



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 3 Luss Ct, Glenhaven NSW 2156, Australia



Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 20 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 3 Luss Ct, Glenhaven NSW 2156, Australia

Client's Email Address:

Client's Phone Number:

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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 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. A termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Fence - Brick, Garage, Pool, Water Tanks, Retaining Walls
Other Timber Bldg Elements	Architraves, Deck, Door Frames, External Joinery, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames, Doors, Veranda Posts
Roof	Tiled, Pitched
Storeys	Double
Walls	Light Weight Wall Clad, Hebel Clad, Concrete Block
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Pool Surrounds
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Slab Edge
- Outbuildings
- Subfloor - 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:

- Ceiling Cavity - Part.
- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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
- Areas of skillion or flat roof - no access
- Ceiling linings
- Debris in gutters
- Decking
- 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
- Roof framing - not trafficable

- Rugs
- Sarking
- Stored items
- 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: Theatre Room
Finding: Exposed Wiring
Information: At the time of inspection, wiring was observed to be exposed and not properly concealed. Exposed wiring presents a safety hazard, as it may be susceptible to damage, accidental contact, and potential electrical risks.

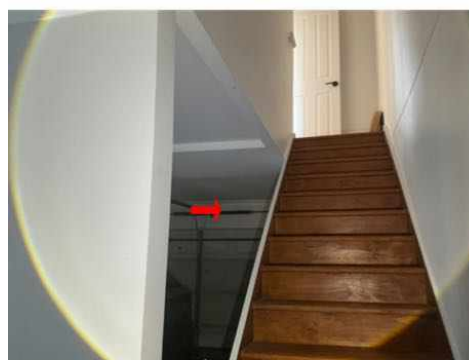
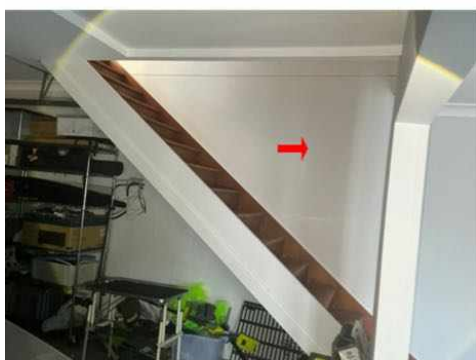
It is recommended that all wiring, whether electrical or communication/cable wiring, be properly enclosed and secured to ensure safety and compliance with acceptable standards. Where the wiring is electrical in nature, a licensed electrician should be engaged to assess and rectify the installation. For non-electrical wiring, a suitably qualified handyman may be engaged to neatly conceal and secure the wiring in a professional manner.



Finding 1.02

Building: Main Building

Location:	Garage
Finding:	Balusters - Missing
Information:	The absence of balusters on the stairs presents a significant safety defect. Balusters are critical components of a railing system, designed to prevent falls and provide structural support. Their absence creates wide gaps, increasing the risk of accidental falls, particularly for children and pets. This non-compliance with building safety standards poses a serious hazard and must be addressed immediately. Installing properly spaced (not more than 125mm) balusters will enhance safety, ensure compliance with building codes, and provide the necessary structural integrity to the railing system.



Finding 1.03

Building:	Main Building
Location:	All Areas Upstairs
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

Finding 2.01

Building:	Main Building
Location:	Formal Lounge
Finding:	Active Moisture / Water Ingress
Information:	At the time of inspection, moisture intrusion was detected to the wall and ceiling areas within the formal lounge. Thermal imaging identified temperature variations consistent with moisture presence, and moisture meter readings were recorded at maximum levels, indicating a high degree of saturation within the affected building elements.

Visible signs of water damage were also noted, including deterioration to skirting boards, swelling/softness to finishes, and peeling/bubbling paint, which are consistent with prolonged moisture exposure.

The moisture pattern and location suggest that the water ingress is likely associated with external factors, such as defective or inadequate flashing, sealing failure, or water penetration around adjoining structural junctions. The leak appears to be active at the time of inspection, which may lead to ongoing deterioration of building materials, including plasterboard damage, timber decay, mould growth, and potential structural implications if left unaddressed.

Given the active nature and severity of the moisture ingress, this condition is considered a major defect requiring urgent attention. The client is strongly advised to engage the services of a licensed roofer as a matter of urgency to inspect the roof area, particularly around flashing, junctions, and adjoining surfaces near the affected corner. Any identified defects should be promptly repaired, sealed, or replaced to prevent further water entry.

Following rectification of the source, damaged internal finishes should be reassessed and repaired as required. Ongoing monitoring is recommended to ensure that the issue has been effectively resolved.







Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Gutters - Leaking
Information:	The gutter (roof plumbing) was noted as leaking at the time of inspection. A leaking gutter can stem from various factors that compromise its functionality. One common cause is clogging, where debris such as leaves and twigs obstruct the flow of water, leading to overflow and leakage. Additionally, damage to the gutter system, such as

cracks, holes, or corrosion, can occur over time due to exposure to harsh weather conditions, resulting in leaks. Poor installation practices, including inadequate sealing of seams and joints, can also contribute to leaks. Furthermore, sagging gutters, often caused by improper support or excessive weight from debris, create gaps where water escapes instead of flowing towards the downspout.

The client is advised to engage the services of a roof plumber to fix the issue at owners discretion.





Finding 3.02

Building:	Main Building
Location:	Home Office
Finding:	Evidence of Previous Moisture Ingress at Window
Information:	At the time of inspection, minor moisture-related staining and deterioration were noted to the lower section of the window frame/joinery. The affected area was dry at the time of inspection, indicating this is likely associated with a previous instance of water ingress rather than an active leak.

Possible causes may include past failure of external seals, wind-driven rain penetration, or minor gaps around the window frame or sill.

No immediate repair is considered necessary at this stage. However, the client is advised to monitor the area over a period of 12 months, particularly during and after heavy rainfall. If any signs of active moisture, swelling, peeling, or further deterioration are observed, a suitably qualified window or building specialist should be engaged to inspect and rectify the issue.



Finding 3.03

Building:	Main Building
Location:	Theatre Room, Upstairs Hallway
Finding:	Previously Patched Ceiling Areas
Information:	At the time of inspection, a number of ceiling areas were observed to have been previously patched and repaired. The finish to these areas was inconsistent with the surrounding ceiling, resulting in a visible variation in texture and appearance.

A thermal imaging camera was utilised during the inspection, and no signs of active moisture or water ingress were detected at the time, indicating that the issue is cosmetic in nature rather than structural or moisture-related.

It is recommended that a qualified painter be engaged to properly prepare, blend, and repaint the affected areas so that they are aligned with the surrounding ceiling finishes and present a consistent, professional appearance.



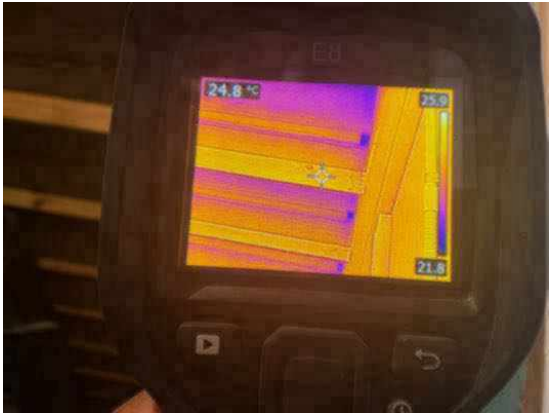
Finding 3.04

Building:	Main Building
Location:	Pool Equipment Room
Finding:	Moisture Ingress to Pool Equipment Room (Below Stairs)
Information:	At the time of inspection, evidence of moisture ingress and water staining was observed to the structural timbers and surrounding areas within the pool equipment room located beneath the stairs. This indicates that water is penetrating into the area from above.

Upon inspection of the stair area above, it was noted that sections appear inadequately sealed, allowing water to enter and migrate into the space below. This condition can lead to ongoing moisture-related deterioration, including timber decay,

mould growth, and potential structural impact if left unaddressed.

It is recommended that a suitably qualified waterproofing or sealant specialist be engaged to inspect the stair area above and carry out appropriate sealing and waterproofing works. All identified gaps, joints, and penetrations should be professionally sealed to prevent further water ingress. Continued monitoring is advised after rectification to ensure the issue has been effectively resolved.





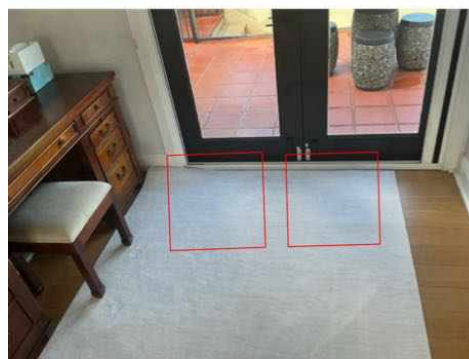
Finding 3.05

Building:	Main Building
Location:	Bedroom 5
Finding:	Moisture Damage to Flooring Adjacent to Balcony Door
Information:	At the time of inspection, moisture-related damage and slight deterioration were noted to the timber flooring adjacent to the balcony door. The affected area showed signs consistent with previous water ingress.

The area was dry at the time of inspection, and thermal imaging did not indicate the presence of active moisture, suggesting that the issue is likely historical rather than ongoing at present.

Possible causes may include water ingress through the balcony door threshold, inadequate sealing, or wind-driven rain entering at the junction.

