Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 39 Hollywood St, Monterey NSW 2217, Australia

Contents

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

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

Original Inspection Date: Tue, 10 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	39 Hollywood St, Monterey NSW 2217, Australia
Client's Email Address:	
Client's Phone Number:	
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Company Contact Numbers:	0420 558 291

Special conditions or instructions

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

The following apply:

The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

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

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

PLEASE NOTE:
THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

When reading the report, please take note of the defect classifications, as per the definitions contained within
"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report:

* Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

* Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

* Minor Defect - A defect other than a major defect.

NB - All minor defects can become major defects and/or saftey hazards in the future if rectification works and regular maintenance of the property are not undertaken as soon as possible.

Some areas of the roof void and subfloor were not accessible at the time of inspection, and therefore these areas of the building forms no part of this report.

It is strongly advised to make access possible to these areas by whatever means necessary.

It is recommended to contact the building inspector once access is gained.

Several areas of the roof exterior could not be assessed safely
due to, but not limited to height restrictions, ladder limitations, steepness of roof, roof obstructions and poor visibility (line of sight) to some areas.

It is advised that a roofing contractor be appointed to inspect the roof and roofing elements such as tiles,roof sheets,skylights, roof vents, flashing,solar panel fixings,guttering, down pipes etc. for any defects.

As the roof of any structure is exposed to the weather more than any other building element the chances of deterioration is high.

It is highly advised to have the roof inspected on a regular basis to determine the integrity of all roofing elements.

The New South Wales region is subject to severe weather events on a recurring basis. During periods of intense storms and wind-driven rain, water may be forced into areas not typically exposed under normal weather conditions. These events can overwhelm standard residential roofing systems, including waterproofed areas, skylights, flashings, and guttering. Consequently, water ingress may occur in situations that would not otherwise present issues under typical rainfall. Therefore, no assurance or guarantee can be given against potential future roof leaks resulting from such extreme weather conditions.

Please note: The roof inspection occurred on a dry day with no rain.
Roof leaks may only become apparent during rain.

Not all windows and doors were inspected for operational integrity due to obstructions and limitations.

All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury.

All major defects should be rectified immediately as a matter of urgency.
Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

It is highly recommended to treat the suspected asbestos with caution, get testing completed as soon as possible and rectify any broken or damaged areas immediately.

Any timber which has chemical delignification should be replaced as a matter of urgency.

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.

TERMITE MANAGEMENT

Due to no chemical termite management system installed, significant termite damage identified, low clearance and poor or no access to some areas of the roof void and subfloor and insulation covering timbers to the roof void and the amount of limitations and obstructions (as listed in the front of the report), the risk of undetected defects is higher to these areas. A further invasive inspection to these areas is highly recommended and access be gained to all areas for a complete inspection of the property.

The installation of a post construction chemical termite management system is highly recommended to

be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

It is strongly advised to make enquiries of the vendor as to any past termite activity and/or damage that may have occurred to the property. This includes any previous timber pest inspection reports and treatments.
Any prospective purchaser should ensure that this is evidenced in writing from the Vendor. Verbal advice should not be relied upon.

PLEASE NOTE, THE FOLLOWING IS FOR YOUR CAREFUL CONSIDERATION:

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

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

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps over 100mm in diameter, where present on the property, have been visually inspected up to a 2 metre height and within a 30 metre radius from the main building where possible and practicable, for evidence of termite activity.

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

The structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- As termite activity and damage was found. An invasive inspection by a remedial builder which may include inspection inside timber framed walls, removal of roof insulation, furniture, stored items and vegetation to verify any structural damage that may be hidden is strongly recommended.

- No evidence of minimum annual inspections have been carried out as recommended on every property.

- Install a Post-Construction Termite Management System to the property (consult a suitably qualified

termite expert for advice).

- Rectify any safety hazards and major defects caused by timber pest damage found on the property as a matter of urgency. (Consult a licensed builder and a suitably qualified termite expert for further advice.)

- Replace any roof timbers affected by chemical delignification and monitor other timbers.

- Complete Access should be gained to the subfloor to allow a complete inspection of the property.

- Remove, replace or treat any non-treated timbers in direct contact with the ground.

- Repair and monitor any water leaks and areas of excessive moisture as this can attract termite activity.

- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building).

- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (f this is not feasible, the installation of a chemical termite management system is strongly recommended as an alternative protective measure.). Consult a suitably qualified termite expert for further advice.

- Connect the HWS and A/C overflows to storm water or away from the edge of the building (minimum 1m).

- Treat, repair or replace any fungal decay/wood rot found on the property.

- Clean and flush out blocked guttering regularly.

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.

- Regular inspections every 6-12 months (or as advised by the termite management system installer). - Trees nearby on other properties could not be inspected

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;
Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

Due to the unpredictable nature of termite behaviour, the fact that if no active termites were located

despite the best endeavours of the consultant at the time of the inspection, this should not be taken as a guarantee that no termites were present.

