



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 12 Mar 2026

Property Address: 35 Union St, Maclean NSW 2463, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 12 Mar 2026

Modified Date: Fri, 13 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 35 Union St, Maclean NSW 2463, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Dean Huxley Ph: 0410 535 121  
Email: Yamba@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Yamba)

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Company Address and Postcode: Yamba 2464

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Company Email: Yamba@jimsbuildinginspections.com.au

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Company Contact Numbers: 0410 535 121

## Special conditions or instructions

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

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

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Concrete, Part Slab and Part Subfloor, Timber with concrete areas, Timber with hardboard areas
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Footpath, Garage, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Staircase, Veranda Posts
Roof	Timber Framed, Tiled
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Posts
- Roof Exterior - Part
- Roof Void - Part
- 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.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Site - Part.

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
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Insulation
- Landscaping
- Overhanging vegetation
- Sarking
- Solar Panels
- 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: **Medium**

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Roof gable ends and fence
Finding:	Roof Gable End Cladding and Fence Suspected to Contain Asbestos
Information:	The cladding material to the roof gable ends and sections of the fencing are suspected to contain asbestos. Materials of this type were commonly used in older buildings and fencing products and may pose a health risk if damaged, disturbed, or deteriorating. If works are required to these areas, the materials should be treated as asbestos-containing until confirmed otherwise. Further assessment and any required removal or disturbance of the material should be carried out by a licensed asbestos contractor in accordance with relevant safety regulations.



#### Finding 1.02

Building:	Main Building
Location:	Path at front of building
Finding:	Steps in Concrete Path at Front of Building
Information:	Steps were identified in the concrete path at the front of the building. Variations in the level of concrete paths can occur due to minor ground movement, settlement of the supporting ground, or ageing of the concrete over time and this is a common defect in external concrete paths. The uneven surface presents a trip hazard. Preventative measures include monitoring the area for any further movement. Repairs, if considered necessary, should be carried out by a suitably qualified concreter or suitably qualified handyman.



## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Garage
Finding:	Surface Rust Identified to Steel Beams at Garage Door and Front Porch
Information:	Surface rust was identified to the steel beam above the garage door and to the steel beam encased in concrete at the front of the front porch. Surface corrosion to exposed steel elements is commonly caused by moisture exposure and deterioration of protective coatings over time. If left unaddressed, the rust may continue to develop and lead to further deterioration of the steel. Preventative measures include removing the rust, treating the affected areas, and applying a suitable protective coating to help prevent further corrosion. Rectification works should be carried out by a suitably qualified handyman or relevant contractor.



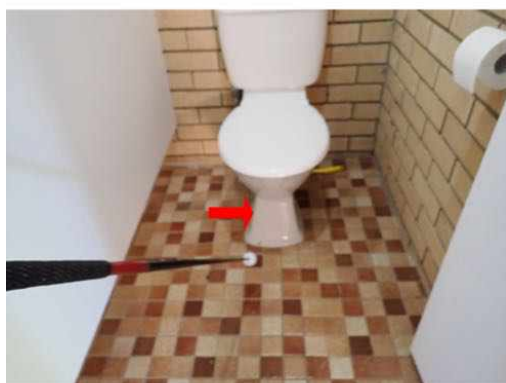
## Finding 2.02

Building:	Main Building
Location:	Garage
Finding:	Minor Cracks Identified in Garage Brickwork
Information:	<p>Minor cracking was identified in the internal brickwork to the garage. Cracking of this nature can occur due to normal building movement, minor settlement, or ageing of mortar joints and is commonly observed in brickwork. If the cracks worsen over time, further assessment may be required to determine if structural movement is occurring. Preventative measures include maintaining mortar joints and monitoring the cracks for any signs of further movement. If significant movement is observed, consultation with a structural engineer is recommended. Repairs, if considered necessary, should be carried out by a suitably qualified bricklayer or suitably qualified handyman.</p>



Finding 2.03

Building:	Main Building
Location:	Toilet (WC)
Finding:	Cracked Toilet Suite and Minor Leak at Sewer Connection
Information:	A crack was identified in the toilet suite, and a minor leak was observed where the toilet suite connects to the sewer plumbing. Cracks in toilet suites can allow water leakage and may worsen over time. If left unaddressed, continued leakage may cause water damage to surrounding materials and create unsanitary conditions. Preventative measures include ensuring plumbing fixtures remain in good condition and watertight. Repair or replacement of the toilet suite and sealing of the connection should be carried out by a licensed plumber.