The client is advised to monitor the area over time for any signs of further deterioration, staining, or moisture presence. If the condition worsens or reoccurs, a suitably qualified sealant or waterproofing specialist should be engaged to inspect the external door area and ensure that all seals and junctions are properly sealed to prevent water from entering the internal space.





Finding 3.06

Building:	Main Building
Location:	Bedroom 5 En-suite, En-suite Master, Upstairs Bathroom
Finding:	Shower Screen - Leaking (Sides)
Information:	The shower screen was noted as leaking through sides at the time of inspection.

The shower enclosure in the bathroom exhibits a defect characterized by moisture buildup and potential leakage at the base where the shower door meets the wall and floor tiles. Visible signs include deteriorated caulking, indicating that the waterproof seal has been compromised. This issue not only affects the aesthetic appeal of the bathroom but also poses a risk of water damage to adjacent structures and surfaces.

Immediate attention is required to re-caulk and seal the affected areas to prevent further moisture penetration and to maintain the integrity of the shower enclosure.

The client is advised to engage the services of a professional plumber to rectify the issue.





Finding 3.07

Building:	Main Building
Location:	Bedroom 5
Finding:	Door - Water/Moisture Damage
Information:	At the time of inspection, water/moisture damage was noted on this/these door(s) within the property.

The affected doors exhibit signs of swelling, warping, and possible discolouration, which can impair their functionality and compromise their structural integrity. Prolonged exposure to moisture can cause the door material to deteriorate, leading to issues with closing and sealing, and increasing the likelihood of further damage over time. Moisture-damaged doors can also become a breeding ground for mould and mildew, which may pose health risks to occupants if left unaddressed. It is recommended that the damaged doors be repaired or replaced, and that any sources of moisture nearby be investigated and rectified to prevent recurrence.

The client is advised to engage services of a carpenter to rectify or replace the door.



Finding 3.08

Building:	Main Building
Location:	Bedroom 5 Balcony
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.



Finding 3.09

Building:	Main Building
Location:	Bedroom 5
Finding:	Door(s) - Binding/Jamming
Information:	At the time of inspection, it was noted that the door was binding or jamming in this area.

Several factors could contribute to this issue, including swelling due to moisture, which can cause wooden doors to expand and fit tightly in the frame. Misaligned or loose hinges may also result in the door sagging or becoming misaligned, making it difficult to close. Over time, wooden doors may warp due to fluctuations in temperature or humidity, leading to improper closure.

It is recommended that a qualified carpenter or handyman be engaged to carry out the necessary repairs to ensure proper door operation.



Finding 3.10

Building: Main Building

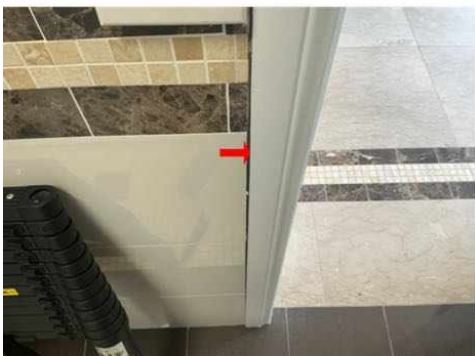
Location: All Bathrooms

Finding: Sealant/Grouting - Missing or Damaged

Information: At the time of inspection, areas of missing and/or deteriorated sealant and grout were noted in this area. This condition can allow water to penetrate behind finishes, which may lead to moisture ingress, deterioration of waterproofing membranes, mould growth, and potential leaks into adjoining areas over time. If left unaddressed, this may result in costly repairs and hidden water damage.

It is recommended that a licensed plumber (or suitably qualified tradesperson experienced in wet area sealing) be engaged to assess the affected areas and reinstate compliant waterproof sealant and grout as required, ensuring all junctions are properly sealed to prevent further water ingress.







Finding 3.11

Building:	Main Building
Location:	Ensuite - Master
Finding:	Areas - Not Sealed
Information:	At the time of inspection, certain areas were found to be unsealed, which may allow moisture ingress, pest entry, or air leaks. Gaps and unsealed sections can contribute to deterioration over time and reduce the overall integrity of the structure. It is recommended to seal the affected areas to prevent potential damage and ensure better protection against environmental factors.



Finding 3.12

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower Screen Door – Excessive Gap
Information:	At the time of inspection, an excessive gap was observed between the shower screen panel and the shower screen door. This gap is considered a defect as it can allow water to escape from the shower enclosure during use, potentially leading to water damage to adjacent flooring, wall finishes, and surrounding building elements. It is recommended that a qualified glazier be engaged to assess the shower screen assembly and either realign the door or replace the door and/or seals as necessary to

ensure a proper watertight fit. Rectification will help prevent water leakage and reduce the risk of ongoing moisture-related damage.



Finding 3.13

Building:	Main Building
Location:	Upstairs Bathroom
Finding:	Shower Head - Leaking
Information:	Showerhead was found to be leaking at the time of inspection. This is a common defect.

