



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Mar 2026

Property Address: 2/20 Ewos Parade, Cronulla NSW 2230,  
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: Wed, 18 Mar 2026

Modified Date: Thu, 19 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: 2/20 Ewos Parade, Cronulla NSW 2230, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Sheraz Rasool Ph: 0414614553  
Email: Narellan@jimbuildinginspections.com.au

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GradTIEAust Lic# 372931C;

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Company Name: Jim's Building Inspections Narellan

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Company Address and Postcode: Harrington Park 2567

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Company Email: Narellan@jimbuildinginspections.com.au

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Company Contact Numbers: 0414614553

## Special conditions or instructions

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

The following apply: This inspection was visual and non-invasive, conducted in accordance with AS 4349.1 (Building) and AS 4349.3 (Timber Pest). The inspection was limited to areas accessible at the time and is valid only on the date of inspection.

-The Pre-Inspection Agreement, including scope, limitations, and exclusions, forms part of this report and must be read in full.

-This report was prepared for the exclusive use of the Client named herein. Liability does not extend to third parties. Any reliance by others is at their own risk.

-Defect statements and photographs must be read together to fully understand the findings. Where

clarification is required, the inspector should be contacted prior to acting on the report.

-Water ingress and moisture: Where elevated moisture was identified, the exact cause cannot be confirmed without invasive investigation. In strata/apartment inspections, the source may involve common property waterproofing systems (balcony membranes, slab penetrations, drainage). Such matters should be referred to the Owners Corporation/Body Corporate for determination and rectification.

-Timber pests: No warranty is given that the property is free from timber pests due to possibility of concealed activity. Evidence of activity, damage, or conditions conducive to infestation must be addressed immediately. High-risk or inaccessible areas should be further investigated. Regular timber pest inspections at 12-month intervals (or more frequently where risk is high) are strongly recommended.

-Safety hazards and major defects should be rectified immediately. All other defects should be addressed as soon as possible to prevent further deterioration.

-It is strongly recommended that a licensed electrician and plumber check all relevant services in the property following purchase, both to rectify issues and to advise on correct use and maintenance.

## 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 Is in fair condition with safety hazard, major, minor defects, maintenance items and observations under section D significant items (for your information) requiring attention. For further information refer to the body of the report.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

## Section B General

### General description of the property

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Building Type	Apartment, Residential
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Company or Strata title	Yes
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Floor	Tiled , laminate and carpeted areas
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Furnished	Unfurnished
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No. of bedrooms	2
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Occupied	Unoccupied
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Orientation	
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Other Building Elements	Car spaces & Storage
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Other Timber Bldg Elements	Architectural Trims, Internal Joinery, Doors
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Roof	Not Applicable
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Storeys	Multi storey
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Walls	Solid Masonry
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Weather	Fine
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## 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.

- Interior

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

### Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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

### Obstructions and Limitations

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

- Ceiling linings
- Appliances and equipment
- Above safe working height
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Fixed ceilings

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: **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.

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Kitchen
Finding:	Unsecured Oven Installation
Information:	The electric oven located beneath the gas cooktop in the kitchen island was found to be unsecured.

During a light pull, the oven moved forward freely, presenting a potential safety hazard, especially if weight is applied to the open door. According to AS 4349.1–2007 Appendix C (C2.2 and C2.3), appliances should be properly installed to prevent movement or dislodgement.

This defect is considered a major safety concern due to the risk of injury or damage. Immediate rectification is recommended by a licensed kitchen installer or qualified tradesperson to properly secure the appliance in accordance with manufacturer installation instructions. Rectification should occur within 24–48 hours to eliminate the risk.



### Major Defect

#### Finding 2.01

Building:	Main Building
Location:	Bathroom
Finding:	Elevated Moisture Bathroom & Back of shower (Possible waterproofing)
Information:	Elevated moisture levels were detected to tiled surfaces in bathroom/shower areas. This may be due to porous or missing grout, cracked tiles or recent use, however the possibility of waterproofing membrane failure or plumbing leaks cannot be excluded.

Persistent moisture ingress can lead to concealed damage, including timber rot and mould growth. Further investigation by a licensed plumber and/or waterproofing contractor is recommended as soon as possible. The back of shower area also showed elevated moisture with visible deterioration evident at the time of inspection.

