



Building and Timber Pest Inspection Report

Inspection Date: Tue, 7 Apr 2026

Property Address: 60 Redgrave Rd, Normanhurst NSW 2076,
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: Tue, 7 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 60 Redgrave Rd, Normanhurst NSW 2076, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jas Randhawa Ph: 0432 637 637
Email: Hornsby@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Hornsby

Company Address and Postcode: Beecroft 2119

Company Email: Hornsby@jimsbuildinginspections.com.au

Company Contact Numbers: 0432 637 637

Special conditions or instructions

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

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

The following apply: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

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

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

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Fence - Stone, Fence - Post and Rail Construction, Garage, Driveway, Pool, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, External Joinery, Floating Floor, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames, Doors, Veranda Posts
Roof	Tiled, Pitched
Storeys	Double
Walls	Light Weight Wall Clad, Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior of Pool Fencing
- Fencing
- Interior
- Exterior
- Interior of Pool Fencing
- Gardens
- Pool Surrounds
- Posts
- Roof Exterior - First Floor Only
- Roof Exterior - Part
- Roof Void - Part
- Stumps
- Subfloor - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Landscaping
- Overhanging vegetation
- Pipework
- Old disused HWS in roof cavity incl associated plumbing

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:	Entry
Finding:	Spacing Between Balusters - Non Complaint
Information:	At the time of inspection, it was observed that the spacing between the balusters exceeds 125 mm. In accordance with the National Construction Code (NCC) 2022 Volume Two and referenced standards, any openings in a balustrade or barrier must be constructed to prevent a 125 mm sphere from passing through, in order to minimise the risk of falls or entrapment, particularly for young children.

The current baluster spacing does not comply with these safety requirements and may pose a fall or injury hazard. While this may have been acceptable at the time of original construction, it does not meet current Australian safety standards.

It is recommended that the balustrade be modified to reduce the openings between balusters to no greater than 125 mm, in accordance with current NCC requirements, to ensure occupant safety and compliance. Note: This might not be a requirement when the house was built.



Finding 1.02

Building:	Main Building
Location:	All Areas
Finding:	Window Restrictors - Recommended
Information:	Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more.

If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Site Drainage - Inadequate
Information:	At the time of inspection, inadequate site drainage was observed under the subfloor, allowing water to accumulate and fail to drain effectively, creating a hazardous condition. This is a common defect in houses constructed on brick stumps, where poor site grading and limited subfloor ventilation can contribute to ongoing moisture retention. The resulting water pooling may lead to structural deterioration from prolonged dampness, mould and mildew growth, and create conditions conducive to termite activity. These issues can also impact indoor air quality and pose safety risks to occupants.

The client is advised to engage a licensed plumber or builder experienced in drainage and foundation work to assess and implement suitable solutions, such as improving site grading, installing appropriate drainage systems, and enhancing moisture barriers. In addition, the installation of mechanical subfloor ventilation is recommended to improve air circulation, assist with moisture control, and reduce the risk of ongoing damp-related issues.



Finding 3.02

Building:	Main Building
Location:	Fencing
Finding:	Fencing - Damaged, Deteriorated & Leaning
Information:	At the time of inspection, the boundary timber fencing was noted to be in a deteriorated condition, with visible weathering, timber decay, and biological growth present across multiple sections. Several fence panels were observed to be leaning and out of alignment, indicating a loss of structural stability over time. In some areas, the timber palings appear aged and weakened, with gaps forming between boards, which may reduce privacy and effectiveness of the fence.

The deterioration is consistent with prolonged exposure to weather and moisture, and

may continue to worsen if not addressed. Vegetation growth and debris accumulation along the fence line may also be contributing to accelerated deterioration and movement.

The client is advised to engage the services of a qualified fencing contractor to assess the overall condition of the fence. Repairs and/or replacement of the damaged and leaning sections are recommended to restore structural integrity and ensure the fence remains safe and functional.