### Finding 2.04

Building:	Main Building
Location:	Subfloor
Finding:	Damp Conditions Identified in Subfloor at Base of Garage Wall
Information:	Damp Conditions Identified in Subfloor at Base of Garage Wall

Damp conditions were identified within the subfloor area at the base of the garage wall at the time of inspection. Excess moisture in subfloor areas can contribute to deterioration of surrounding building materials and may indicate drainage or water ingress issues. This is a common defect in subfloor areas where a building is built on a sloping block. Preventative measures include identifying and addressing the source of

the moisture and ensuring adequate drainage and ventilation to the subfloor area. Further investigation and rectification works should be carried out by a suitably qualified contractor as required.



### Finding 2.05

Building: Main Building

Location: Front door

Finding: Cracked Sill Tiles to Front Door

Information: Cracked tiles were identified to the sill at the front door. Tile cracking can occur due to minor movement of the building structure, poor installation, impact, or age-related wear to the tiled surface and underlying substrate. If left unaddressed, the cracks may worsen and allow moisture to penetrate to the underlying materials. Preventative measures include maintaining the tiled surfaces and ensuring the underlying substrate remains stable. Repairs or replacement of the affected tiles should be carried out by a qualified tiler or suitably qualified handyman.





### Finding 2.06

Building:	Yard
Location:	Block work retaining walls
Finding:	Major and Minor Cracks Identified to Blockwork Retaining Walls
Information:	Major and minor cracks were identified in the blockwork retaining walls. Cracking of this nature can occur due to ground movement, soil pressure behind the wall, or settlement over time. If left unaddressed, the cracking may worsen and could affect the structural performance of the retaining walls. Preventative measures include monitoring the cracks for any signs of further movement or deterioration. Further assessment by a structural engineer is recommended to determine the extent of the issue and any required remedial works. Repairs should be carried out by a suitably qualified contractor in accordance with the engineer's recommendations.



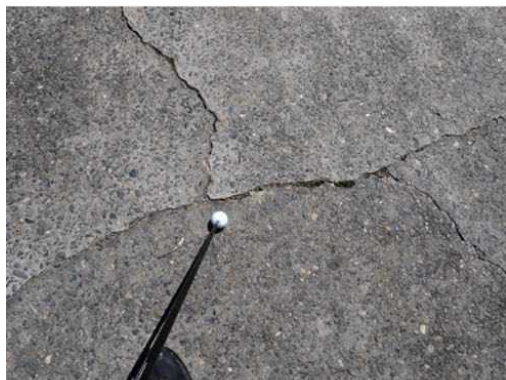




**Finding 2.07**

Building: Yard  
Location: Driveway  
Finding: Major and Minor Cracks Identified to Concrete Driveway  
Information: Major and minor cracks were identified in the concrete driveway. Cracking of this nature can occur due to ground movement, settlement of the supporting ground, or deterioration of the concrete over time. If left unaddressed, the cracks may gradually worsen and lead to further deterioration of the driveway surface. Preventative measures include monitoring the cracks for any signs of further movement. Repairs should be carried out by a suitably qualified concreter or suitably qualified handyman.





### Finding 2.08

Building:	Main Building
Location:	Garage
Finding:	Minor Cracking Was Identified in the Internal Brickwork to the Garage.
Information:	Cracking of this nature can occur due to normal building movement, minor settlement, or ageing of mortar joints and is commonly observed in brickwork. If the cracks worsen over time, further assessment may be required to determine if structural movement is occurring. Preventative measures include maintaining mortar joints and monitoring the cracks for any signs of further movement. If significant movement is observed, consultation with a structural engineer is recommended. Repairs, if considered necessary, should be carried out by a suitably qualified bricklayer or suitably qualified handyman.

