



# Building and Timber Pest Inspection Report

Inspection Date: Sat, 14 Mar 2026

Property Address: 51 Galah St, Melonba NSW 2765, Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	Annexures to this report

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, 14 Mar 2026

Modified Date: Sun, 15 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: 51 Galah St, Melonba NSW 2765, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Amar Narayanan Ph: 0468 472 460  
Email: Quakershill+01@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections Quakers Hill

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Company Address and Postcode: Rydalmere 2116

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Company Email: Quakershill+01@jimbuildinginspections.com.au

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Company Contact Numbers: 0468 472 460

## 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: 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: At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate to High.

Please be aware that limitations did affect the inspection with inaccessible areas, insulation and stored items meant a complete inspection of the roof space and was not possible. Obstructions such as furniture, stored items and vegetation meant that some areas could not be fully inspected.

NOTE: Any areas which are inaccessible at the time of inspection present a high risk for undetected

timber pest or termite activity and/or damage. The client is strongly advised to make arrangements to access inaccessible areas urgently.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Note: The report must be read in its entirety and do not rely solely on the summary.

PLEASE READ ALL DEFECTS IN FULL

THIS REPORT IS SUBJECT TO THE PRE-INSPECTION AGREEMENT. PLEASE ENSURE YOU HAVE READ THIS DOCUMENT AND AGREE TO ITS TERMS PRIOR TO ACCEPTING THE FINDINGS WITHIN THIS REPORT.

PLEASE CONTACT ME FOR A COPY IF YOU HAVE NOT SIGHTED THIS DOCUMENT. AMAR NARAYANAN - [quakershill@jimmsbuildinginspections.com.au](mailto:quakershill@jimmsbuildinginspections.com.au)

THIS REPORT WILL FOCUS ON TIMBER PESTS, SAFETY ISSUES AND MAJOR DEFECTS MAINLY. VERY MINOR DEFECTS HAVE BEEN HIGHLIGHTED WITH ARROWS AND CAN BE DISCUSSED FURTHER WITH THE INSPECTOR. THE REPORT WILL NOT PROVIDE COSTINGS FOR REPAIRS ETC AS THIS IS OUTSIDE THE SCOPE OF THE REPORT AND AUSTRALIAN STANDARDS AS4349.1 (2.3.1). A SEPERATE REPORT CAN BE OBTAINED IN RELATION TO COST OF REPAIRS.

PLEASE MAKE SURE YOU READ THE REPORT IN FULL. THE CONCLUSION IS INCLUDED AT THE END OF THIS REPORT.

## 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 good condition

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Fence - Fabricated Metal Fence, Footpath, Garage, Pergola, Porch, Retaining Walls, Water Tanks, Driveway, Pool
Other Timber Bldg Elements	Doors, Eaves, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Door Frames, Architraves, Staircase, Window Frames, External Joinery, Weatherboards
Roof	Tiles, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Light Weight Wall Clad, Brick Veneer (Timber Framed), Rendered
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.

- Posts
- Roof Void - Part
- Slab Edge
- The Site
- Pool Surrounds
- 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 - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection.
- Inside of the fencing.

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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Duct work
- Above safe working height
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Landscaping
- Insulation
- Sarking
- Patio
- Proximity of perimeter fence to building
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings
- Webbing of roof trusses - not trafficable

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

#### Finding 2.01

Building: Main Building  
Location: Master Balcony  
Finding: Balcony - Floor  
Information: Upon Inspection The gradients of the Balcony floor levels are checked and found to be ok with a fall towards the floor trap.

Suggest to always keep the area clear of rubbish and leaves, for the free flow of water/ rainwater to go through the downpipes.

The area being exposed to different weather is also a Cause for the grout/ silicone to dry up. 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.

Upon Inspection of the Balcony it was noted that the render walls around the balcony have shown signs of cracking, This may be due to moisture permeating due to various weather conditions.