Finding 3.03

Building:	Main Building
Location:	Both Bathrooms
Finding:	Shower Damp - Adjacent Bathroom (Monitoring)
Information:	At the time of inspection, elevated moisture levels were detected on the wall adjacent to the shower area. While no visible water damage or deterioration was noted, the presence of moisture suggests possible seepage or condensation associated with regular shower use.

At this stage, no immediate action is required. However, the area should be monitored over the next 12 months for any signs of deterioration such as staining, bubbling paint, or mould growth. It should be noted that moisture ingress of this nature does not generally resolve without intervention, and at some point remedial works are likely to

be required. Should conditions worsen, the client is advised to engage services of a licensed plumber or waterproofing specialist to rectify the issue of moisture before this minor defect turns into major defect.





Finding 3.04

Building: Main Building

Location: Pool Area

Finding: Poolside Tiling - Damaged & Uneven

Information: At the time of inspection, sections of the tiles adjacent to the pool area were noted to be damaged, cracked, and uneven. Multiple tiles appeared to have shifted out of alignment, with visible gaps and level inconsistencies between adjoining tiles. This condition is indicative of movement in the underlying substrate or wear and tear over time.

The uneven surface presents a potential trip hazard, particularly in a wet area such as around the pool. If left unaddressed, further movement and deterioration of the tiles may occur, potentially leading to additional damage and safety concerns.

The client is advised to engage the services of a qualified tiler to assess the affected areas. Replacement of damaged tiles and re-leveling of the uneven sections is recommended to restore a safe, stable, and functional surface.





Finding 3.05

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Subfloor Vents - At Ground Level
Information:	At the time of inspection, the subfloor ventilation openings were noted to be positioned at, or below, external ground level. This configuration poses a risk as rainwater and surface runoff can easily enter the vents and flow into the subfloor area, potentially creating ongoing moisture problems, timber decay, mould growth, and structural deterioration. Moist and poorly ventilated subfloor environments also act as conducive conditions for termite activity, attracting and supporting termite colonies beneath the structure.

It is strongly recommended that the client engage a licensed builder to assess and rectify the issue by raising the vent height or modifying the surrounding ground levels and drainage to prevent future water entry and reduce termite risk.



Finding 3.06

Building: Main Building

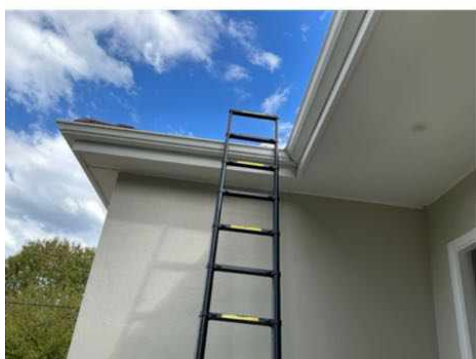
Location: All Areas

Finding: Roof Tiles Weathered - Lichen Build Up

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required like repairing mortar joints.

Concrete roof tiles are typically cleaned to have the visible moss and lichen removed. Concrete tiles are made from a product which is a naturally moist material. Moss and lichen is attracted to the roof tiles surface, and if left will continue to grow and most likely restrict the flow of rain water over the tiles surface, into the roofs gutters. An application of an environmentally friendly anti-fungal solution should be applied to all moss and lichen, prior to undertaking the roof cleaning process.

A roof restoration company can be contacted for further advice at the clients discretion.



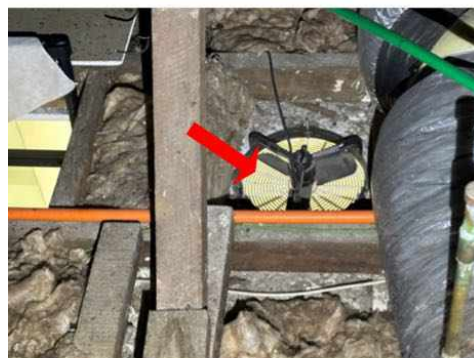


Finding 3.07

Building:	Main Building
Location:	Lower Level Roof Void
Finding:	Vent - Extracted into Roof Space
Information:	During the inspection, it was noted that the exhaust vent has been improperly terminated into the roof space instead of being ducted to the exterior of the property.