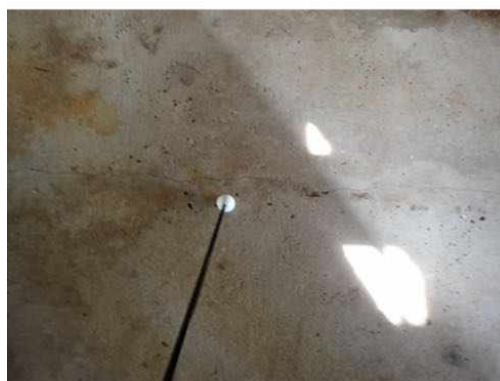


**Minor Defect**

**Finding 3.01**

Building: Main Building  
Location: Garage  
Finding: Minor Cracks Identified in Garage Concrete Slab  
Information: Minor cracks were identified in the garage concrete slab. Cracking of this nature can occur in concrete due to natural shrinkage during curing, minor ground movement, or normal settlement of the supporting ground and is commonly observed in concrete slabs. Preventative measures include maintaining stable ground conditions and

monitoring the cracks for any signs of further movement or widening. If significant movement is observed, consultation with a structural engineer may be required. Repairs, if considered necessary, should be carried out by a suitably qualified concreter or suitably qualified handyman.



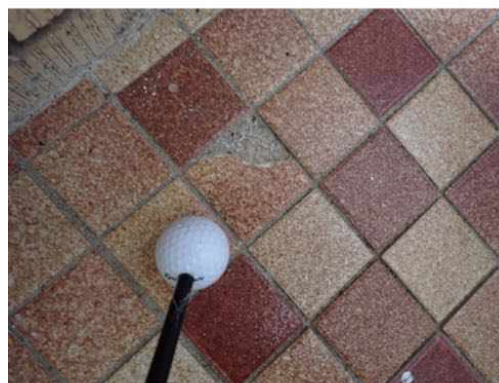
### Finding 3.02

Building:	Main Building
Location:	Laundry
Finding:	Minor Concrete Spalling Identified to Laundry Ceiling
Information:	Minor concrete spalling was identified to the laundry ceiling. Spalling occurs when small sections of concrete surface break away, often due to moisture exposure, corrosion of embedded reinforcement, or general ageing of the material. If left unaddressed, the affected area may continue to deteriorate over time. Preventative measures include identifying and addressing any sources of moisture and maintaining the surrounding structure. Repairs, if considered necessary, should be carried out by a suitably qualified concreter or suitably qualified handyman.



### Finding 3.03

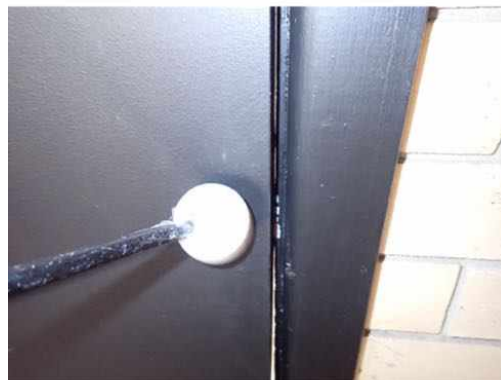
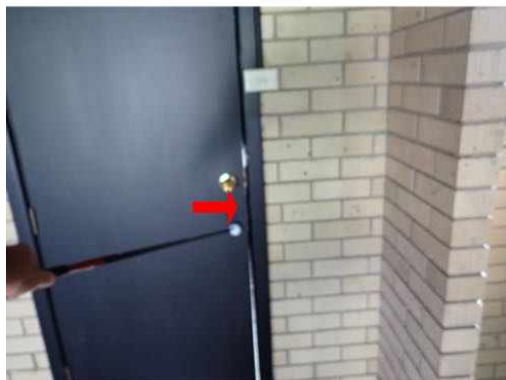
Building:	Main Building
Location:	Toilet (WC)
Finding:	Damaged Tile to Toilet Area
Information:	A damaged tile was identified in the toilet area. Damage to tiles can occur from impact, general wear, or movement of the underlying substrate. If left unaddressed, the damage may worsen and allow moisture to penetrate through the tile surface and affect the underlying materials. Preventative measures include maintaining tiled surfaces and ensuring damaged tiles are repaired promptly. Repair or replacement of the affected tile should be carried out by a qualified tiler or suitably qualified handyman.