Termites may be present but undetectable or may have temporarily vacated a location at the time of inspection.

Termites are capable of extensive activity and damage over a short period where the conditions are conducive to such activity.

The client should be aware that significant damage and activity can occur in a period as short as a few weeks.

Where conducive condition for termite and timber pests have been noted, the likelihood of previous damage or activity which may be concealed is high.

Therefore due to the conducive conditions listed in this report,it is essential to implement all recommendations in this report as a matter of urgency to reduce the risk of such activity.

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✔	
Major Defect	✔	
Minor Defect	✔	
Live Timber Pest Activity		✔
Timber Pest Damage	✔	
Conditions Conducive to Timber Pest Activity	✔	
Evidence of fungal decay activity and/or damage	✔	
Evidence of wood borer activity and/or damage		✔
Evidence of a previous termite management program		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Pergola, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Internal Joinery, Skirting Boards, Veranda Posts
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Fencing

- Gardens

- Interior

- Landscaping Timbers

- Posts

- Exterior

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Inside of the fencing.

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Outside of the fencing.

- Roof Exterior - Part

- Subfloor due to lack of access.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Degree of roof incline too steep for safe access

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Evidence of recently painted walls or ceilings

- Ceiling linings

- External finished ground level

- Fixed Furniture - Built-in Cabinetry

- Debris in gutters

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Fixed ceilings

- Overhanging vegetation

- Landscaping

- Sarking

- Pipework

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

- Vegetation

- Subfloor was not able to be inspected - there was no access to this area.

- Wall linings

- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Yard - Back
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted or shifted due to movements in their foundations. Leading to a potential trip hazard. Personal injury may ensue if due caution is not taken by all persons within this area. Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a paving specialist is advised.

Finding 1.02

Building:	Main Building
Location:	Kitchen

Finding: SAFETY HAZARD: Power outlet - Damaged

Information: It appears that the power outlet has been damaged.

This is generally caused by wear and tear or impact damage.

If left unattended this will worsen over time with the possibility of exposing electrical wires.

A licenced electrician should be engaged immediately to rectify this safety hazard

Major Defect

Finding 2.01

Building: Main Building

Location: Hallway/bathroom wall

Finding: Wall significant movement

Information: It appears that the bottom plate and adjacent jamb stud in this area have significant movement.

Evidence of termite damage was also identified to the top plate in the roof void, which may have contributed to the deterioration and instability of the timber framing members.

Structural timber affected by termite activity can lose strength and may no longer perform as intended.

It is recommended that a licensed timber pest specialist and remedial builder further assess this area to determine the full extent of the damage. Any termite activity should be treated as required, and damaged structural timbers should be repaired or replaced to restore structural integrity. Failure to address this issue may result in further structural deterioration over time.

Finding 2.02

Building:	Main Building
Location:	Garage;Roof void
Finding:	Evidence of termite damage was identified
Information:	Termite damage was found on the property.

This is considered a major defect as live termites can cause significant structural damage to timber and adjoining building materials if not treated immediately.

The extent of damage already caused cannot be determined without an invasive inspection.

A licensed pest controller should be engaged immediately to carry out a full termite treatment program in accordance with AS 3660.2 Termite Management.

An invasive inspection is recommended to assess the extent of concealed damage.

A structural assessment by a qualified builder or engineer may be required depending on the level of timber damage found.

Minor Defect

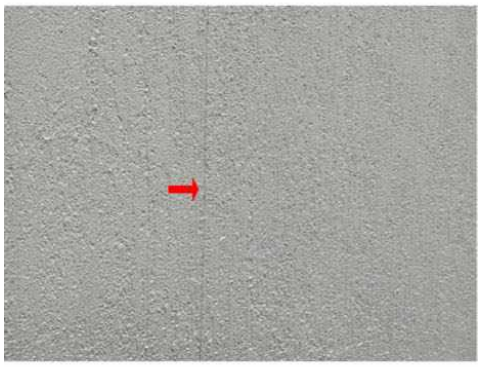
Finding 3.01

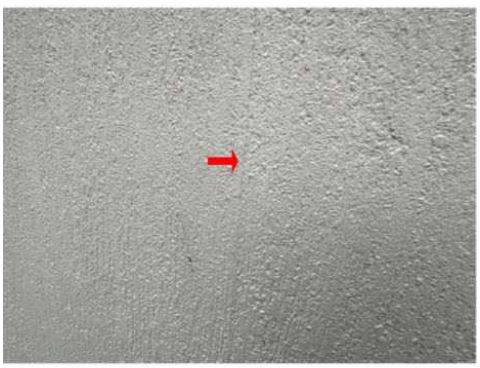
Building:	Main Building
Location:	All Areas
Finding:	Wall cladding - Cracking
Information:	The wall cladding in this area has cracked.