This configuration is a defect as it allows moist air to accumulate within the roof cavity, increasing the risk of condensation, mould growth, and deterioration of insulation or timber framing. Proper ventilation is essential to maintain a healthy indoor environment and protect the structural integrity of the building. It is recommended that the vent be appropriately re-routed to discharge externally in compliance with relevant building standards.

A licensed mechanical ventilation contractor/electrician 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 3.08

Building:	Main Building
Location:	Ensuite - Master
Finding:	Sink - Cracked
Information:	At the time of inspection, a visible crack was noted on the surface of the bathroom sink basin. While the crack appears minor, it may worsen over time due to regular use and moisture exposure. It is recommended to engage a licensed plumber to assess and replace the basin to prevent potential water damage to the underlying vanity unit and maintain the integrity of the bathroom fixture.



Finding 3.09

Building:	Main Building
Location:	Ensuite - Master
Finding:	Cabinetry - Water Damage
Information:	At the time of inspection, water-damaged cabinetry was observed, indicating previous or ongoing exposure to moisture. The affected sections show swelling, discolouration, and material deterioration, which may reduce the cabinetry's structural integrity and appearance over time. It is recommended that the client engage a cabinet maker to repair or replace the damaged sections and inspect for any underlying leaks or moisture sources to prevent recurrence.



Finding 3.10

Building:	Main Building
Location:	Ensuite - Master
Finding:	Bathtub - Not Attached Securely
Information:	The bathtub in the bathroom is not securely attached to the ground, presenting potential stability and safety concerns.

Proper anchoring is essential to ensure that the bathtub remains firmly in place, preventing movement or tilting when in use. This installation defect may lead to damage over time or create risks for users, particularly if they lean against the bathtub's edge. To rectify this, it is recommended that the bathtub be correctly secured to the floor, in accordance with manufacturer specifications and building standards, to ensure safety and functionality.

The client is advised to engage services of a professional plumber to rectify this issue as soon as possible.



Finding 3.11

Building:	Main Building
Location:	Stairs - Internal
Finding:	Floors & Stairs - Noisy
Information:	At the time of inspection, noise was observed when walking on the stairs and adjoining flooring, along with a slightly bouncy feel underfoot in certain areas. This condition is typically associated with movement between structural components such as stair elements, floorboards, or supporting structures, and may also be influenced by timber expansion and contraction due to changes in humidity.

While commonly related to general wear and tear, if left unaddressed this condition may worsen over time and lead to further movement or deterioration.

It is recommended that the client engage the services of a qualified carpenter or flooring specialist to inspect the affected areas and carry out necessary repairs, including securing, tightening, or packing where required to improve stability and reduce movement and noise.



Finding 3.12

Building:	Main Building
Location:	Kitchen

Finding: Sealant - Deteriorating
 Information: At the time of inspection, sections of sealant were noted to be deteriorating. Deteriorated sealant can allow moisture penetration, leading to potential water damage or mould growth if left unaddressed. It is recommended that the affected sealant be removed and replaced by a suitably qualified handyman or plumber.



Finding 3.13

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

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

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



Finding 3.14

Building:	Main Building
Location:	Study
Finding:	Substandard Workmanship – Missing Cornice
Information:	At the time of inspection, the cornice within the closet area was noted to be missing, with a temporary timber piece installed to cover the junction. This is considered substandard workmanship and not a compliant or permanent finish.

The client is advised to engage a qualified tradesperson like handyman to install a proper cornice and finish the area in line with standard building practices.

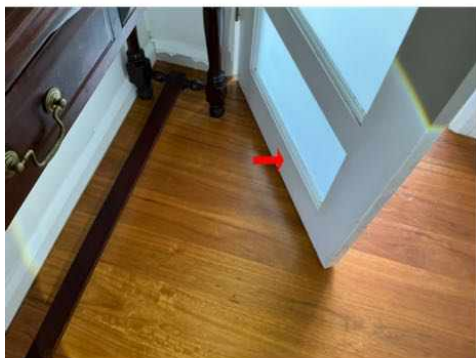


Finding 3.15

Building:	Main Building
Location:	Entry
Finding:	Door Weatherstrip - Missing
Information:	It was noted at the time of inspection, the door weatherstrip was missing.