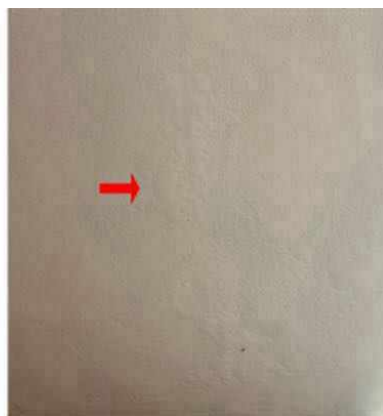


### Finding 2.02

Building:	Main Building
Location:	Balcony
Finding:	Painted surface - Bubbling - Balcony Soffit (Possible waterproofing)
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	All Internal Areas - Rear wall lounge , bedrooms , front entrance and bedroom front ceiling
Finding:	Elevated Moisture – Further Investigation Recommended - Multiple areas (possible moisture ingress from external pathways and balcony)
Information:	Elevated moisture readings were detected in several locations, with some areas also showing signs of dampness while others did not present visible surface issues, although no significant structural damage was evident at the time of inspection, dampness can contribute to deterioration if left unaddressed. Inspector was not able to inspect the external wall due to space constraints. A further investigation by a licensed plumber or waterproofing specialist is recommended to confirm the source and ensure no concealed issues are developing.





### Finding 3.02

Building:	Main Building
Location:	Balcony
Finding:	Balcony Elevated Moisture - Strata
Information:	Elevated moisture was recorded at the base of the balcony wall and flooring. While no significant internal damage was visible at the time of inspection, balconies in multi-unit dwellings are high-risk areas for waterproofing failure, which can lead to leaks into adjoining units and significant rectification costs. Further investigation by a licensed waterproofing contractor is strongly recommended.

Depending on the strata plan, this area may form part of the common property, in which case remedial responsibility may rest with the owners corporation (strata). Purchasers should seek clarification from the strata manager and legal adviser prior to purchase.



### Finding 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Ceiling - Water damaged
Information:	Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.



### Finding 3.04

Building: Main Building

Location: Bedroom

Finding: Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



### Finding 3.05

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

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

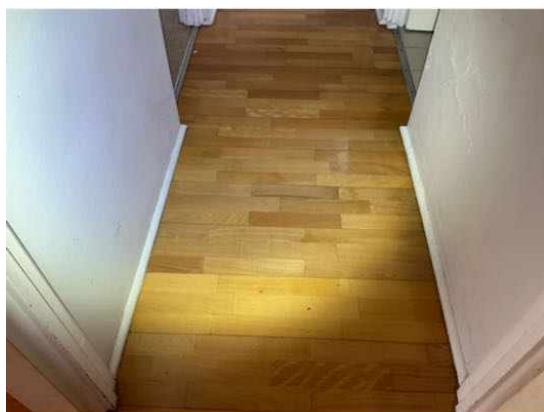
A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

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



Finding 3.06

Building:	Main Building
Location:	All Internal Areas
Finding:	Laminate Flooring Movement / Creaking
Information:	Minor creaking and movement were noted when walking over sections of the laminate flooring. This condition is commonly associated with floating floor systems where slight movement occurs between boards or between the flooring and the underlying substrate, particularly if the subfloor is uneven or expansion clearances are limited. While this does not generally indicate a structural issue, ongoing movement may cause wear to the flooring over time. Monitoring is recommended, and rectification may involve lifting and reinstalling affected boards or improving subfloor preparation if the condition worsens.



### Finding 3.07

Building:	Main Building
Location:	All Internal Areas
Finding:	Installation - substandard or incomplete - Floor
Information:	The installation of this building element appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

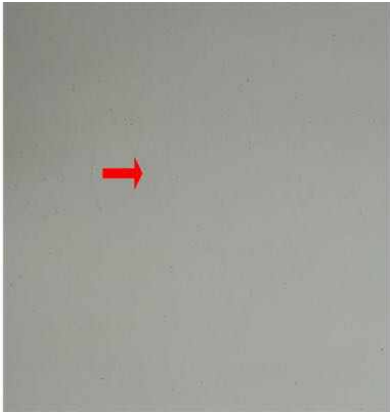
Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.