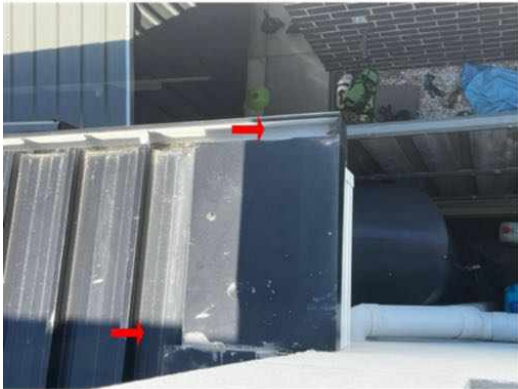
It is advised that a Licensed Builder may be appointed to check further and suggest a suitable remedy for the situation.

During the time of inspection it was evident that the balcony floor needs to be grouted and epoxy silicone sealed in the edges suitable for exterior use, This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of grout penetration.

The area being exposed to different weather is also a Cause for the grout/ silicone to dry up. 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. Upon inspection the leak from the Balcony has effects in the eaves

where shown in the photos.







## Minor Defect

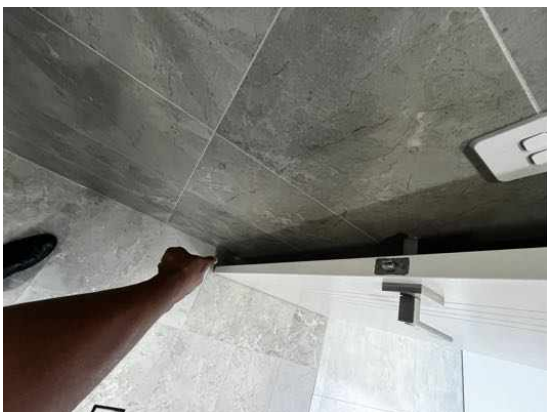
### Finding 3.01

Building: Main Building  
Location: Bathrooms and Ensuites >  
Finding: For information only  
Information: A Cluster of Photos taken at the time of inspection.

Upon inspection do the ground floor bathroom there was a mark on the wall near the shower screen. Its happened while installation of the shower screen.

A suitable trade person may be consulted to repair and replenish the marked area.











### Finding 3.02

Building: Main Building  
 Location: Bathroom GF Ensuite  
 Finding: Cabinetry Plumbing - Ensuite  
 Information:

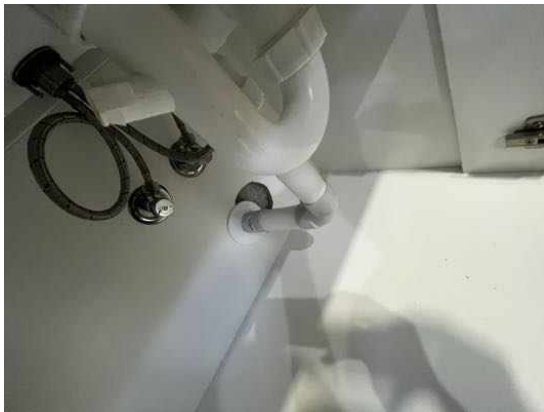
All cupboards where sinks and basins with drainage plumbing were inspected and it was noted that there was a leak in one of the cupboards were present at the time of inspection.

It is recommended that a Licensed Plumber may be appointed to inspect and remedy the situation.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.



**Finding 3.03**

Building: Main Building  
Location: Master Bathroom  
Finding: For information only  
Information: A Cluster of Photos taken at the time of inspection.

It was noted during inspection that the cavity sliding door had distinguished marks caused during operation of opening and closing the door.

A Licensed carpenter or a handy man be employed to check and remedy the situation.





### Finding 3.04

Building:	Main Building
Location:	Ground floor bathroom
Finding:	Door stop - Missing Rubber edge
Information:	At the time of inspection The door stop was missing or was 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.



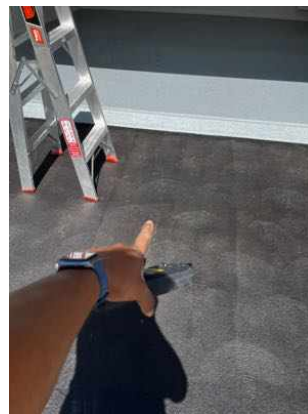
### Finding 3.05

Building:	Main Building
Location:	Driveway
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 joints.

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 3.06

Building:	Main Building
Location:	Roof PLumbing
Finding:	Roof plumbing - Loose flashing
Information:	Metal and other material flashings are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins, and require regular inspection and maintenance as they are more subject to rust-related deterioration.