The absence of a door weatherstrip could be due to wear and tear, improper installation, or deliberate removal. The implications include increased energy loss, reduced insulation, potential water leaks during rain, and a compromised seal, allowing drafts and noise to enter the space. Replacing the missing weatherstrip is advisable to maintain energy efficiency, weather protection, and overall comfort within the enclosed area.

A general handy man should be appointed to install the weatherstrip at owners discretion.



Finding 3.16

Building:	Main Building
Location:	Bedroom 2
Finding:	Door Hinge - Loose
Information:	The door hinge in the affected area was observed to be loose during the inspection.

Loose hinges are typically caused by worn-out screws, improper installation, or prolonged wear and tear over time. This defect can result in the door misaligning, creating difficulty in operation, and potentially leading to further damage to the door or frame.

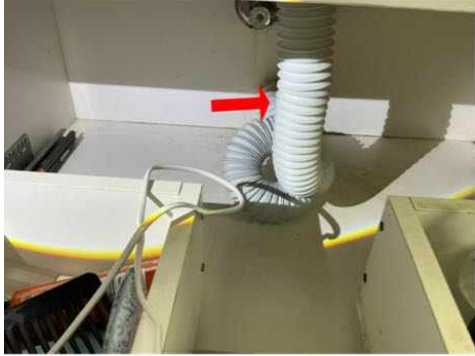
It is recommended to engage a qualified handyman or carpenter at client's discretion to perform the necessary repairs to restore the door's functionality and prevent further deterioration.



Finding 3.17

Building:	Main Building
Location:	Bathroom
Finding:	Flexible Pipe - Non Compliant
Information:	At the time of inspection, the flexible waste pipe installed beneath the bathroom basin was noted to be non-compliant and not considered a solid, permanent plumbing

connection. The setup is also missing a proper S-trap or P-trap, which is required to prevent sewer odours from entering the home and to ensure correct drainage. A solid, rigid pipe with an appropriate trap should be installed in accordance with standard plumbing practices. It is recommended that a licensed plumber be engaged to replace the current flexible pipe and install a compliant trap assembly.



Finding 3.18

Building: Main Building

Location: Bathroom

Finding: Tiles Coming off & Deteriorating Sealant/Grout

Information: At the time of inspection, sections of tile were noted to be coming loose, with missing or deteriorated grout and sealant in the affected area. This condition may allow water to penetrate beneath the tiles, leading to potential moisture damage, mould growth, or further tile displacement. Rectification by a qualified tiler is recommended to resecure the loose tiles and reapply grout and waterproof sealant to restore the integrity of the surface.





Finding 3.19

Building:	Main Building
Location:	Bathroom
Finding:	Door Stopper(s) - Missing
Information:	At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

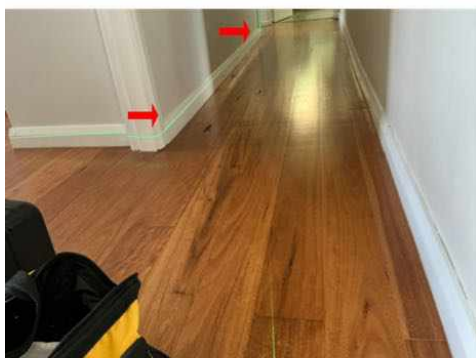
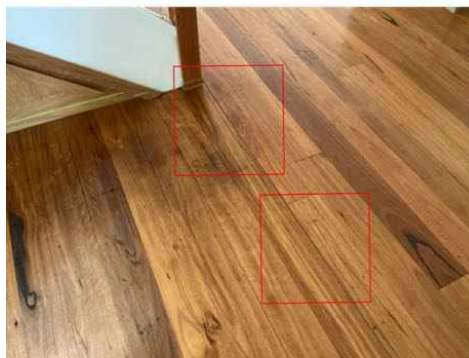
The client is advised to engage services of a handyman to install the door stopper.