A leaking shower head could be due to issues like a worn-out washer, a loose connection, a damaged O-ring, or mineral deposits blocking the flow. Inspecting and replacing any damaged components or tightening connections might help resolve the leakage.

A qualified plumber should be engaged to rectify the situation as soon as possible.



Finding 3.14

Building:	Main Building
Location:	Upstairs Bathroom
Finding:	Shower Screen Door – Damaged Water Seal Strip

Information: At the time of inspection, the plastic water seal strip located at the base of the shower screen door was observed to be damaged and deteriorated. This component is designed to act as a barrier to prevent water from escaping the shower enclosure.

It is recommended that a qualified handyman be engaged to replace the damaged shower screen seal strip with a suitable new fitting.



Finding 3.15

Building: Main Building

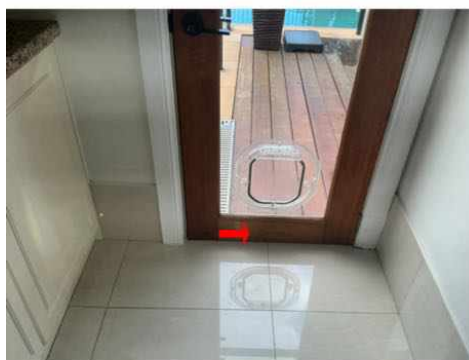
Location: Laundry

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:	Laundry
Finding:	Laundry - No Exhaust Fan Installed
Information:	At the time of inspection, it was noted that the laundry area is not equipped with an exhaust fan.

The absence of mechanical ventilation in a confined space such as a laundry can lead to the accumulation of excess moisture and humidity, particularly during the use of washing machines and dryers. Over time, this can result in condensation build-up on walls and ceilings, increasing the risk of mould and mildew growth, which may cause health issues such as respiratory irritation and allergies. Additionally, persistent damp conditions can contribute to the deterioration of paint, plaster, and other building materials, potentially leading to more extensive and costly repairs.

A licensed electrician should be appointed to carry out this work to ensure the fan is installed safely and in accordance with Australian electrical standards at clients own discretion.



Finding 3.17

Building:	Main Building
Location:	Entertaining Area, Back Balcony
Finding:	Water Pooling and Organic Growth in Gutters
Information:	At the time of inspection, water pooling and organic matter build-up (including debris and vegetative growth) were noted within the gutters. This condition indicates inadequate drainage and suggests that sections of the guttering may not be correctly aligned to allow proper water flow towards the downpipes.

If left unaddressed, this may lead to accelerated deterioration of the gutter system, overflow during rainfall, and potential water ingress into the building.

It is recommended that a suitably qualified tradesperson be engaged to clean all

gutters and remove accumulated debris. In addition, a gutter installation specialist should be engaged to inspect and realign the guttering to ensure appropriate fall and effective drainage, preventing future water pooling.





Finding 3.18

Building:	Main Building
Location:	All Balconies
Finding:	Sealant/Grout - Deteriorating (External)
Information:	At the time of inspection, sections of deteriorating sealant and/or grout were noted on the external tiled area. This condition can allow moisture to penetrate beneath the tiles, potentially leading to water damage, loosening of tiles, or efflorescence over time. External tiled surfaces are particularly exposed to weathering and UV degradation, which can accelerate the breakdown of sealant and grout.

It is recommended that a qualified tiling contractor be engaged to remove the deteriorated material and reseal or regROUT the affected areas to prevent further deterioration and ensure the area remains weather-resistant.

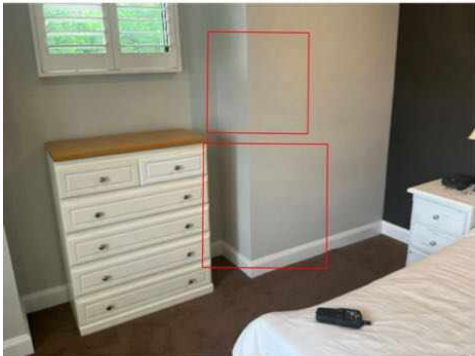
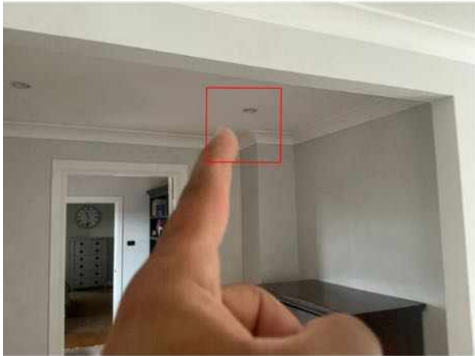


Finding 3.19

Building:	Main Building
Location:	Bedroom 5
Finding:	Moisture/Water Ingress (Thermal)
Information:	At the time of inspection, thermal imaging identified minor water ingress on the ceiling & wall area. The cooler thermal signatures suggest moisture penetration, which may be associated with roof leaks or deteriorated flashing. While no significant visible

damage was present at the time of inspection, prolonged moisture exposure could lead to staining, plasterboard deterioration, or mould growth if not rectified.