The flashing in this section of the exterior roofing appears to have come loose from its original fixing. It is suspected that this minor defect has occurred as a result of general deterioration over time.

Re-fixing and potential replacement of certain areas of flashing is advised to promote adequate roof drainage and protection from water penetration. Failure to perform these works may result in water damage and accelerated deterioration of associated building elements.

A roofing contractor or roofing plumber should be appointed as soon as possible to restore the flashing to a fully operational state.

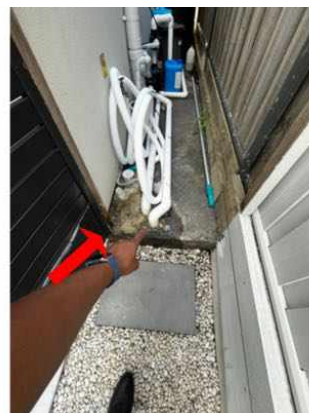


**Finding 3.07**

Building: Main Building  
 Location: Pool  
 Finding: Water leak - External  
 Information: Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.



### Finding 3.08

Building: Main Building

Location: GF Bedroom

Finding: Floor tiles - Cracked

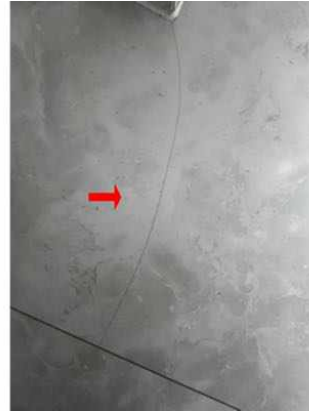
Information: Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement in the floor foundations may also have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

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

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution.

A tiling contractor or general handyperson may be appointed to perform these works at client discretion.

Where cracks become more numerous, consultation with a registered builder will be required.



### Finding 3.09

Building: Main Building

Location: Laundry

Finding: Timber - exposed to weather

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

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



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

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





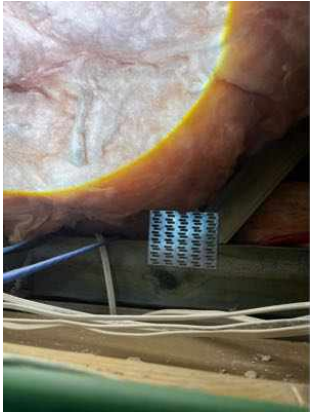




### Finding 6.02

Building: Main Building  
 Location: Roof Void  
 Finding: Obstructions and Limitations - Roof space  
 Information: Upon Inspection of the Roof void below mentioned photos have been attached as to the point been reachable to inspect the roof upon safe condition.

These photographs are an indication of the obstructions and limitations which impeded inspection of the Roof Space/Void at the time of inspection such as Stored items, Ducting, Aircon ducting, Skylight tubes, Electrical wires , insulation and cross beams, rafters, low clearance as of the pitch in the roof. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.





Finding 6.03

Building:	Main Building
Location:	All External Areas
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.



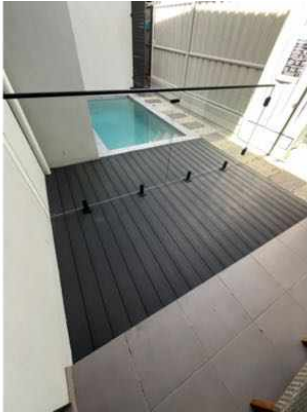
### Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to Buildings
Information:	Upon Inspection, The retaining walls in the side of the building, Retaining walls of Garden beds towards the building , Timber around the perimeter area to the exterior wall of the House which can cause Bridging.

Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences and service conduits provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.



### **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](http://www.jims.net).

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

- - The House is in Good condition when compared to houses of a similar age.

In general all wall and ceiling linings were in good condition -

The kitchen and Laundry were in good condition overall.

The Bathrooms were in good Condition Refer to Statement

The Buyer should consider doing a pre handover personal inspection once 100% all pending jobs are completed by the builder.

Major Defect - Master Balcony ( Refer Defect Statement)

All electronic devices coming as part of the building may be checked by the electrician or information sourced from the owner if required by the purchaser at the time of handover.