Finding 3.20

Building:	Main Building
Location:	Hallway, Kitchen/Living
Finding:	Flooring - Uneven (Monitoring)
Information:	At the time of inspection, the floor was noted to be uneven. This may be due to general movement, moisture changes, or natural settling. Uneven flooring can create trip hazards, affect how furniture sits, and may lead to further deterioration over time.

No further action is required but the area should be monitored, and if any cracking, shifting, or worsening unevenness is observed, a builder or flooring specialist may be required to assess and carry out any necessary rectification works at the client's discretion.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

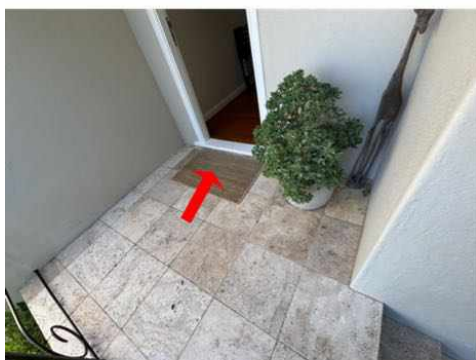
Finding 6.01

Building:	Main Building
Location:	Both Entries
Finding:	Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.

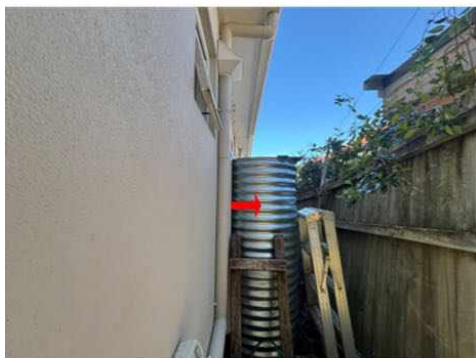


Finding 6.02

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging Appliances/Water Tanks - Attachment 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, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

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



Finding 6.03

Building:	Yard
Location:	All Areas
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility arises because timber, when in contact with soil and dampness, creates an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as a part of the building's construction or incorporated into fencing, its presence near or on the ground can become a pathway for termites to access and damage the property.

When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened, moisture-laden elements as a bridge into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked.

For any timber in direct contact with the external ground, special attention is required. The combination of moisture, untreated wood, and direct ground contact not only accelerates the decay process but also provides subterranean termites with a straightforward means of ingress into the structure. This entry can lead to termites moving undetected into other vulnerable areas, resulting in potentially significant structural issues and costly repairs.

To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

The client is strongly advised to assess the property for any timber elements that may be in direct contact with the ground and ensure prompt action is taken to remove or treat them effectively. Regular inspections, proactive maintenance, and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventive measures is crucial for maintaining a termite-free environment and avoiding potentially costly damage and future repairs.



Finding 6.04

Building: Main Building

Location: Yard - Side

Finding: Stormwater Drain - Not Connected (Roof Plumbing)

Information: The inspection revealed that the roof plumbing system is not adequately connected to the site's stormwater drainage, reducing its functional efficiency. This disconnection can lead to water pooling around the base of the property, increasing the risk of rust and corrosion to building elements, structural damage, and attracting termites due to the persistent dampness.

Improper drainage can also contribute to mould and mildew growth, affecting indoor air quality and health, and may lead to ground movement, causing cracks in walls and other structural issues.

It is strongly recommended that a licensed roof plumber be engaged to assess the system and ensure appropriate connections to stormwater outlets are installed to effectively redirect water away from the structure.