It is recommended that a licensed roofing contractor or plumber inspect the roof coverings, flashing, and any associated plumbing services above the affected area and carry out necessary rectification works. Once repairs are completed, the ceiling should be monitored for recurrence for 12 months and repainted if required. This needs to be done as soon as possible as this can become a major defect very quickly.



Finding 3.20

Building: Main Building

Location: Stairs - Internal
 Finding: Noisy/Squeaky Stairs
 Information: During the inspection, noise was observed when walking on the stairs. This issue is typically caused by movement between the stair components, such as loose treads or risers, or due to wooden parts expanding and contracting with changes in humidity. Over time, normal wear and tear can cause the stair joints or fasteners to become loose, leading to the noise when pressure is applied to the steps.

It is recommended that the client engage a carpenter or builder to inspect the stairs. Repairing loose components or tightening connections will help to eliminate the issue and ensure the structural integrity and safety of the stairs. If required, additional reinforcement or repairs should be carried out to prevent further deterioration.



Finding 3.21

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.

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 3.22

Building:	Main Building
Location:	Entry, Pool Area
Finding:	Tiles - Cracked - Exterior
Information:	Cracking in the floor tiles was evident in this area at the time of inspection.

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

Cracked tiles detract from the overall appearance of the affected areas, as well as

creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time. While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution.

A licensed tiling contractor may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder may be required.



Finding 3.23

Building:	Out Building
Location:	Bar
Finding:	Flexible Pipe - Non Complaint
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 3.24

Building: Out Building

Location: Bathroom

Finding: Exhaust Fan - Not Working

Information: At the time of inspection, the exhaust fan was not operational. A non-functioning fan can lead to poor ventilation, resulting in excess humidity, mould growth, and deterioration of finishes over time. It is recommended that the client engage a licensed electrician to inspect, repair, or replace the exhaust fan to ensure proper ventilation and compliance with building standards.



Finding 3.25

Building: Main Building

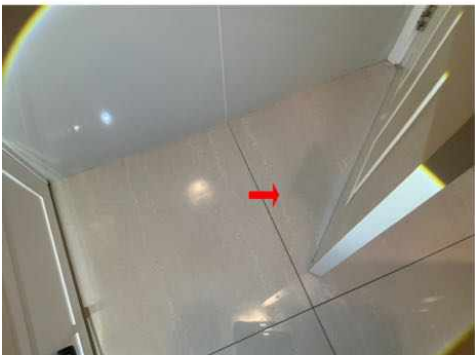
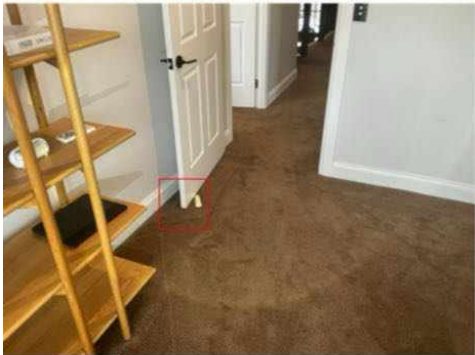
Location: Garage Stairs, Bedroom 4, Formal Dining, Downstairs Bathroom, Laundry

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 3.26

Building:	Main Building
Location:	Rear Fencing
Finding:	Fencing - Leaning/Damaged
Information:	At the time of inspection, sections of the boundary fencing were noted to be leaning and damaged. This condition may compromise the structural integrity and intended function of the fence, including privacy and security. Progressive movement or failure is likely if not addressed. Rectification or replacement by a licensed fencing contractor is recommended to restore proper alignment and stability.



Finding 3.27

Building:	Main Building
Location:	Bedroom 5 Balcony, Formal Lounge Roof
Finding:	Roof Tiles - Damaged & Dislocated
Information:	At the time of inspection, some roof tiles were found to be damaged and dislocated, which can compromise the waterproofing integrity of the roof. Damaged or displaced tiles may allow water ingress into the roof space, leading to moisture damage, deterioration of insulation and timber framing. It is recommended that the client engage the services of a licensed roofer to replace any broken tiles and realign displaced ones to ensure the roof is properly sealed and weatherproof.



Finding 3.28

Building:	Main Building
Location:	Both Roof Voids
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.