### Finding 3.04

Building:	Main Building
Location:	Garage
Finding:	Garage Entry Door Catching on Door Jamb
Information:	The garage entry door was observed catching on the door jamb during normal operation. This condition can occur due to minor building movement, door misalignment, swelling of the door, or wear to the door hardware. If left unaddressed, the issue may worsen and lead to damage to the door, door frame, or associated hardware. Preventative measures include maintaining door hardware and ensuring the

door and frame remain properly aligned. Adjustment, repair, or trimming of the door should be carried out by a qualified carpenter or suitably qualified handyman.



### Finding 3.05

Building:	Main Building
Location:	Living room
Finding:	Cracked Tiles to Living Room
Information:	Cracked tiles were identified to the living room floor. Tile cracking can occur due to minor movement of the building structure, poor installation, impact, or age-related wear to the tiled surface and underlying substrate. If left unaddressed, the cracks may worsen and allow further deterioration of the tiles and underlying materials. Preventative measures include maintaining the tiled surfaces and ensuring the underlying substrate remains stable. Repairs or replacement of the affected tiles should be carried out by a qualified tiler or suitably qualified handyman.



### Finding 3.06

Building:	Main Building
Location:	Living room
Finding:	Minor Cracks in Living Room Ceiling Plaster
Information:	Minor cracks were identified in the ceiling plaster within the living room. Cracking of this nature can occur due to normal building movement, settlement, or ageing of the

plaster materials and is commonly observed in plaster surfaces over time. If left unaddressed, the cracks may gradually widen and affect the cosmetic appearance of the ceiling. Preventative measures include maintaining stable building conditions and monitoring the cracks for any signs of further movement. Repairs, if considered necessary, should be carried out by a qualified plasterer or suitably qualified handyman.



### Finding 3.07

Building: Main Building  
Location: Kitchen  
Finding: Deteriorated Paintwork to Kitchen Ceiling  
Information: Deteriorated paintwork was identified to the kitchen ceiling. Paint deterioration can occur due to age, moisture exposure, steam from cooking activities, or general wear over time. If left unaddressed, the condition may continue to deteriorate and affect the overall finish of the ceiling surface. Preventative measures include maintaining adequate ventilation within the kitchen area and ensuring ceiling surfaces are properly sealed and maintained. Repainting of the affected area should be carried out by a qualified painter or suitably qualified handyman.



### Finding 3.08

Building: Main Building

Location:	Bathroom
Finding:	Impact-Related Damage to Bathroom Architrave
Information:	Impact-related damage was identified to the bathroom door architrave. Damage of this nature can occur from accidental impact or general wear over time. If left unaddressed, the damage may worsen and affect the condition and appearance of the timber trim. Repair or replacement of the affected architrave should be carried out by a qualified carpenter or suitably qualified handyman.



### Finding 3.09

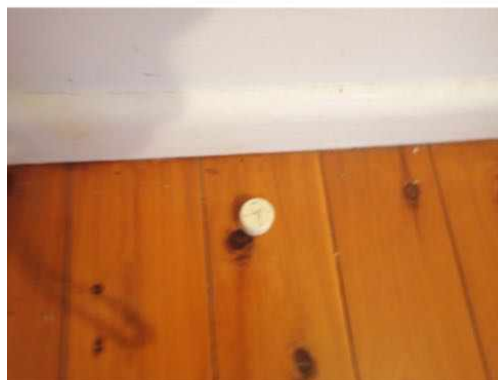
Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Exhaust Fan Not Operating
Information:	The bathroom exhaust fan was not operating at the time of inspection. Non-operational exhaust fans can lead to poor ventilation and increased moisture levels within the bathroom, which may contribute to deterioration of surrounding building materials and finishes. Preventative measures include ensuring bathroom ventilation systems are properly maintained and operational. Inspection and repair or replacement of the exhaust fan should be carried out by a licensed electrician.