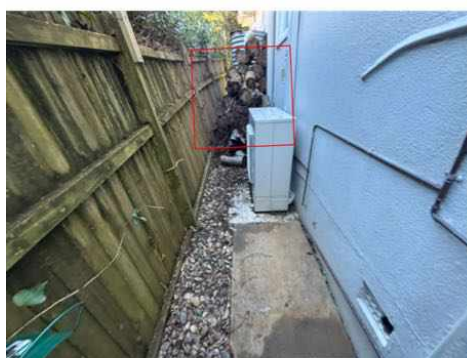
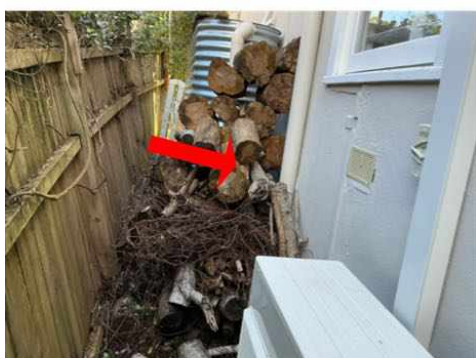
Finding 6.05

Building: Yard
 Location: Yard - Side
 Finding: Stored Timbers - On Site
 Information:

The storage of timber around external areas or within subfloor spaces poses a significant risk of attracting termite activity. Timber left exposed to moisture can develop wood rot, creating an ideal environment for termites and other timber pests. When placed directly on the ground or in damp, concealed subfloor areas, this timber can act as a bridge for termites to enter the structure, potentially causing serious and costly damage.

In addition to termites, stored timber can promote mould, mildew, and fungal growth, which may affect both the structure and the health of occupants.

To reduce these risks, it is strongly advised that any stored timber be removed.



Finding 6.06

Building: Main Building
 Location: Meter Box
 Finding: Termite Management System - No Evidence of Installation
 Information: The application of a post-construction chemical termite barrier is strongly

recommended for all properties, especially if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to seek further advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection.

Additionally, the client may want to consult with the vendor to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.



Finding 6.07

Building:	Main Building
Location:	Yard - Side
Finding:	Overhanging Trees/Branches/Roots
Information:	Overhanging trees and exposed roots were noted near the property, which pose potential risks to the structure and surrounding areas.

The overhanging branches can cause damage to the roof, gutters, or walls, particularly during storms or high winds. Additionally, the roots may pose a threat to the foundation by causing ground movement, leading to cracks or uneven settling over time. The accumulation of leaves and debris in gutters and drainage systems can also lead to blockages, contributing to water overflow and potential water damage.

It is recommended that a qualified arborist be engaged to prune back the overhanging branches and assess any potential risks posed by the tree roots to prevent further damage to the property. It is advised to get this fixed as soon as possible. Regular

maintenance should be carried out to ensure the trees are managed effectively and the property remains safe.



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

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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- The property is in generally good condition for its age but contains 2 safety hazards requiring urgent attention: balustrade spacing between balusters exceeds the current NCC 125 mm maximum (non-compliant and poses a fall/entrapment risk, particularly for children), and upstairs windows lack recommended restrictors on openings with potential falls of 2 m or more. No major structural defects were found. Numerous minor defects were noted, including inadequate subfloor drainage causing water pooling (risk of timber decay and termite activity), damaged/leaning boundary timber fencing, elevated moisture readings adjacent to both showers (monitor for 12 months), cracked/uneven poolside tiles creating a trip hazard, subfloor vents at or below ground level (allowing water entry), weathered roof tiles with lichen/moss build-up requiring cleaning and mortar repairs, an exhaust vent improperly terminated into the roof space (risk of condensation and mould), a cracked master ensuite sink, water-damaged cabinetry in the master ensuite, an unsecured master bathtub, noisy/bouncy

internal stairs and floors, deteriorating kitchen sealant, fine non-structural cracking in the dining room and ceiling, missing cornice in the study closet (substandard temporary fix), missing entry door weatherstrip, loose door hinge in Bedroom 2, non-compliant flexible waste pipe and missing trap under a bathroom basin, loose bathroom tiles with deteriorating grout/sealant, missing bathroom door stopper, and uneven flooring in the hallway/kitchen/living areas (monitor for worsening).

