



Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 13 Page St, Pagewood NSW 2035, 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: Thu, 19 Feb 2026

Modified Date: Sat, 21 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 13 Page St, Pagewood NSW 2035, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Trent Mison Ph: 0416 978 230
Email: Randwick@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Randwick)

Company Address and Postcode: Pagewood 2035

Company Email: Randwick@jimsbuildinginspections.com.au

Company Contact Numbers: 0416 978 230

Special conditions or instructions

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

The following apply:

The Pre-Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report is valid for 30 days (for 'Timber Pest') and 60 days (for 'Building Issues') after the original inspection date. A re-inspection is required after 30 days (for 'Timber Pest') and 60 days (for 'Building Issues') OR if any changes are made to the property after the original inspection date.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully

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

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

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

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

* Minor Defect - A defect other than a major defect

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, The Client should consider the following options to further protect their investment against timber pest infestation:

* Undertake thorough regular inspections at intervals not exceeding twelve (12) 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 to the risk of subterranean termite attack implement a management program in accordance with Australian Standard AS 3600. This may include the installation of a monitoring and / or baiting system, or chemical and/or physical management system, however, AS 3600 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough inspections of the building are necessary.

Note: Regular inspections WILL NOT stop termite infestation, however, the damage which may be caused will be reduced when the infestation is found at an early stage.

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

Some of the indicated specifications relating to walls, floors and other construction materials may be inaccurate as the inspection is limited to visible and accessible areas. Unless the owner has provided detailed plans, certificates or supporting documentation, the assessment and identification of materials

is based solely on observable elements and reasonable assumptions. For a more accurate understanding of the concealed structure or materials used, clarification or documentation from the property owner should be sought.

At the time of inspection, the following major defect was identified:

* Timber beams wood rot - Balcony

The rectification of the above major defect should be undertaken immediately to prevent further deterioration of the property or unsafe conditions.

Along with the above, there were minor defects and conditions conducive to termite activity identified, consistent with the age of the property, which could be rectified at client discretion to improve the overall condition of the property. Minor defects, if left unattended could develop into major defects over time.

The report should be read in its entirety, and the summary and / or recommendations at the end of the report referred to, taking into account all property obstructions and limitations.

Please contact the building inspector to discuss the above defects, or, any of the other report findings that require further clarification.

Note:

The report is based upon the findings at the time of inspection noted on the date of inspection on the front page. A re-inspection in line with the above noted time period lapses is recommended.

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	Residential, Detached
Company or Strata title	No
Floor	Concrete, Masonry Foundations, Masonry Piers, Slab - Suspended Slab, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	South East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Pergola, Retaining Walls
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed), Light Weight Wall Clad, Timber Framed and Clad, Weatherboards
Weather	Overcast

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
- Roof Exterior - First Floor Only
- Roof Void - Part
- Subfloor - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Subfloor - Part.
- Outside of the fencing.
- 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 low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- No safe point from which to access roof exterior
- Pipework
- Roof framing - not trafficable
- Sarking
- Subfloor area - Limited access due to restrictive crawl space
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable

area was accessible.

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: Balcony
Finding: Beams - Wood rot
Information: Wood rot was found to be affecting the timber balcony beams in this area. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions which make un-maintained (ie regular painting) fascias and window frames susceptible to accelerated deterioration.

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

Replacement of affected balcony timbers may then be a necessary step in protecting surrounding building elements from such deterioration. A qualified carpenter or registered builder may also be required to replace affected building materials.





Minor Defect

Finding 3.01

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

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

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



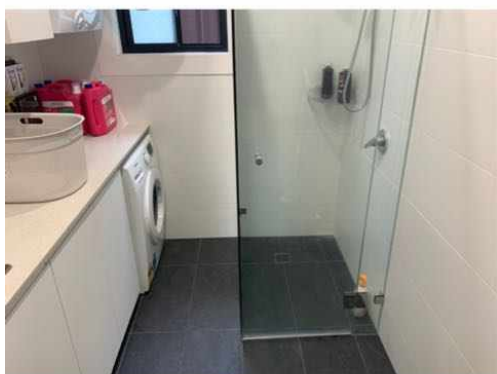


Finding 3.02

Building:	Main Building
Location:	Laundry
Finding:	Exhaust fan - Missing
Information:	An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation.

Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards.

It is advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



Finding 3.03

Building:	Main Building
Location:	Lounge Room 2 / Master Bedroom
Finding:	Window - Stiff to slide
Information:	The window in this area was jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully

operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

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

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the window.