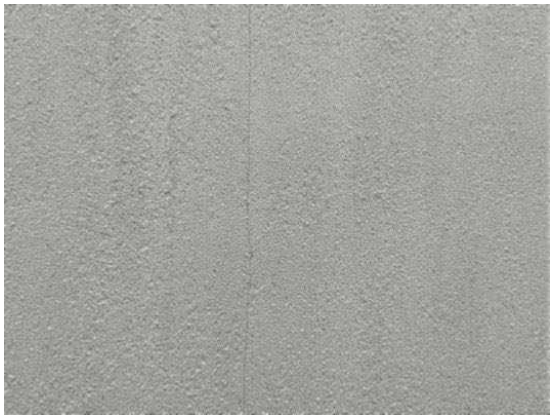
Wall cladding cracking can be caused by structural movement, thermal expansion and contraction, poor installation, or moisture infiltration.

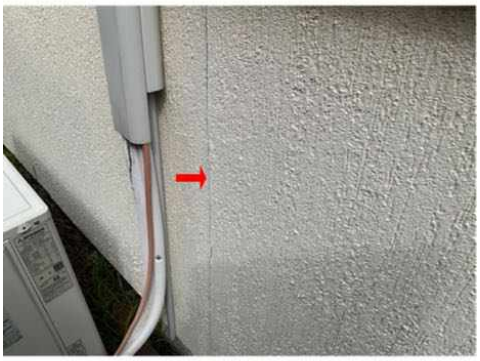
Possible rectification of wall cladding cracking includes repairing or replacing damaged sections, improving joint detailing for movement tolerance, sealing gaps to prevent moisture ingress, and reinforcing the structure if necessary to address underlying movement or settling issues.

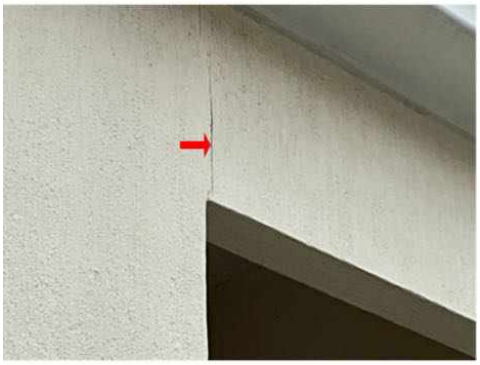
A remedial builder may be engaged to rectify this issue.

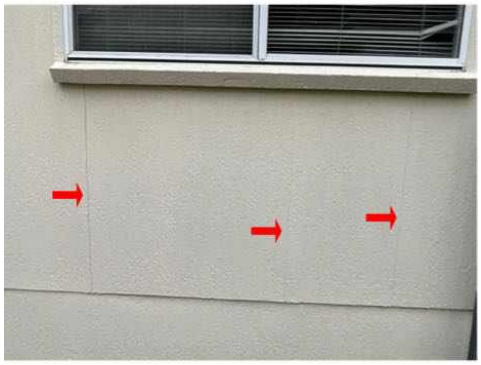












Finding 3.02

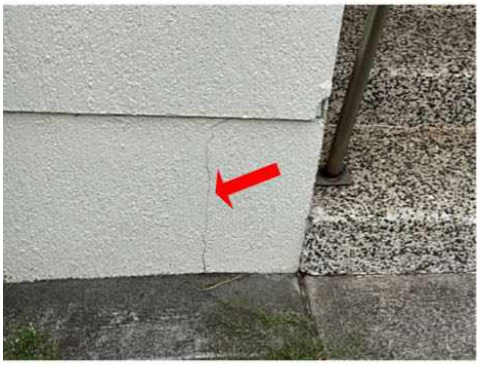
Building:	Main Building
Location:	All Areas
Finding:	Cracking to external rendered surfaces.
Information:	It has been observed that cracking to several external rendered surfaces including, but not limited to the photos in this report has occurred.

Cracking to render is generally the result of minor movement of the substructure i.e brickwork, concrete or block work that the render is adhered to.

It may also be the result of settlement of footings.

All cracking to render should be monitored over time

Should cracks widen or reappear after patching, it is advised to contact a building inspector for further investigation.



Finding 3.03

Building:	Main Building
Location:	Driveway
Finding:	Concrete paving-Subsidence
Information:	The concrete paving has several areas of subsidence to the substrate causing lipping in the paved area.

Lipping in the slab is likely to lead to the development of trip hazards.

Deterioration of the substrate is a common cause of this type of defect.

Where factors include variable moisture conditions, uncontrolled water flows under the concrete paving,the presence of trees and their roots having a settling or lifting effect on the soil.

Engaging a geotechnical engineer to clarify this finding and advise on rectification should be a priority.

Poor original design may also be a factor.

Poor compaction of the sub surface and/or inadequate reinforcing of the slab may create lipping and other secondary defects.

Monitoring of this area is recommended , with the potential of engaging a specialist

concreter to advise on rectification or replacement of the paved area.