Timber pest activity and damage were not evident, but the property is highly susceptible due to multiple conditions conducive to termites: bridging of termite barriers at internal/external floor transitions and around attached appliances/water tanks, timber materials (including stored timbers and fencing) in direct ground contact, unconnected roof stormwater drainage causing pooling, absence of any visible termite management system, and overhanging trees/branches/roots. No evidence of fungal decay or wood borer activity was found. The report recommends prompt rectification of safety issues, minor defects by qualified trades, improved subfloor ventilation/drainage, removal or treatment of ground-contact timber, installation of a chemical termite barrier, and ongoing monitoring/annual professional inspections to prevent escalation. The overall building condition is good, but the timber pest risk is high and a termite treatment is required.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. A new termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets, vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a pre-purchase inspection is carried out) to

categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All External Areas
Finding: Obstructions and Limitations - External Areas
Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.





Noted Item

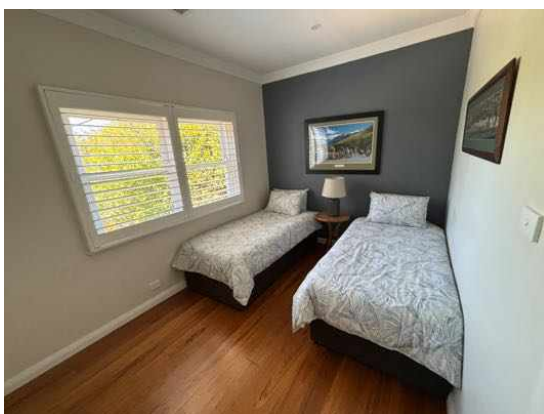
Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or

electrical issues, to deteriorating materials that may not be visible during the initial inspection.

The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.







Noted Item

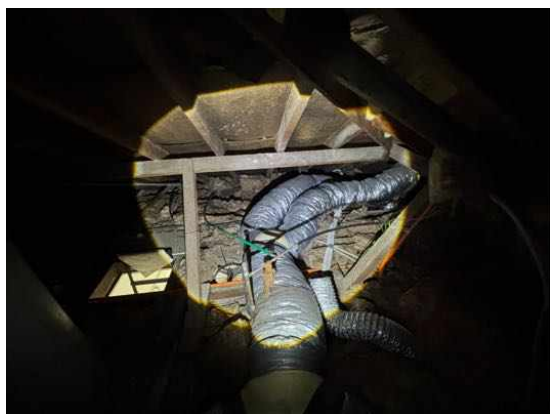
Building: Main Building
 Location: Roof Void
 Finding: Obstructions, Limitations, and General Roof Space Condition
 Information: The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed.

Obstructions of this nature may conceal a variety of potential defects, including damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected.

It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.







Noted Item

Building: Main Building

Location: Subfloor

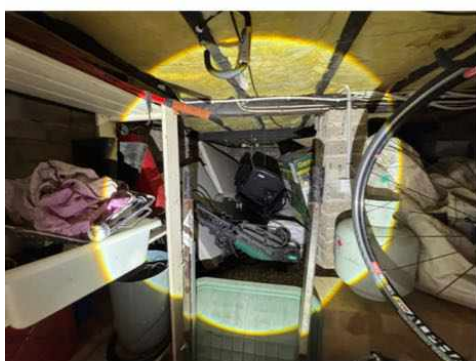
Finding: Obstructions, Limitations, and General Subfloor Condition

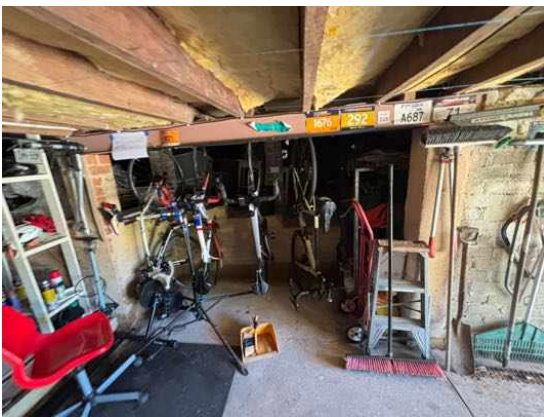
Information: The attached photographs illustrate the obstructions and access limitations that restricted a full inspection of the subfloor area of the main property at the time of assessment. Items such as stored materials, construction debris, low-hanging services, and insulation impeded movement and visibility within key sections of the subfloor. In addition, the limited crawl height further restricted safe access to inspect critical structural components.