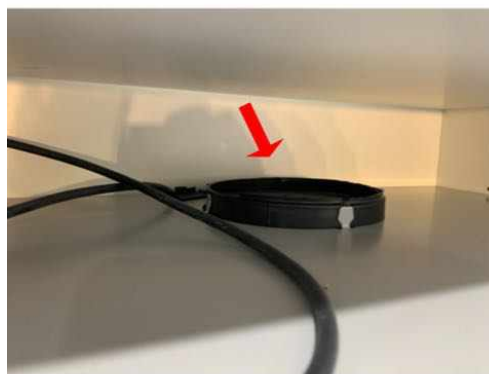
Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Vented into cupboard
Information:	The rangehood flue was found to lead directly into the kitchen cupboard, rather than venting to the exterior of the building.

The positioning of this flue is likely to lead to a build-up of grease and grime in the surrounding area within the cupboard, and / or potential moisture related issues.

Without re-direction to the exterior of the building, the rangehood is not considered fully operational and is deemed a minor defect. It is therefore preferable that the flue be re-directed to vent into the external environment.

A licensed plumber 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 3.05

Building: Main Building
 Location: Yard - Back
 Finding: Blockwork - Efflorescence
 Information: Efflorescence appears to be affecting the blockwork in this area. Efflorescence typically occurs when excess salts within the cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of mortar between blocks. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.





Finding 3.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Roof plumbing - Painting required
Information:	The gutters and downpipes have not been painted. Painting all exterior plumbing work is necessary to adequately seal the building materials, preventing accelerated rust and deterioration.

Where roof plumbing is not protected by paint, frequent exposure to UV and rainwater is likely to result in premature ageing and the development of secondary building defects.

It is highly advised that a painting contractor be appointed to paint the sections of roof plumbing that have not been painted. Such works will increase the longevity of the roof plumbing and all associated building materials.



Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Light fitting - Not operating
Information:	The light fittings in these areas were noted to be not operating at the time of

inspection. It is suspected that this could be a simple globe replacement, however, if this does not rectify the problem, then there could be a further issue with the fitting and / or transformer.

Repair and/or replacement of the faulty building element is recommended. It is highly recommended that the relevant tradesperson be engaged to perform any necessary works.



Finding 3.08

Building:	Main Building
Location:	Roof Void - lower & upper
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 builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



Finding 3.09

Building:	Main Building
Location:	Roof Void (lower / front) - Part
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.



Finding 3.10

Building:	Main Building
Location:	Roof Void (lower / front) - Part
Finding:	Roof tiles - Weathered
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.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



Finding 3.11

Building:	Main Building
Location:	Subfloor
Finding:	Wall sarking - Missing
Information:	Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

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

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



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:	Termite Management System - no evidence of installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C

overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.03

Building: Main Building
 Location: Subfloor
 Finding: Ant caps - Not installed
 Information: Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.



Finding 6.04

Building: Main Building

Location: Subfloor

Finding: Subfloor - Debris

Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.



Finding 6.05

Building:	Main Building
Location:	Subfloor
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	Subfloor
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



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
- Registered Roofing Contractor
- Registered/Licensed Builder
- Solicitor or Conveyancer
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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

- BUILDING INSPECTION SUMMARY:

At the time of inspection, the following limitations were experienced, preventing a full and complete inspection of specific areas:

- * Fixtures, furniture, fittings and stored items obstructed a full inspection of the property
- * The lower roof exterior was inspected from all available elevations above gutter height
- * The second storey roof exterior was unable to be inspected as this was over a safely accessible height (Note: An inspection by a Registered Roofing Contractor is recommended)
- * The wall exterior was inspected from balcony and ground levels
- * The main roof void was blocked from a full access / inspection with roof insulation, sarking (part), timber sheet flooring, roof timbers and low roof pitch
- * The lower parts of the external walls were obstructed from inspection by ground levels
- * The rear of the subfloor area of the property was unable to be physically accessed due to a lack of available crawl space due to raised ground levels

Based on the above, and the findings in the report, this property compared to those of similar age and

comparable level of maintenance was in a fair condition with a major defect identified, as well as minor defects and conditions conducive to termite activity.

The major defect should be considered for rectification in the short term and minor defects and conditions conducive to termite activity could be rectified at owners discretion to improve the overall condition of the property. Minor defects should be strongly considered for rectification as these can develop into major defects over time if left unattended.

TIMBER PEST INSPECTION RECOMMENDATIONS:

- Install a Post-Construction Termite barrier system to the property (consult a suitably qualified termite expert for advice).

☐- No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty.

☐- Access should be gained to the entire roof void and subfloor (if possible) to allow a complete inspection of the property.

☐- Repair and monitor any water leaks and areas of excessive moisture.

- Removal and replace timbers affected by fungal decay / wood rot

☐- Clean and flush out blocked guttering regularly.

☐- Connect the A/C overflow to stormwater or away from the edge of the building (minimum 1m).

☐- Regular inspections every 6-12 months (or as advised by the termite management system installer)☐

☐Additional information:☐- Trees within 50m of the house that are on other properties can not be inspected.