Finding 3.04

Building:	Main Building
Location:	Verandah
Finding:	Exterior building painted surface Peeling and/or bubbling
Information:	Sections of external paint including but not limited to the photos in this report were found to have bubbled and/or peeled.

Bubbling or peeling paint occurs when there is a failure of adhesion between the paint and the surface it's applied on.

External paint peeling and/or bubbling may be due to a variety of factors including

Moisture ingress: Often due to inadequate sealing, leaking gutters, downpipes, or poor flashing details allowing water to penetrate the substrate.

Poor surface preparation: Paint may have been applied over dirty, chalky, or previously flaking surfaces.

Incompatible paint systems: Use of incorrect primers or topcoats, or painting over damp substrates, can cause poor adhesion.

UV exposure and weathering: Prolonged exposure to sunlight and moisture can break down paint films, especially on north and west-facing elevations.

Timber movement: Expansion and contraction of timber elements can lead to cracking and flaking of the paint film.

A licensed painting contractor should assess the affected areas to determine the extent of deterioration.

Please note: Any moisture-related causes be identified and rectified prior to repainting (e.g., fixing leaks, improving drainage, repairing flashing).

Surfaces need to be properly prepared, including removal of loose paint, cleaning, drying, and application of an appropriate primer and weather-resistant paint system.

Finding 3.05

Building:	Main Building
Location:	Yard - Back
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance

can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.06

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutter brackets rusted
Information:	Several gutter brackets were observed to be affected by rust and corrosion.

Deterioration of the metal brackets can reduce their structural strength and may eventually lead to sections of the gutter becoming loose, sagging, or failing to adequately support the guttering system.

This condition may also contribute to poor stormwater drainage if the gutter line becomes uneven.

It is recommended that the affected brackets be assessed and replaced by a qualified

roof plumber as required to ensure the guttering system remains securely fixed and functions as intended.

Finding 3.07

Building:	Main Building
Location:	All Areas
Finding:	Deteriorated-Cabinetry
Information:	The cabinetry in several areas has deteriorated.

This may be the result of general wear and tear due to age which may include but not limited to deteriorated hinges and latches,missing handles,damage to bench tops and shelving.

In some cases the deteriorated cabinetry may be as a direct result of water damage due to leaking pipes or unsealed bench tops allowing water to penetrate the cabinets.

If left unmanaged the cabinetry will deteriorate further which may lead to more costly repairs in the future.

Consultation with a cabinet maker is advised.

Rectification works may include minor repair work or replacement of the cabinetry depending on the extent of the damage.

It is highly advised to engage a remedial builder to determine and rectify what is causing the deterioration prior to any rectification work to the cabinetry

Finding 3.08

Building:	Main Building
Location:	Bedroom 2;Laundry
Finding:	Door binding
Information:	Binding of this door is evident during standard operation.

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as the door frame.

A door that binds to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door,deteriorated hinges or swelling of timber doors due to excessive moisture in the area.

A qualified carpenter should be appointed to advise on suitable rectification works.

Finding 3.09

Building:	Main Building
Location:	Bedroom 2
Finding:	Window - Missing latch
Information:	The latch to the window was missing at the time of the inspection. Absence of the latch limits the operation of the window and may pose as a safety risk. Replacement of the latch should be conducted as soon as possible. A window installation company should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.10

Building:	Main Building

Location:	Bedroom 2; Dining Room
Finding:	Windows and doors - difficulty in sliding
Information:	Several windows and doors were jammed and difficult to operate at the time of the inspection.

Restricted function of these elements may pose as a potential safety hazard if required for emergency egress from the building.

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

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

Finding 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Toilet roll holder - Missing
Information:	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.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.

Finding 3.12

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Light not working
Information:	While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection. A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.

Finding 3.13

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Vented into cabinet
Information:	The range hood exhaust fumes was found to lead directly into the kitchen, rather than being flued and venting to the exterior of the building. This will lead to a build-up of grease and grime in the surrounding area, which can pose as a fire hazard. Without re-direction to the exterior of the building, the Rangehood is not considered fully operational and is deemed a minor safety hazard.

It is therefore preferable that the flue be re-directed to vent into the external environment.

A remedial builder should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.

Finding 3.14

Building:	Main Building
Location:	All Areas
Finding:	Tiles - Cracked or Damaged
Information:	At the time of inspection cracking or damage was evident to the tiling in several areas throughout the property.

While this appears to be minor, there are some areas that are 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 replace cracked or damaged tiles 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.

Finding 3.15

Building:	Main Building
Location:	Laundry
Finding:	Hot Water defective
Information:	During the inspection, the hot water outlet in this area was observed to spit and splutter while in operation.

This condition can indicate the presence of air within the plumbing system, inconsistent water pressure, or a possible issue with the hot water system or associated pipework.

It is recommended that a licensed plumber investigate the cause of this condition and undertake any necessary repairs or adjustments.