Restricted access and confined spaces can significantly hinder the ability to evaluate

important elements such as floor joists, bearers, stumps, drainage, subfloor ventilation, and signs of moisture or pest activity. These obstructions may also conceal defects such as timber decay, water ingress, termite damage, inadequate support, or ventilation issues that are not immediately visible during a limited inspection.

While no major concerns were identified in the accessible areas, a full and unobstructed inspection is necessary to properly assess the overall condition of the subfloor. It is recommended that obstructions be removed and access improved where possible. Once adequate clearance is provided, a re-inspection should be arranged to ensure that any concealed defects can be identified and addressed accordingly. This will assist in providing a more comprehensive understanding of the subfloor's condition and reduce the risk of unforeseen issues.





Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Windows and Doors were tested for Operation
 Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Plumbing and Electrical - Outside of the scope of this inspection
 Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the

compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building:	Main Building
Location:	Pool Area
Finding:	FYI - Pool Area
Information:	This inspection explicitly excludes any assessment of the pool, spa, associated pool equipment, and the surrounding areas. As a standard building inspection does not encompass these elements, it is crucial for the client to understand that no evaluation has been conducted regarding the condition, functionality, or safety compliance of the pool or its associated systems. This includes, but is not limited to, pumps, filters, heating equipment, and structural integrity of the pool or spa surrounds.

To gain a comprehensive understanding of the condition and compliance of these components, it is highly recommended that the client engages a specialist pool inspector. A pool inspection will evaluate the structural condition of the pool, ensure the functionality of all associated equipment, and assess whether the pool and its surroundings meet current safety regulations. In particular, pool safety requirements, including fencing and access controls, are subject to stringent regulatory standards, which must be verified separately by a qualified pool inspector.

It is important to note that a pool safety inspection, which is crucial to ensure compliance with legal safety standards, is not part of a standard building inspection and must be commissioned separately. Engaging a licensed pool inspector ensures that any potential safety hazards or functional defects are identified and addressed in a timely manner, safeguarding the well-being of the occupants and ensuring compliance with relevant legislation.



Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
 Information: During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.







Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Moisture Meter Readings
Information: Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.







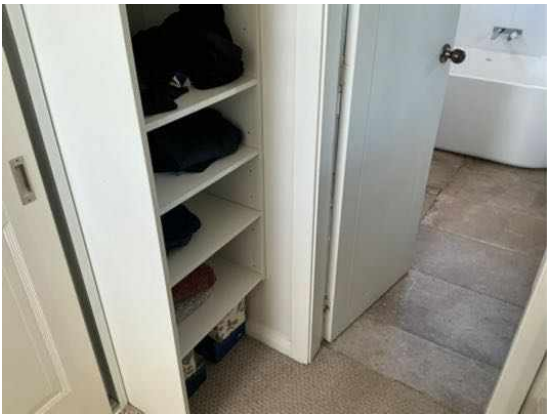












Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Additional Roof Photos
Information: As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed.

Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.







Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management Recommendation – No Evidence of Chemical Installation
Information:	At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the property has any history of termite activity or is located in a high-risk area.



Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Subterranean Termite Management Proposal
Information:	A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage.

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in

direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

Noted Item

Building:	Main Building
Location:	Roof Space, Cladding
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: Covered Entertainment Area
Finding: Previous Repairs

Information: At the time of inspection, it was noted that some repair work has been previously undertaken in this area. It is advisable for the client to inquire with the previous owner regarding the nature and extent of these repairs, including the specific issues addressed and the methods used for remediation. Understanding the history of the repairs can provide valuable insights into any recurring problems or potential long-term implications.

Additionally, the client should request any available documentation from the current owner that pertains to these repairs. This documentation may include invoices, warranties, or detailed descriptions of the work performed. Such records can help verify the quality and scope of the repairs, ensuring that the necessary steps were taken to address the issues comprehensively. This information will be crucial for future maintenance planning and can provide peace of mind regarding the structural integrity and safety of the property.



Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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