### Finding 3.10

Building:	Main Building
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Location:	Bedroom
Finding:	Broken Bedroom Ceiling Fan Control Knob
Information:	The control knob to the bedroom ceiling fan was found to be broken at the time of inspection. Damaged control components can affect the normal operation of the fan and may lead to further wear of the internal mechanism if used in this condition. Preventative measures include maintaining fan controls and associated hardware in good working order. Repair or replacement of the control knob or fan unit should be carried out by a licensed electrician.



### Finding 3.11

Building:	Main Building
Location:	Roof exterior
Finding:	Roof Tiles in Fair Condition
Information:	The roof tiles were found to be in fair condition overall, with minor age-related cracking to the ridge capping pointing and general weathering of the tiles observed. These conditions are common with tiled roofs over time due to prolonged exposure to the elements. Preventative measures include routine roof inspections and maintenance to ensure tiles and ridge capping remain in serviceable condition. Repairs, if considered necessary, should be carried out by a licensed roofing contractor.





### Finding 3.12

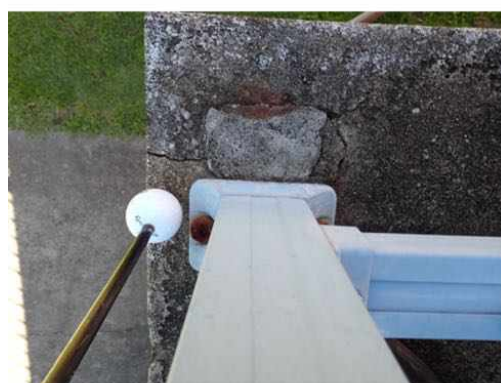
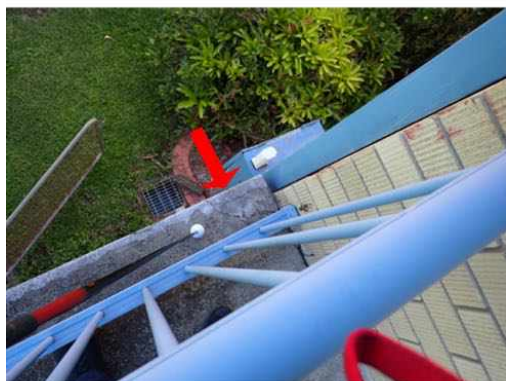
Building:	Main Building
Location:	Front porch handrail
Finding:	Front Porch Handrail Post Fixings Rusted
Information:	Rust was identified to the fixings at the base of the front porch handrail posts. Corrosion of metal fixings can occur over time due to weather exposure and deterioration of protective coatings. If left unaddressed, the rust may continue to develop and affect the integrity of the fixings. Preventative measures include maintaining protective coatings and ensuring external metal fixings are regularly inspected and maintained. Repair or replacement of the affected fixings should be carried out by a suitably qualified handyman or relevant contractor.



### Finding 3.13

Building:	Main Building
Location:	Front porch
Finding:	Minor Cracks Identified to Front Porch Suspended Concrete Slab at Left-Hand Cornes
Information:	Minor cracks were identified to the suspended concrete slab of the front porch at the left-hand corners. Cracking of this nature can occur due to normal building movement, minor settlement, or shrinkage of the concrete over time and is commonly observed in concrete structures. If left unaddressed, the cracks may allow moisture penetration and gradual deterioration of the concrete surface. Preventative measures include

monitoring the cracks for any signs of further movement. Repairs, if considered necessary, should be carried out by a suitably qualified concreter or suitably qualified handyman, and consultation with a structural engineer may be considered if the cracks worsen over time.