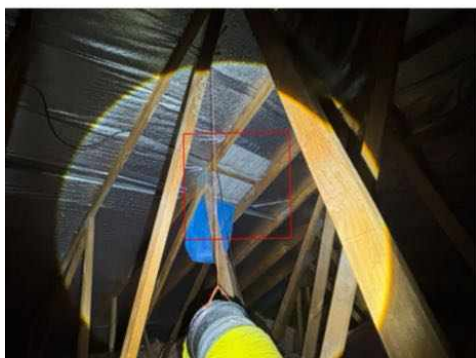
Finding 3.29

Building:	Main Building
Location:	Bedroom - Master Roof Void
Finding:	Sarking - Damaged
Information:	Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists

in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered roofer should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



Finding 3.30

Building:	Main Building
Location:	Family Room
Finding:	Uneven / Bowed Bulkhead (Ceiling Soffit) Above Doorway and Opening
Information:	At the time of inspection, the bulkhead/ceiling soffit above the external door and the bulkhead spanning the opening between the dining and lounge areas were observed to be slightly bowed and not installed in a straight, level alignment, as confirmed using a spirit level. The finish appears inconsistent, which is indicative of substandard workmanship during installation rather than structural failure.

No visible cracking, separation, or signs of movement were noted around these areas

at the time of inspection. Based on these observations, this condition is considered to be cosmetic in nature and not a matter of immediate concern.

If desired, a qualified builder or plastering specialist may be engaged to improve the alignment and finish of these bulkheads to achieve a more uniform and level appearance.



Finding 3.31

Building: Main Building
Location: Garage
Finding: Excessive Moisture - Walls (Monitor)

Information: Excessive moisture was observed in the walls at the time of inspection, indicating potential underlying issues that could be contributing to this condition.

One possible cause is rising damp, where moisture from the ground seeps up through the wall due to a compromised or missing damp-proof course. Additionally, poor drainage around the property can lead to water pooling near the base of the wall, increasing the likelihood of moisture absorption. Inadequate ventilation in the affected area could also exacerbate the problem, as it would prevent moisture from properly evaporating, leading to persistent dampness.

No further immediate action is required; however, the area should be monitored over the next 12 months. Should any signs of dampness, bubbling, or deterioration develop at the base of the wall, engagement of a qualified damp-proofing specialist may be necessary to assess and address any emerging moisture issues.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

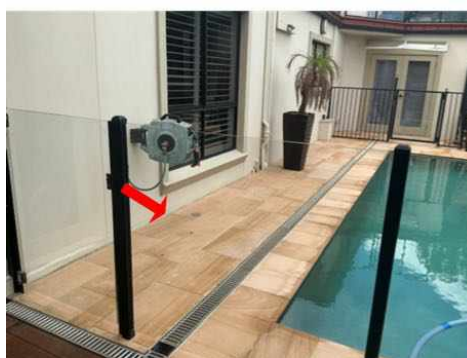
Finding 6.01

Building: Main Building
 Location: All Areas
 Finding: Slab Edge - Exposure
 Information: An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be

detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.02

Building:	Main Building
Location:	All Areas
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.

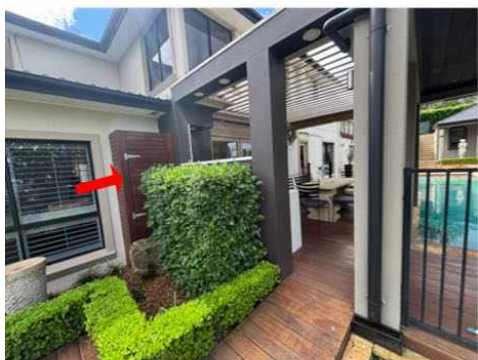


Finding 6.03

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Bridging Appliances - 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 6.04

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.

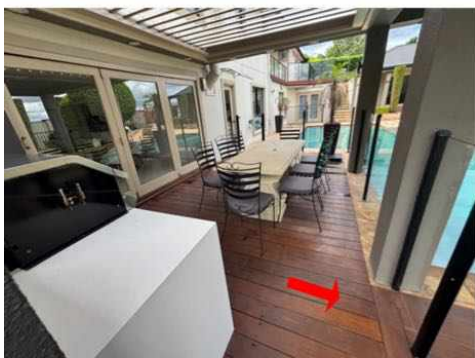
When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks 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 6.05

Building:	Main Building
Location:	Pool Room
Finding:	Overflow Disconnected - HWS/AC/Gas - Conducive Conditions to Termites
Information:	The overflow to this service was found to be disconnected from stormwater drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. 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 overflow 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:	Yard
Location:	Yard - Back
Finding:	Tree Stumps - Remove
Information:	Old tree stumps were found around the property.

Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump.

All tree stumps should be removed where possible or alternatively be test drilled and treated. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Timber pest management plan should be implemented and 6-12 monthly Timber Pest inspections carried out in accordance with AS4349.3 or AS 3660.2.