**Finding 3.08**

Building: Main Building  
Location: Bedroom  
Finding: Dark Spots - Ceiling  
Information: Very minor spotting was identified at the time of inspection, the pattern is consistent with airborne dust accumulation and/or minor environmental staining or possible insect droppings. No visible evidence of moisture ingress or structural defect was observed at the time of inspection.

Cleaning and repainting may be undertaken for cosmetic improvement. Regular cleaning and maintenance of air-conditioning filters and ventilation is recommended.



### Finding 3.09

Building: Main Building  
Location: All Internal Areas  
Finding: Building element - Damaged - Carpet deteriorated , rusted light fitting  
Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.





### Finding 3.10

Building:	Main Building
Location:	All Internal Areas
Finding:	Paint finish and hairline cracking
Information:	The paint finish in this area was identified as being incomplete at the time of inspection including some hairline minor cracking.

Whilst incomplete or missing paint and minor cracking and imperfections in finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.







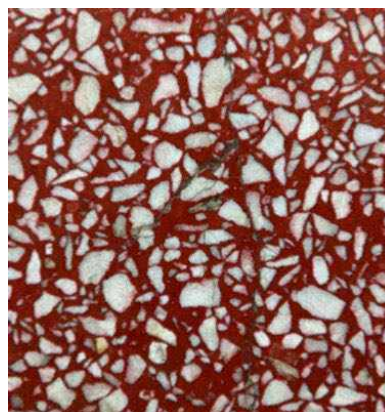


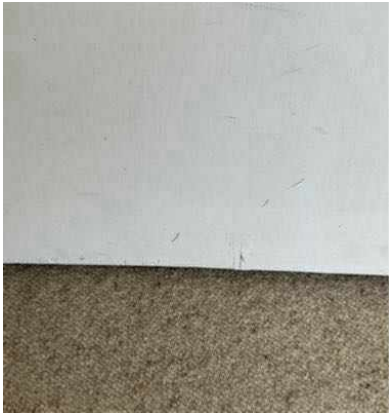
### Finding 3.11

Building:	Main Building
Location:	All Internal Areas
Finding:	Building element - Damaged - cracking in concrete paving , brickwork damaged and cracking , chipped concrete balcony , bedroom door chipped , mirror desilvering , vanity water damaged , kitchen cupboard misaligned
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.







### Finding 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Delamination of timbers
Information:	Localised delamination and surface deterioration were observed to sections of laminated joinery panels. This condition commonly occurs where moisture exposure or wear causes separation of laminate finishes from the underlying substrate. The defect is generally cosmetic in nature but may worsen over time if moisture exposure continues. Repair or replacement of affected joinery components may be considered as part of routine maintenance.



### Finding 3.13

Building:	Main Building
Location:	All Internal Areas
Finding:	Building element - Damaged - Door handle loose front , door binding , Tv cable fixing loose , BIR drawer misalignment, door jamb damaged bathroom
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all

building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



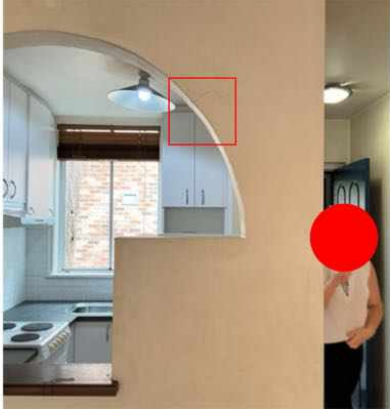
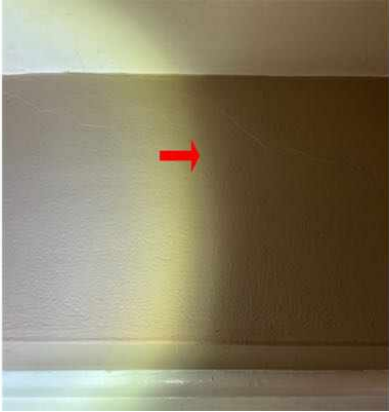


