor was accessed.

Moisture readings were taken in each room with no significantly moisture found at the time of the inspection.

TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards

AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

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

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

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

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

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

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

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

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

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: Subfloor new piercing works
Finding: Additional Photos of piercing
Information: Additional photos are provided of the new subfloor works that appears to be completed to a high standard with no defects observed.





Noted Item

Building: Building 1
Location: All Subfloor Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
Location: Roof Exterior
Finding: Additional Photos
Information: Additional photos are provided for your general reference



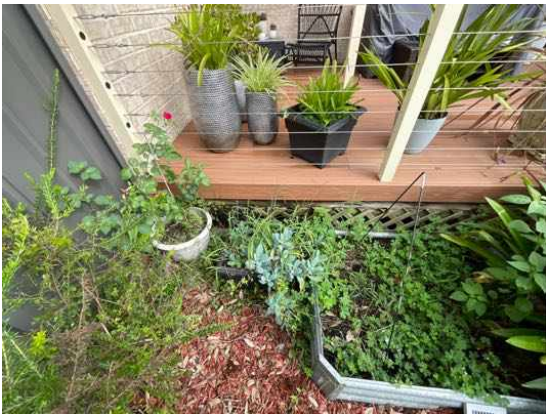


Noted Item

Building: Building 1
Location: All External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference







Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference







Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference

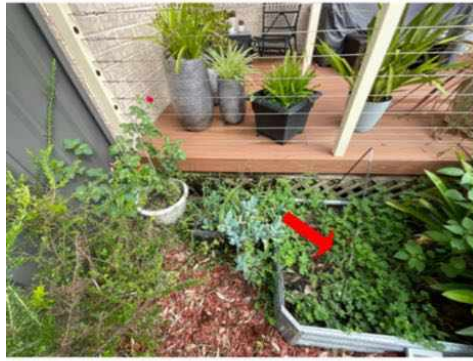




Noted Item

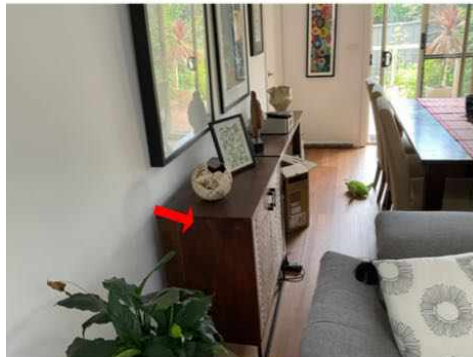
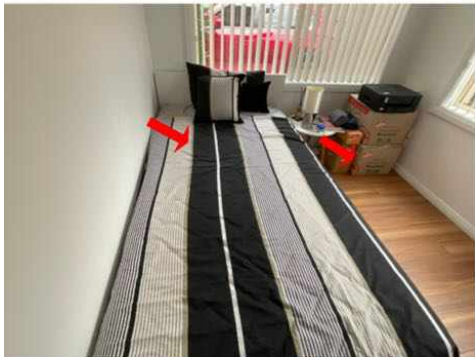
Building: Building 1
Location: All External Areas
Finding: Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Building 1
Location: All Roof cavity areas
Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. A re-inspection is recommended once the areas are made accessible.

The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.





Noted Item

Building: Building 1
Location: All Subfloor Areas
Finding: Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Building 1
Location:	Rear deck
Finding:	Elevated structure inspections
Information:	While this rear deck appears in good condition, where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes the elevated rear deck and handrails.



Noted Item

Building:	Building 1
Location:	Bathrooms and laundry
Finding:	Waterproofing membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.
- The Installer and Installation Certification.

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing

specialist is recommended to investigate further.



Definitions to help you better understand this report

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

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

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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