Failure to address this issue may lead to reduced performance of the hot water service or further deterioration of the plumbing system over time.

Finding 3.16

Building:	Main Building
Location:	Laundry
Finding:	Laundry tub - Rusted or corroded
Information:	The laundry tub was observed to have visible rusting and surface deterioration. This condition is typically the result of prolonged exposure to moisture and general wear over time and may lead to further corrosion or eventual failure of the fixture if left unaddressed.

It is recommended that the laundry tub be repaired where possible or replaced to prevent further deterioration and potential leakage. Routine maintenance and ensuring the area remains dry when not in use may help prolong the life of the fixture.

Finding 3.17

Building:	Main Building
Location:	Laundry
Finding:	Delamination of doors (loose veneer)
Information:	Loose veneer creates a flap or visible separation along the edge of the door.

The delamination of timber doors generally occurs as a result of moisture penetrating the wood or insufficient glue when the door was manufactured. Substandard paint application will also allow moisture to penetrate the timber.

Repair will generally involve re-gluing the timber veneer to the substrate.

A qualified carpenter may assists in the rectification of the door.

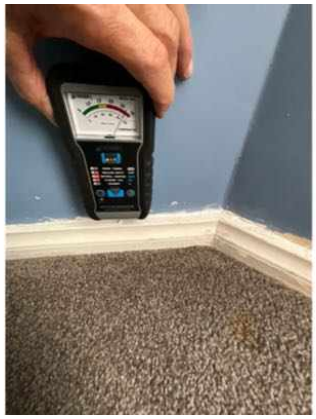
Regular maintenance such as painting the door around all edges will reduce the chances of moisture entering the door, prolonging the life of the door.

Finding 3.18

Building:	Main Building
Location:	All Areas
Finding:	High Moisture Reading
Information:	At the time of inspection, it was noted that there was high moisture readings to several areas around the building.

High moisture readings can have several causes: from water migrating into the plasterboad, live termite activity or different types of building material eg ACM board or an electrical bracket interfering with the moisture readings.

Constant monitoring of the area or an invasive inspection is recommended to confirm these findings.



Finding 3.19

Building: Main Building
Location: Roof Exterior
Finding: Mortar - Deterioration
Information: Mortar, or 'bedding', is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended by a roofing contractor.

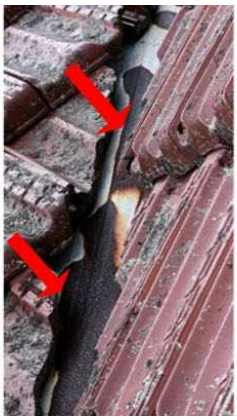
Finding 3.20

Building: Main Building
Location: Roof Exterior
Finding: Roof valley - Rusted or corroded
Information: The roof valleys have areas of rust and corrosion. It is suspected that this has been caused by blockages or debris, resulting in pooling or standing water, that have prematurely corroded the valleys.

Rusted valleys will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building as well as the roof void which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof valleys is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters and valleys should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



Finding 3.21

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles touching gutter
Information:	The roof tiles along this section have been installed too low and are in contact with the gutter. Roof tiles should generally have a small clearance from the gutter to allow correct drainage and prevent debris accumulation or water tracking back toward the fascia. Tiles resting on the gutter can restrict water flow and may contribute to premature gutter deterioration. It is recommended that a licensed roofing contractor assess this area and adjust the first course of tiles or gutter position as required to achieve appropriate clearance and drainage.

Finding 3.22

Building:	Main Building
Location:	Roof Void
Finding:	Insulation Damp
Information:	During inspection of the roof void, areas of insulation were found to be damp.

It appears that the source of the moisture may be due to roof leaks above where the sarking is damaged.

Damp insulation can reduce thermal performance and, if left unresolved, may promote mould growth and deterioration of adjacent building materials. As well as be conducive to vermin and other pests.

It is recommended that a suitably qualified roofing or plumbing contractor investigate the cause and carry out necessary remedial works.

Damaged or wet insulation should be replaced to restore effectiveness.

Finding 3.23

Building:	Main Building
Location:	Roof Void
Finding:	Early signs of Chemical delignification
Information:	Upon inspection of the roof space it was observed that several timbers have displayed early signs of Chemical delignification

Chemical delignification is a form of timber degradation with the chemical breakdown of timber building elements.

This breakdown of the Lignin —the natural glue that holds wood fibers together— is generally due to prolonged exposure to airborne pollutants, especially acidic or alkaline chemicals. It commonly affects roofing timbers, particularly in areas with high humidity and pollution impacting the structural integrity and tensile strength of the affected building element.

Chemical delignification is also common near marine environments due to the high levels of salt in the air.

Due to the early detection it is highly advised to monitor the area for further deterioration of the timbers.