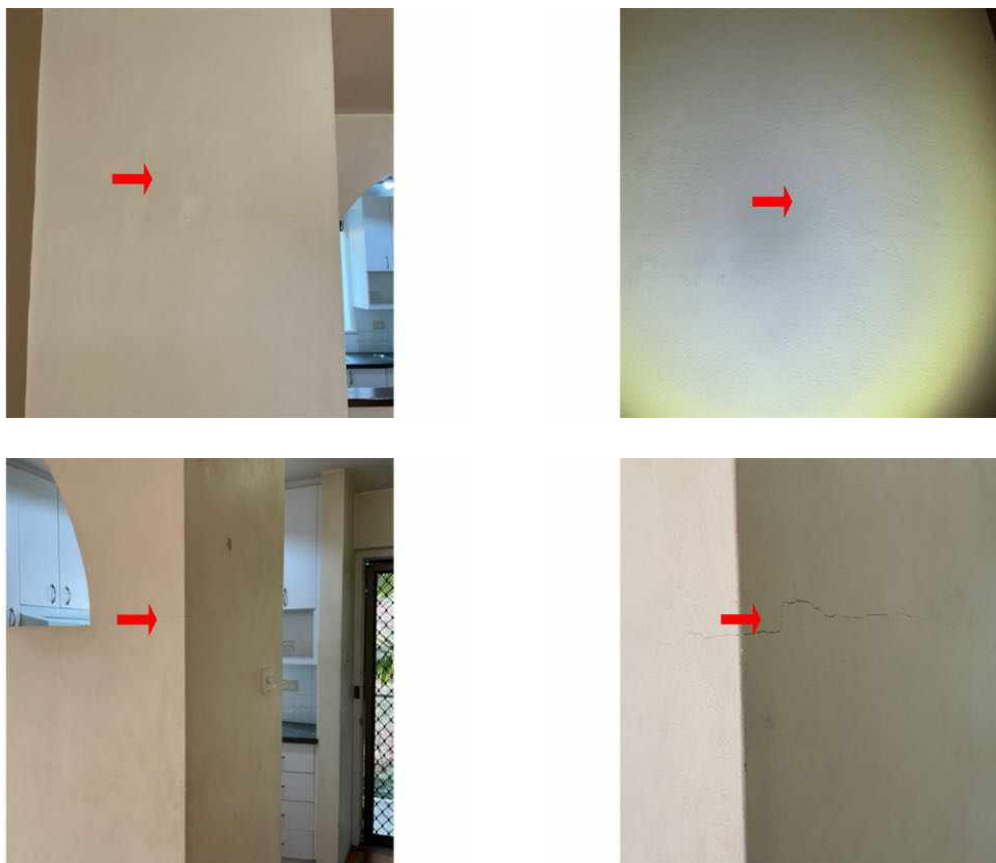
### Finding 3.14

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracks to internal render - Category 1 to some areas
Information:	It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.







### Finding 3.15

Building:	Main Building
Location:	All Internal Areas
Finding:	Sealant and grouting - Missing or degraded to some areas
Information:	It was noted on inspection that sealant or grout is degraded. There is also evidence of poor workmanship and excessive use of sealant. Silicone should never be used as a first line of defence against waterproofing. Further inspection by a licensed waterproofing contractor is highly recommended.

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.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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 3.16

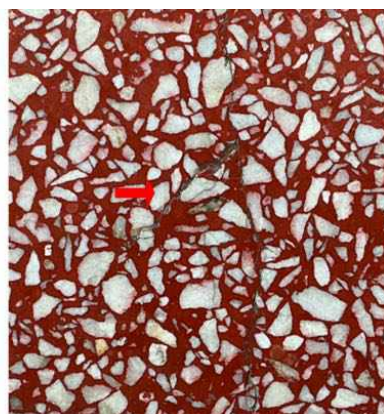
Building:	Main Building
Location:	Balcony
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm) to some areas
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such

cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Hairline cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

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



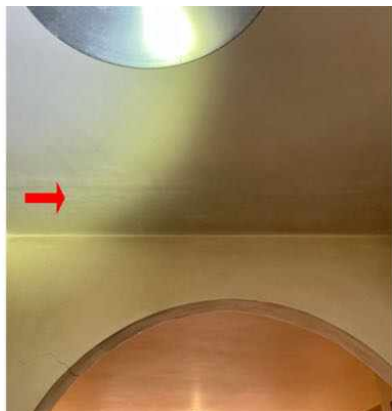
### Finding 3.17

Building:	Main Building
Location:	Kitchen
Finding:	Incomplete or substandard works - poor workmanship repairs to ceiling
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the

development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



### **Live Timber Pest Activity**

No evidence was found

### **Timber Pest Damage**

No evidence was found

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

No evidence was found

### **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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Termite and Timber Pest Technician / Licensed Pest Controller
- Registered/Licensed Builder
- Other

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 building compared to others of a similar age and construction appears to be mostly in fair condition. It does have safety hazard (Unsecured oven) major defects (Balcony soffit paint bubbling, Bathroom elevated moisture possible waterproofing), minor defects including some maintenance issues and some observations under for your information section D significant items 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.