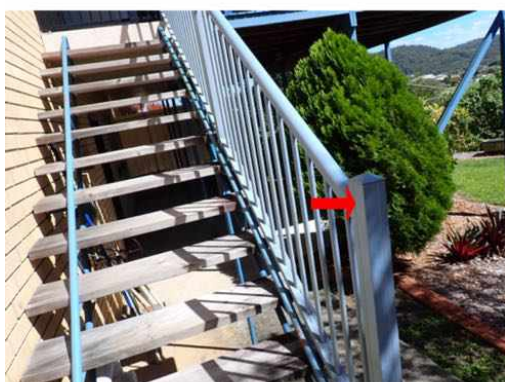
### Finding 3.14

Building:	Main Building
Location:	Rear of building
Finding:	Surface Rust Identified to Top Plates of Deck Support Steel Posts
Information:	Surface rust was identified to the top plates of the steel posts supporting the deck above. Corrosion of exposed steel elements can occur over time due to weather exposure and deterioration of protective coatings. If left unaddressed, the rust may continue to develop and lead to further deterioration of the steel components. Preventative measures include removing surface rust and applying a suitable protective coating to help prevent further corrosion. Rectification works should be carried out by a suitably qualified handyman or relevant contractor.



### Finding 3.15

Building:	Main Building
Location:	Rear of building
Finding:	Loose Handrail Post to Rear Staircase
Information:	The handrail post to the rear staircase was found to be loose at the time of inspection. Loose handrail posts can occur due to deterioration of fixings, or general wear over time. If left unaddressed, the condition may worsen and affect the stability of the handrail. Preventative measures include maintaining fixings and ensuring handrail components remain securely fastened. Re-fixing or repair of the handrail post should be carried out by a qualified carpenter or suitably qualified handyman.



### Finding 3.16

Building:	Main Building
Location:	Rear yard
Finding:	Rust Identified to Bottom of Rear Deck Downpipe
Information:	Rust was identified to the bottom section of the rear deck downpipe. Corrosion of metal downpipes can occur over time due to prolonged exposure to moisture and weather conditions. If left unaddressed, the rust may worsen and lead to deterioration of the downpipe and potential water discharge issues. Preventative measures include maintaining protective coatings and ensuring downpipes are regularly inspected and maintained. Repair or replacement of the affected section should be carried out by a

licensed plumber or suitably qualified contractor.



## 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:	Subfloor
Finding:	Timber Pellet Used as Base for Hot Water Unit in Subfloor – Conducive to Termite Attack
Information:	A timber pellet was identified being used as a base for the hot water unit within the subfloor area. Timber materials in subfloor areas, particularly when in contact with or close to the ground, are considered conditions conducive to termite attack and timber decay. If left in place, the timber may attract termite activity and increase the risk of timber pest infestation within the structure. Preventative measures include removing timber materials from the subfloor area and replacing them with suitable non-timber supports. Rectification should be carried out by a suitably qualified handyman or relevant contractor.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Bathroom
Finding:	Minor Wood Rot Identified to Flooring at Bathroom Door Entry
Information:	Minor wood rot was identified to the flooring at the door entry to the bathroom. No elevated moisture readings were identified in this area at the time of inspection. Wood rot of this nature is typically associated with past moisture exposure or long-term wear to the flooring materials. If left unaddressed, the affected timber may continue to deteriorate over time. Repairs or replacement of the affected flooring section should be carried out by a qualified carpenter or suitably qualified handyman.





**Finding 7.02**

Building: Main Building  
Location: Fascia boards  
Finding: Minor wood Rot Identified to Ends of Fascia Boards and Flaking Paint  
Information: Minor wood rot was identified to the ends of the fascia boards along with areas of flaking and deteriorated paint. Deterioration of this nature is commonly associated with prolonged weather exposure and breakdown of protective paint coatings over time. If left unaddressed, the timber may continue to deteriorate and allow moisture penetration to surrounding building materials. Preventative measures include maintaining protective paint coatings and ensuring exposed timber elements are regularly inspected and maintained. Repairs or replacement of the affected sections and repainting should be carried out by a qualified carpenter or suitably qualified handyman.