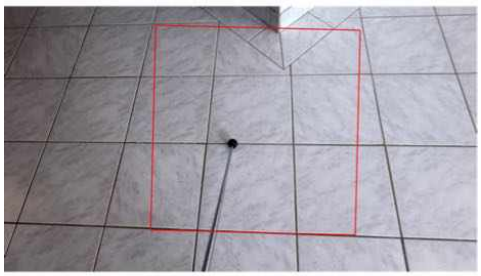
Where timber building elements have deteriorated to a level where structural integrity has been compromised repair and / or replacement is required immediately by a remedial builder to ensure the safety of the associated structures. The likely cause of the chemical delignification should also be investigated and dealt with accordingly.

Please note: Due to the sarking covering the roof tiles battons the battons could not be inspected for Chemical delignification

It is highly advised to avoid walking on the roof until this major defect has been rectified.

Finding 3.24

Building:	Main Building
Location:	All Areas
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process. Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting. Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Garage;Roof void
Finding:	Evidence of termite damage was identified
Information:	Termite damage was found on the property.

This is considered a major defect as live termites can cause significant structural damage to timber and adjoining building materials if not treated immediately.

The extent of damage already caused cannot be determined without an invasive inspection.

A licensed pest controller should be engaged immediately to carry out a full termite treatment program in accordance with AS 3660.2 Termite Management.

An invasive inspection is recommended to assess the extent of concealed damage.

A structural assessment by a qualified builder or engineer may be required depending on the level of timber damage found.

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	No Evidence of a current chemical termite management system
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously.

Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers.

At the time of inspection, it appeared as though no current chemical termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Bridging termite barrier - Attachments to Buildings
Information:	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, bridging occurs.

Attachments to buildings such as hot water services, air conditioning units, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Where bridging has occurred, full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

It is recommended that minimum 75mm clearance below the bottom of weep or ventilation holes be maintained where possible, otherwise annual inspections should be conducted by a licensed pest control company. Vegetation should also be kept clear of walls to allow regular inspection of all areas.

Finding 6.03

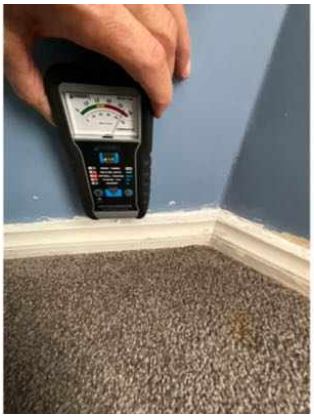
Building:	Main Building
Location:	All Areas
Finding:	High moisture reading-conducive conditions to termite activity.
Information:	High moisture readings were detected in the plasterboard during the inspection, which may be conducive to termite activity.

Termites are attracted to damp environments, as moisture softens building materials and facilitates easier access and tunneling.

Elevated moisture levels within or behind plasterboard can indicate potential leaks, poor ventilation, or drainage issues, all of which can create ideal conditions for concealed termite infestation.

Further investigation by a licensed builder or termite specialist is recommended, which may include removal of sections of plasterboard to identify the source of moisture and assess for any signs of active or previous termite presence.

Prompt rectification of moisture issues is essential to reduce the risk of future termite activity.



Finding 6.04

Building:	Main Building
Location:	All Areas
Finding:	Garden bed- conducive to timber pest activity.
Information:	Garden beds were found to be evident in the garden area. These garden beds which lay against the building and allow easy undetected ingress for termites can include untreated timber, and with a combination of moisutre from watering can make conditions conducive to termite activity.

Finding 6.05

Building:	Main Building
Location:	Exterior walls - right side
Finding:	HWS/AC overflow not connected
Information:	The Hot Water System (HWS) and A/C overflows were found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a licensed plumber be appointed to connect the HWS and A/C overflows in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.06

Building:	Main Building
Location:	Yard - Back
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.07

Building:	Main Building
Location:	Yard - Back
Finding:	Excessive Vegetation
Information:	Fallen vegetation and organic debris were observed on the property. These materials create conducive conditions for timber pests, including termites, by providing moisture, shelter, and potential food sources.

It is recommended that all such debris be removed and the area maintained to reduce the risk of future termite activity.

It is strongly recommended that a termite specialist be consulted regarding the installation of a termite management to suit the property.

Finding 6.08

Building:	Main Building
Location:	Driveway
Finding:	Drains-Blocked
Information:	Drains , should be free of all debris to prevent blockages.

Blockages of the drain will lead to pooling and accumulated water overflows, which is likely to subsequently flood areas around the drain.

Blocked drains are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity.

Blockages in drains should therefore be removed immediately to ensure dry conditions are maintained.

It is highly advised that blocked drains be cleaned of all debris at the behest of the homeowner as a matter of urgency.

Finding 6.09

Building: Main Building

Location: Garage

Finding: Blocked gutters.

Information: Roof plumbing structures, such as guttering, downpipes and valleys, should be free of all debris to prevent blockages.