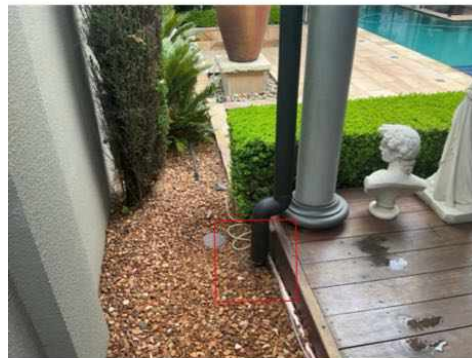
Finding 6.07

Building:	Main Building
Location:	All Areas
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.

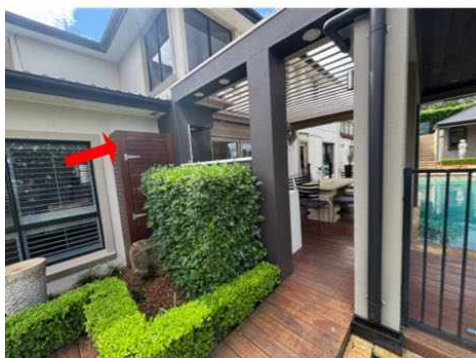




Finding 6.08

Building:	Main Building
Location:	All Areas
Finding:	Timber Directly Attached to Building
Information:	At the time of inspection, timber materials were noted to be directly attached to the external wall of the dwelling. This practice is considered a conducive condition for termite activity, as it provides both a potential food source and concealed entry point for termites into the structure.

It is recommended that the timber be removed, isolated, or appropriately treated to reduce the risk of termite infestation. A licensed pest management specialist should be consulted for further assessment and advice in line with AS 3660.2 (Termite Management).



Finding 6.09

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 6.10

Building:	Main Building
Location:	Above Bedroom 5, Pool Room
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

Finding 7.01

Building:	Yard
Location:	Under Deck, Sauna
Finding:	Fungal Decay - Present (Localised)
Information:	Fungal decay, also referred to as wood decay or wood rot, typically occurs when timber elements are exposed to excessive moisture for extended periods. This deterioration process is accelerated by temperatures ranging between 5°C and 40°C, as well as the presence of oxygen. Fungal decay is commonly found in timber components used in external environments, particularly when they are exposed to rain or moisture penetration.

In this instance, although the timber element shows signs of decay, the visible damage appears to be localized to a specific area and has not yet spread to adjoining structures or other parts of the building element. As a result, the fungal decay is likely to be relatively superficial, with minimal impact on the structural integrity or tensile strength of the timber. However, it is advisable to monitor the affected area to prevent further deterioration and address the underlying moisture issue to mitigate future risk.



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 inspection report identifies multiple safety hazards, including exposed wiring in the theatre room, missing balusters on the garage stairs (creating fall risks), and the absence of recommended window restrictors on upper-level windows in all areas. A major defect consists of active moisture and water ingress in the formal lounge, evidenced by saturation, thermal anomalies, and visible damage to walls, ceilings, skirting, and finishes, likely originating from defective external flashing, seals, or junctions, requiring urgent roofing repairs. Numerous minor defects were documented across the property, encompassing leaking gutters (with pooling and organic growth) in all areas and around the entertaining balcony; previous and historical moisture ingress or damage at the home office window, bedroom 5 flooring adjacent to the balcony door, pool equipment room beneath the stairs, and various internal surfaces; leaking shower screens (sides and excessive gaps), damaged water seal strips, missing or deteriorated sealant/grouting in all bathrooms and ensuites, a leaking shower head in the

upstairs bathroom, and unsealed areas in the master ensuite; missing door weatherstrips and no exhaust fan in the laundry; drummy tiles and water/moisture damage to doors in bedroom 5; binding/jamming doors in bedroom 5; cracked exterior tiles at entry and pool areas; noisy/squeaky internal stairs; non-compliant flexible pipe in the outbuilding bar; a non-working exhaust fan in the outbuilding bathroom; missing door stoppers in multiple locations; leaning/damaged rear fencing; weathered roof tiles with lichen buildup; roof tiles displaced or cracked near bedroom 5 balcony and formal lounge; vents extracted into roof voids (both areas); damaged sarking in the master bedroom roof void; uneven/bowed bulkheads in the family room; and excessive moisture on garage walls (to monitor). No live timber pest activity or timber pest damage was found, nor wood borer activity, but conditions conducive to timber pests and fungal decay were prevalent, including exposed slab edges around the perimeter, bridged or breached termite barriers, appliances and materials in direct ground contact, disconnected overflows from hot water systems/air-conditioning/gas behind the pool room, tree stumps in the yard, unconnected stormwater drains from roof plumbing, timber elements directly attached to the building, no visible evidence of a termite management system at the meter box, overhanging trees/branches above bedroom 5 and the pool room, plus localised fungal decay to timbers under the deck and sauna; these elevate susceptibility and necessitate immediate termite treatment plus ongoing 6-12 monthly inspections.