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

The HWS was working during inspection.

However this is not the opinion of the Licensed Plumber. Kindly check for advice.

Further inspection of electrical appliances, plumbing and the air conditioner is advised as reporting on these items is outside the scope of this report.

The report must be read as a whole to fully appreciate the scope of works required to rectify and ensure the long term structural stability and longevity of the building.

Access into the roof space was limited due to excessive steel structures, stored items, insulation, ducting , cross beams and low roof pitch in areas.

Many minor defects can be rectified and then maintained in the future.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

There was no evidence of previous termite activity in the house. There is however a number of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR 277 thermal camera. No thermal anomalies were noted that would be consistent with any current termite activity.

\*THERE IS NO CURRENT DURABLE NOTICE of Termite Management System in Place. ( To consult with Owner/ Strata/Builder for further Information)

\*All stored timber must be removed.

\*Any in ground contact should be removed.

\*Overflows should be plumbed to drainage.

\*Be aware that stored items and insulation can limit the inspectable areas and may hide defects.

\*Further invasive inspections are always recommended in any areas of concern.

Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

A Pre Purchase inspection report is by its very nature may be negative, as its role is to identify the defects in the property. The reader should consider the positive aspects of the property in their final decision making. Not all the positive aspects will be highlighted in this report.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law or as a warranty or an insurance policy against problems developing with the building in the future.

Estimating the cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'Special-Purpose Building Report'

Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

For further information, advice and clarification please contact Amar Narayanan on 0468472460.

For further information, advice and clarification please contact Amar Narayanan on: 0468 472 460

**Section E Attachments and Further Comments**

- Defects Report

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.





Noted Item

Building: Main Building  
 Location: Sink Cupboard/ Electrical Box  
 Finding: Evidence of a previous termite management system was identified  
 Information: Upon Inspection There was a Durable Notice of Termite treatment identified but the date and the information in the notice was not readable/ identifiable - So It is highly recommended to have a termite treatment organised and to follow a termite treatment proposal and keep note of the system every 12 months in duration.

There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



**Noted Item**

Building: Main Building  
 Location: All Internal Areas  
 Finding: Smoke Detector and Alarms  
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices.

Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building.

Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



**Noted Item**

Building: Main Building  
Location: Yard - Side  
Finding: Storm Water Tank  
Information: Storm Water Tank photos taken at the time of inspection.

Please consult a licensed Plumber to check the Connections/ pressure/ pumps/ flow of water and functionality accordingly.



### Noted Item

Building: Main Building  
 Location: Yard - Side  
 Finding: Hot Water Unit  
 Information: The HWS unit was connected at the time of inspection. Hot water was checked in all wet areas on inspection.

however, the flow of water was ok but this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

The hot water unit has to be checked by the Plumber before handover.



### Noted Item

Building: Main Building  
 Location: Yard  
 Finding: Perimeter Fencing -  
 Information: For your information photos taken at the time of inspection.



**Noted Item**

Building: Main Building  
Location: Exterior Walls  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



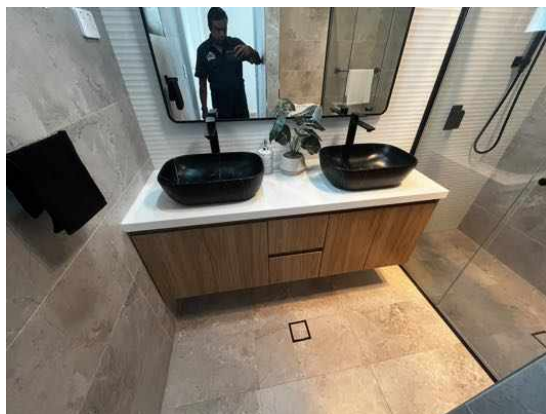
Noted Item

Building: Main Building  
Location: Kitchen/ Laundry/ Bathrooms  
Finding: Cabinetry Plumbing - Kitchen/ Laundry/ Bathrooms  
Information: Upon Inspection of the Kitchen and the Laundry and all bathroom cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.





**Noted Item**

Building: Main Building  
Location: All Internal Areas  
Finding: Thermal Camera  
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: Garage  
Finding: For information only  
Information: A Cluster of Photos taken 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.