This will lead to pooling and accumulated water overflows, which will subsequently flood eaves, exterior walls and the roof void.

Blocked gutters,downpipes and valleys are likely to lead to high levels of moisture to the affected area.

Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity as well as mould growth.

Blockages should therefore be removed to ensure dry conditions are maintained.

It is highly advised that blocked gutters,downpipes and valleys be cleaned frequently.

Where areas have a high tree density, installing a gutter guard may be an option in preventing leaves accumulating in the gutters and associated roofing elements.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Fascia
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot.

Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 7.02

Building:	Main Building
Location:	Laundry
Finding:	External doors - Wood rot
Information:	Wood rot was found to be affecting external doors.

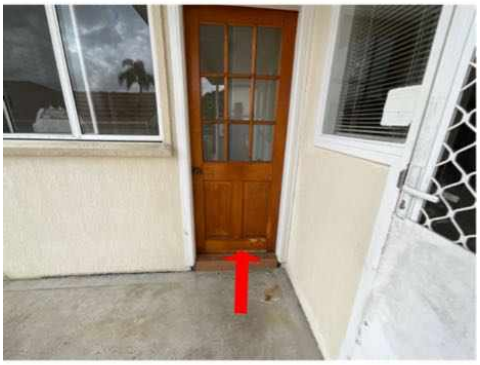
Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions.

It is suspected that failure to maintain the doors and associated frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot.

Repair and/or replacement of affected doors and frames may be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.

Early intervention and regular maintenance will prolong the useful life of these building elements.



Finding 7.03

Building:	Main Building
Location:	Laundry
Finding:	Wood rot - internal door frame
Information:	Wood rot was found to be affecting the door frame in this area .

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It appears that this wood rot has developed as a result of frequent exposure to water coming from the shower recess. Possible cause may be the failure of water proofing membrane in the shower and bathroom

This has resulted in the door frame deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot.

A remedial builder and waterproofing specialist may be consulted in order to positively identify the exact reason for the leak,before commencing remedial works to rectify this issue.

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

- Registered Roofing Contractor

- Termite and Timber Pest Technician / Licensed Pest Controller

- Structural Engineer

- Licensed Plumber

- Licensed Electrician

- Registered/Licensed Builder

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

D5 Conclusion - Assessment of overall condition of property

-
- Compared to other buildings of a similar age / the visual appraisal including the limited assessment of serviceability the building appears to be in fair condition with safety hazards, major and minor defects that will require attention and remedial maintenance. Left unmanaged some of these defects may become increasingly costly in the future as further deterioration may occur.

Accessible areas at the time of inspection to the dwelling are checked with attention paid to wet areas which were assessed to check for excessive levels of moisture and temperature anomalies.

As termite activity and damage was found. An invasive inspection by a remedial builder which may include inspection inside timber framed walls, removal of roof insulation, furniture, stored items and vegetation to verify any structural damage that may be hidden is strongly recommended.

Due to the high degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).
It is strongly recommended to engage a timber pest specialist to implement these recommendations.

Please be aware that limitations did affect the inspection and areas of low clearance and poor or no access meant a complete inspection of the roof space and subfloor was not possible and areas of furniture, stored items,insulation and garden vegetation meant some areas were obstructed.

For further information, advice and clarification please contact Peter Pantelis on: 0420 558 291

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Access limitations-roof exterior
Information:	Several areas of the roof exterior could not be assessed safely

due to, but not limited to height restrictions, ladder limitations, steepness of roof, roof obstructions and poor visibility(line of sight)to some areas.

Where a full inspection was not possible it is recommended that a qualified roofing contractor be engaged to undertake a comprehensive inspection of those areas.

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof exterior condition
Information:	The roof exterior, including associated flashings and roof plumbing components

(gutters and downpipes), was inspected wherever safely accessible with a 3.6 m ladder and from any safe viewing position. All areas accessed were found to be in a serviceable condition unless noted otherwise elsewhere in this report.

Where a full inspection was not possible—due to, but not limited to, height restrictions, ladder limitations, roof steepness, obstructions, or restricted visibility (line of sight)—it is recommended that a qualified roofing contractor be engaged to undertake a comprehensive inspection of those areas.

It should also be noted that flat or skillion roof areas, particularly those incorporating box gutters, are at a higher-than-normal risk of water ingress during extreme weather conditions. This increased risk can arise from multiple potential causes, some of which may not be evident during a visual inspection.

As the roof is the building element most exposed to weathering, the likelihood of deterioration is high. It is strongly advised that the roof be inspected at regular intervals to assess the condition and integrity of all roofing elements, including tiles, roof sheets, skylights, roof vents, flashings, solar panel fixings, guttering, and downpipes.

Please note: This inspection took place on a dry day; some leaks may only manifest during rainfall and therefore may not have been evident at the time of inspection.




Noted Item

Building:	Main Building
Location:	All wet Areas
Finding:	Water Proofing Membranes
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property.