It is recommended to attend to the safety hazards and major defects immediately to prevent further issues where applicable . Refer to report for details

Point to note:

It is recommended that the client obtain a current strata inspection report and/or seek confirmation from the strata manager regarding any outstanding building maintenance issues, special levies, or known defects affecting common property or the unit.

It is recommended that the client consult with the strata/Owners Corporation to confirm responsibility and ownership of any identified defects, as under the Strata Schemes Management Act 2015 (NSW) certain building elements, such as external walls, roofs, ceilings, and structural components, may form part of the common property and therefore fall under strata maintenance obligations.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space was not possible and areas of furniture, stored items, insulation and garden vegetation meant some areas was obstructed.

#### Definition of a Major Defect (AS 4349.1-2007)

A major defect is a defect of significant magnitude where, in the inspector's opinion Rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property.

The following items are highly recommended where applicable:

- Repair and monitor any water leaks and areas of excessive moisture.
- Consultation with a timber pest contractor is advised.

Obstructions are as follows but not limited to:

- Fixed Ceiling
- Fixed joinery.
- Floor coverings.
- Blinds/Curtains.
- Stored goods and as per obstructions and limitations

The photographs included in this report are provided as visual evidence of observed conditions at the time of inspection. They are intended to be representative only, highlighting typical examples of defects or areas of concern.

#### TIMBER PEST

Regular inspections will not prevent timber pest infestation, but they will limit potential damage by ensuring early detection.

This inspection was visual and non-invasive and limited to the interior of the subject lot. No subfloor, roof void, external walls, structural timbers, or surrounding landscaping (trees, stumps, garden beds) were inspected as these form part of the common property under the responsibility of the Owners Corporation/Body Corporate.

Concealed activity may exist in inaccessible areas (e.g. behind wall linings, under floor finishes, within cabinetry). Termite nests are often underground or within trees/stumps and cannot always be located without invasive testing or destructive inspection.

Inspections of the entire building, including common property should be arranged by the Owners Corporation in accordance with AS 4349.3 and AS 3660.2:2017, ideally at intervals not exceeding 12 months, or more frequently where conditions are conducive.

Recommendations for the lot owner:

Monitor and promptly repair any plumbing leaks or moisture sources within the apartment.

Arrange annual timber pest inspections of the lot interior.

Request written confirmation from the Owners Corporation that regular strata-wide inspections and treatments are being carried out.

Keep records of all pest inspections and treatments for ongoing monitoring.

For further information, advice and clarification please contact Sheraz Rasool on: 0414614553



## Section D Significant Items

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

#### Noted Item

Building: Main Building  
Location: Bathroom  
Finding: Bathroom & external floor threshold  
Information: The bathroom floor is at the same level as the adjoining timber flooring. This configuration is typical in modern apartments and is permitted where compliant waterproofing and floor falls are provided. No evidence of moisture damage was observed at the time of inspection; however, waterproofing performance cannot be confirmed without invasive inspection.

Care should be taken to avoid excessive water migration beyond the bathroom during use.



#### Noted Item

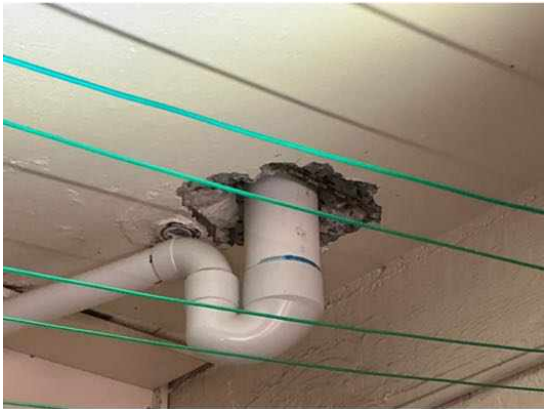
Building: Main Building  
Location: All External Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide 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.











**Noted Item**

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





## Definitions to help you better understand this report

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.