For further information, advice and clarification please contact Trent Mison on: 0416 978 230

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

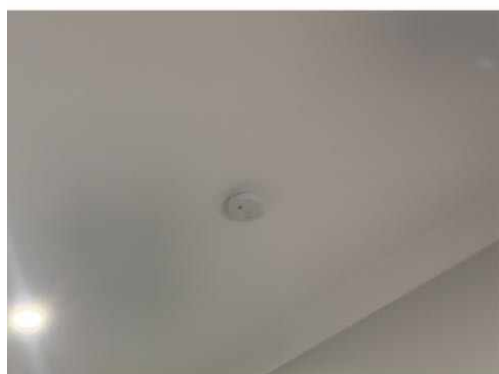
Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

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

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

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

Note: The smoke alarms were not tested at the time of inspection.





Noted Item

Building: Main Building
 Location: Balcony
 Finding: External Timber Balcony or Deck - Structural Stability
 Information: Although the balconies appeared to be in adequate condition, the load capacity of the external balcony or deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural Engineer further assess the external timber balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.



Noted Item

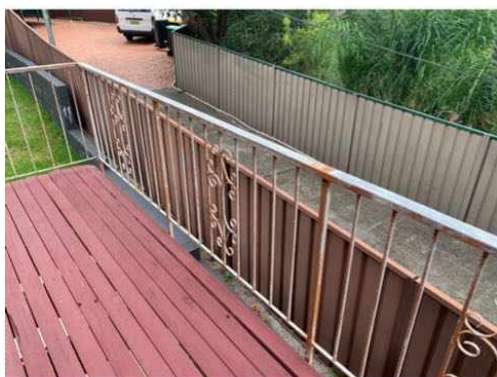
Building: Main Building
 Location: Balcony
 Finding: Balustrade - Suspected Non-Compliance
 Information: The fabricated metal balustrade was measured and found to be less than the present building regulation requirement of 1000mm high where there is a potential of a fall greater than 1000mm.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

This defect could create a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.



Noted Item

Building:	Main Building
Location:	Bedrooms
Finding:	Window Child Safety Restraints
Information:	Although not the standard at the time of construction, the current National Construction Code (NCC) states that windows are required to have restraints as per the below:

(a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.

(b) Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:

(i) The openable portion of the window must be protected with—

(A) a device capable of restricting the window opening; or

(B) a screen with secure fittings.

(ii) A device or screen required by (i) must—

(A) not permit a 125 mm sphere to pass through the window opening or screen; and

(B) resist an outward horizontal action of 250 N against the—

(aa) window restrained by a device; or

(bb) screen protecting the opening; and

(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection.

(d) A barrier covered by (c) must not—

(i) permit a 125 mm sphere to pass through it; and

(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 3.9.2.5).

A window contractor or general handyman engaged by strata experienced in the fitting of these restraints could be engaged to carry out and complete these works.

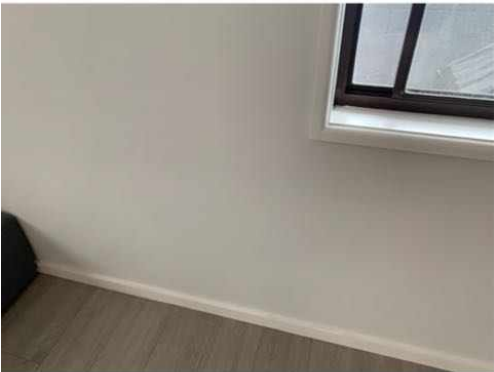
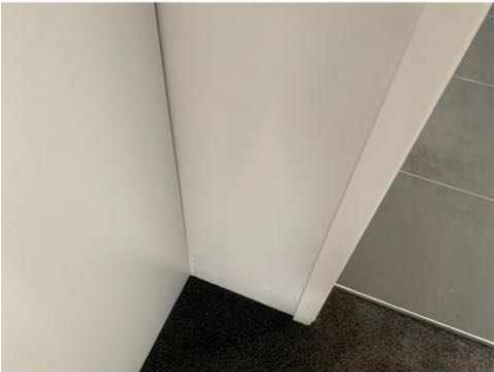


Noted Item

Building:	Main Building
Location:	Walk In Robe / Ground Floor Walls
Finding:	Moisture Readings - No Damp Detected
Information:	During the inspection a moisture meter was used to measure and evaluate the presence of damp to the rear of the shower recess walls (where possible) and the lower ground floor walls.

The moisture readings indicated either no damp or moisture readings that were in an acceptable range for the material being measured (ie masonry / platerboard).

The assessed areas showed no signs of leakage or damp, however, if the property has not been occupied for an extended period and bathrooms not used, then these readings do not warrant against a future issue occurring.





Noted Item

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

Also, an array of additional photographs have been provided for general information purposes.















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.