It is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

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

- Membrane used and Manufacturers Specifications.

- The Installer and Installation Certification.

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

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos

Information: Additional photos are provided for your general reference

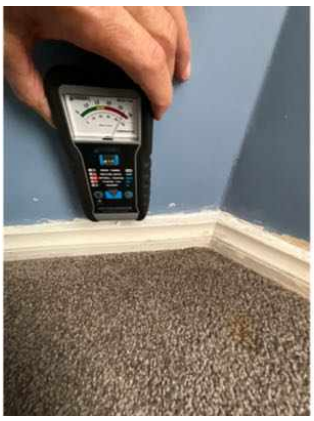
Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Techniques
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.

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 further investigation which may include the removal of wall and ceiling linings is highly recommended.

Wall paneling, wallpaper, carpet,furniture and fixed cabinetry can obscure termite activity.



Noted Item

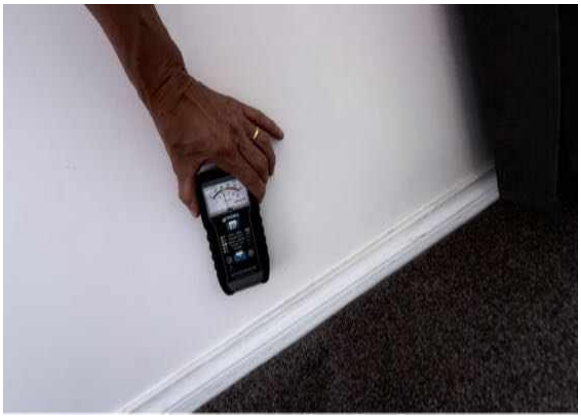
Building:	Main Building
Location:	All Areas
Finding:	Moisture readings
Information:	At the time of inspection, low moisture readings were noted in several accessible areas of the property, including, but not limited to, those shown in the accompanying photographs.

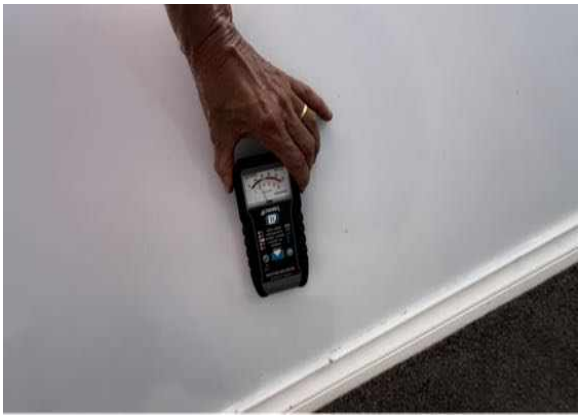
The inspection involved a thorough assessment of accessible areas, with particular attention given to wet zones such as bathrooms, laundries, and kitchens.

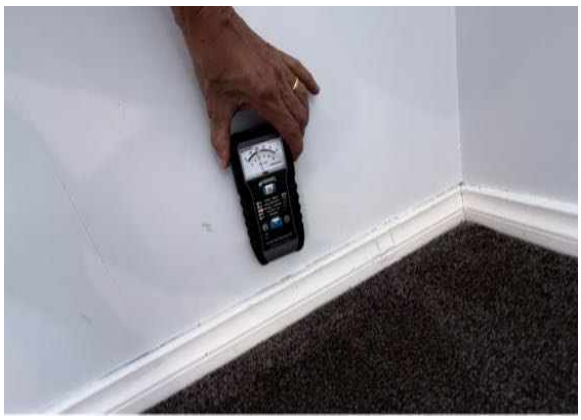
These areas were evaluated for elevated moisture levels and temperature irregularities, which can indicate potential issues such as hidden leaks, failing waterproofing, timber pest activity or poor ventilation.

Identifying such conditions is essential, as prolonged moisture can result in structural deterioration, mould growth, and an increased risk of timber pest activity.

Any anomalies detected during the inspection have been documented in this report and may warrant further invasive investigation to determine their source and extent.

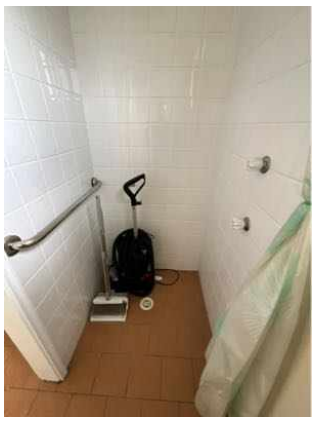






Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Obstructions and Limitations-additional photos
Information:	The photographs represent only a small sample of the obstructions and limitations to areas (where applicable) of the roof void, subfloor, internal and external areas that restricted a full inspection of the property. Such obstructions may conceal a variety of defects and should be removed to allow a comprehensive inspection to be carried out. A re-inspection is strongly recommended once these areas are made fully 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 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

	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.