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 prepurchase 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

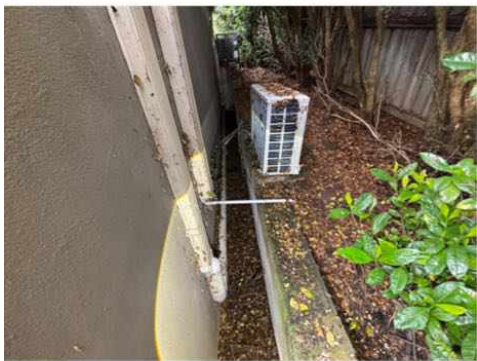
Building: Main Building
Location: All External Areas
Finding: Obstructions and Limitations - External Areas
Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. 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.







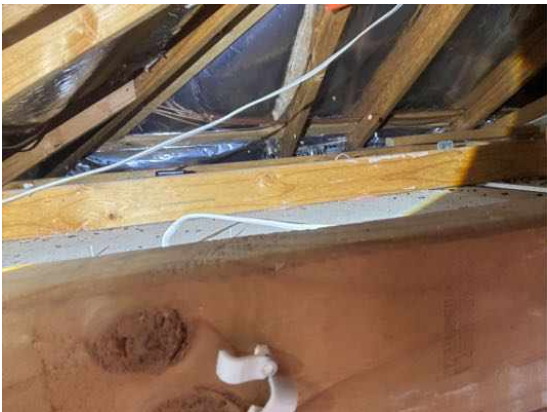


Noted Item

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.



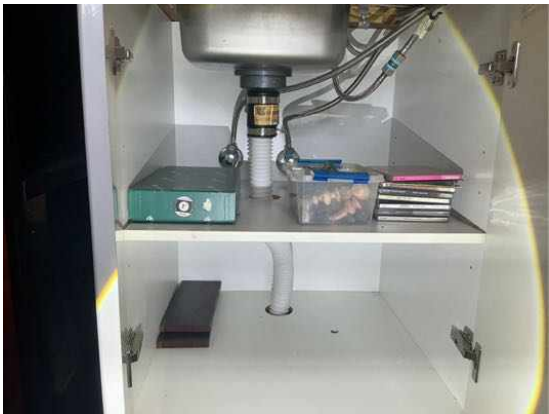
Noted Item

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

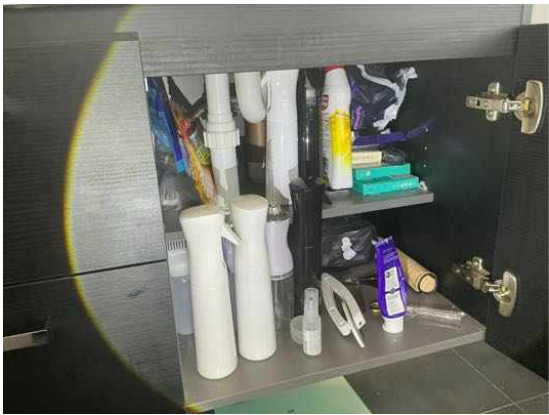
have been detected.

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.













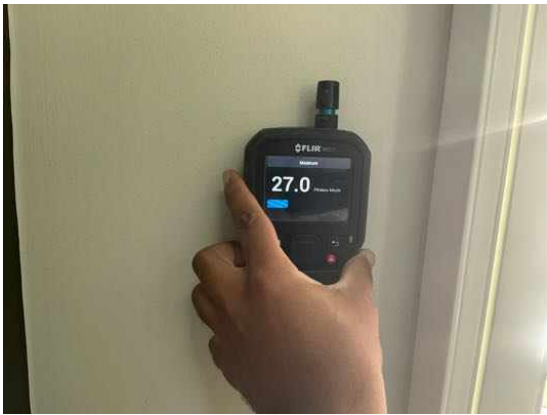




















Noted Item

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.

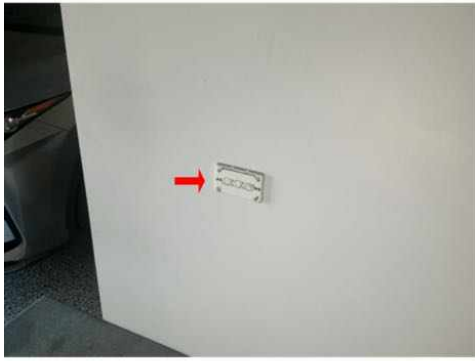
Noted Item

Building: Main Building
 Location: Garage
 Finding: Switches - Cover Plate - Missing
 Information: The switch in this area was found to be missing its cover plate at the time of inspection.

It is recommended to install the new cover plate to make sure the fixture and associated structures are safe and fully operational. A license electrician should be appointed to repair or replace the light switch as soon as possible.

Please note that commenting on electrical works are outside the scope of this inspection. Please consult a licensed electrician to further inspect the property at client discretion.





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.