## **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

- Asbestos Inspector
- Licensed Bricklayer
- Licensed Electrician
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Structural Engineer

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

### D5 Conclusion - Assessment of overall condition of property

- At the time of inspection, the property was found to be in fair condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

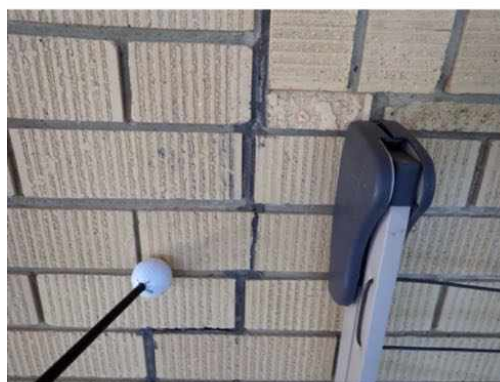
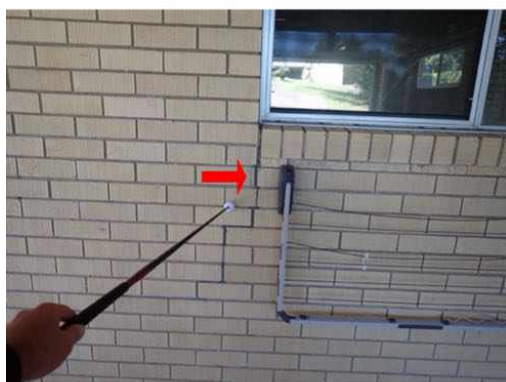
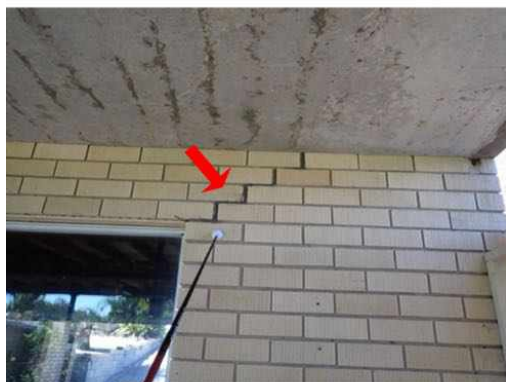
For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

Building: Main Building  
Location: Garage  
Finding: Repaired Concrete Cracks Identified at Rear of Garage Wall  
Information: Previously repaired concrete cracks were identified at the rear of the garage wall. The real estate agent advised that a structural engineer's report has been obtained in relation to these cracks. Cracking of this nature can occur due to building movement, ground movement, or settlement. It is recommended that the structural engineer's report be obtained and reviewed to better understand the cause of the cracking and any recommended remedial works. Any further repairs, if required, should be carried out by a suitably qualified contractor in accordance with the engineer's recommendations.



### Noted Item

Building: Main Building  
Location: Bathroom

**Finding:** Duct Tape Applied to Bath Surface – Possible Concealed Damage  
**Information:** Duct tape was observed applied to the bath surface, possibly covering damage to the bath. The presence of tape suggests a temporary repair or an attempt to conceal cracking, holes, or deterioration to the bath surface. If damage is present and left unaddressed, water leakage or further deterioration of the bath may occur. Further inspection is recommended once the tape is removed to determine the condition of the bath. Repair or replacement of the bath, if required, should be carried out by a licensed plumber or suitably qualified contractor.



**Noted Item**

**Building:** Main Building  
**Location:** Roof exterior  
**Finding:** Lichen Identified on Solar Panels  
**Information:** Lichen growth was identified on the surface of the solar panels. Organic growth of this nature can occur over time due to exposure to moisture and environmental conditions. If left unaddressed, the buildup may reduce the efficiency of the panels by limiting sunlight exposure. Preventative measures include periodic cleaning and maintenance of the solar panels. Cleaning of the panels should be carried out by a suitably qualified contractor experienced in solar panel maintenance.



**Noted Item**

**Building:** Main Building

Location:	Left hand side of building
Finding:	Asbestos Warning Sign Identified Within Electrical Meter Box
Information:	An asbestos warning sign was identified within the electrical meter box. The presence of this sign indicates that asbestos-containing materials may be present within the building. Materials suspected to contain asbestos should not be disturbed as they may pose a health risk if fibres become airborne. If works are required in areas where asbestos-containing materials may be present, the materials should be treated as asbestos-containing until confirmed otherwise. Further assessment and any required removal should be carried out by a licensed asbestos contractor in accordance with relevant safety regulations.



### Noted Item

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







## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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