Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Thu, 29 Jan 2026

Property Address: 63 Tanbark Cct, Werrington Downs NSW 2747

Contents

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

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

Original Inspection Date: Thu, 29 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
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Client's Phone Number:	
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• A second manhole in the ceiling is recommended to enable complete access to the roof void.
• Subfloor access below rear Sunroom should be created to allow for future inspections; currently, this area is excluded from the report.

General Risk Warning
• Due to:
• Low clearance or restricted access to parts of the roof void and subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• Recommend obtaining records and maintenance history from the previous owner.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer
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

- Interior

- Landscaping Timbers

- Outbuildings

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- 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.

- Roof Exterior - Part

- Subfloor - 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:

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Decking

- Ceiling linings

- Duct work

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Gutter Guards

- Insulation

- Lack of clearance - subfloor

- Pipework

- Porch

- Roof framing - not trafficable

- Rugs

- Sarking

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- 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: **High**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Please note:

This information is provided as a general caution only.

No smoke protectors were found in the house.

Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Excessive Moisture identified.
Information:	Observations:

Evidence of excessive moisture was noted in isolated areas of the subfloor area. These findings indicate that moisture problems are ongoing and likely associated with substandard yard/subfloor drainage and ventilation.

Although the subfloor was mostly dry at the time of inspection, there was evidence of previous dampness and indicators of ongoing moisture-related issues.

• Compacted or cracked soil and minor fretting of some piers was noted, which typically suggests the area has been exposed to excessive moisture that has since dried.

• Such conditions are common in properties with sloping land, where poor site drainage leads to water entering and pooling in the subfloor.

Possible Causes:

Excessive subfloor moisture is common in buildings of similar age and construction and is typically caused by one or more of the following:

• Inadequate yard or surface drainage, particularly on sloping sites where external ground levels are higher than the subfloor.

• Roof or surface water not effectively directed into the stormwater system, allowing runoff to enter beneath the dwelling.

• Poor natural airflow and ventilation within the subfloor area.

Implications:

If not addressed, excessive moisture may lead to:

• Fungal and mould growth.

• Timber decay and deterioration of structural members.

• Mortar and brick deterioration.

• Subsidence, cracking, and movement in walls or piers.

• Increased risk of termite activity.

Recommendations:

• Redirect all surface water runoff away from the building to prevent further moisture ingress.

• Where subfloor drainage is inadequate, install an agricultural (Aggie) drain or equivalent drainage system.

• Consider the installation of fan-forced subfloor ventilation to improve airflow and assist in drying out excess moisture.

• Engage a qualified roof and drainage plumber experienced in site drainage to assess and rectify contributing issues.

• Consult a subfloor ventilation specialist to design and install an effective ventilation system suited to site conditions.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Minor Defect – Blocked Guttering.
Information:	Observation:

During the inspection, the guttering was found to be blocked at this location. Debris accumulation was observed, restricting the effective flow of rainwater through the gutter system.

Implication:

Roof plumbing components, including gutters and downpipes, are designed to collect and discharge roof water away from the building. Where gutters become blocked, water can pool and overflow during rainfall events. This overflow may lead to wetting of eaves, fascia boards, and adjacent exterior wall surfaces. Prolonged or repeated moisture exposure can contribute to deterioration of building materials, including rusting of metal components and decay of timber elements.

Elevated moisture levels associated with blocked gutters may also create conditions conducive to termite and other timber pest activity. Where gutter guard systems are installed, debris may still accumulate on top of or pass through the guard, requiring regular maintenance to ensure ongoing performance.

Recommendation:

This defect is considered minor; however, timely maintenance is advised. Blocked gutters should be cleared to restore effective drainage and reduce the risk of moisture-related deterioration. Cleaning may be undertaken by the homeowner or a general handyperson in the short term. For further assessment or if ongoing drainage issues are identified, consultation with a licensed plumber is recommended to determine whether additional remedial works or system improvements are required.

Finding 3.02

Building:	Main Building
Location:	Yard - Front
Finding:	Site/Yard drainage - Inadequate.
Information:	Defect / Observation – Inadequate Site Drainage

At the time of inspection, site drainage in this area was found to be inadequate, allowing water to pool against the base of the external walls.

Implication

Poor surface drainage can lead to moisture ingress and deterioration of materials at the base of walls, slab edge dampness, or foundation movement. Prolonged exposure to standing water may cause rising damp, efflorescence, or corrosion of embedded steel components. These conditions can lead to secondary structural or moisture-related defects if not rectified.

Recommendation

To ensure effective site drainage and protect the building structure:

• Ground levels and surrounding surfaces should be graded to fall away from the building to prevent water ponding.

• Stormwater should be directed into a suitable drainage system through adequately sized and regularly maintained drains.

• Where natural falls are insufficient, the installation of an agricultural (Aggie) drain or surface drain may be required to divert surface water.

A licensed plumber or qualified landscaping contractor should be engaged to assess the site and undertake the necessary remedial works in accordance with good building practice.

To prevent moisture-related damage, ground levels around the dwelling should:

• Provide a minimum 50 mm clearance between finished ground level and the bottom of cladding or wall weep holes (minimum 75 mm where paved and 100 mm where unpaved).

• Be graded to achieve a minimum fall of 1:20 (50 mm over 1 m) away from the building for at least 1 m.

These provisions help direct surface water away from the structure, maintaining the integrity and durability of the building over time.

Finding 3.03

Building:	Main Building
Location:	Exterior - right side
Finding:	Site/Yard Drainage – Below Average.
Information:	Defect – Below Average Site Drainage

Observation:

Site drainage in the inspected areas appears to be below average, with no surface drains observed at the time of inspection. Ground surfaces and paved areas adjacent to the building do not appear to be adequately graded to facilitate effective surface water runoff.

Limitations:

• The general adequacy of site drainage is not fully assessed under the scope of a Standard Property Inspection Report.

• Observations are based solely on conditions present at the time of inspection.

• In dry conditions, drainage issues may not be visible, but may become apparent during periods of heavy or sustained rainfall.

Observations & Risks:

• Water should not be allowed to accumulate against the base of external walls or around the perimeter of the dwelling.

• Prolonged moisture exposure can contribute to:

• Dampness and structural deterioration

• Movement of footings or erosion of subsoils

• Conditions that are conducive to timber pest activity, including termites, which are attracted to moist environments

• Best practice site drainage includes:

• Paved surfaces falling away from the building by at least 25mm over the first metre

• Bare ground sloping away by at least 50mm over the first metre

Failure to meet these minimum drainage falls increases the risk of water ingress, foundation issues, and secondary building defects.

Recommendation:

• A licensed plumber and/or landscaping contractor should be engaged to:

• Evaluate the current site grading and surface runoff conditions

• Install or upgrade surface water drainage (e.g. strip drains, spoon drains, grated channels) as required

• Improve grading around the building to ensure water flows away from the structure

Addressing these issues proactively will assist in protecting the structural integrity of the building, while also reducing environmental conditions favourable to termite activity.

Finding 3.04

Building:	Main Building
Location:	Exterior walls - front
Finding:	Subfloor ventilation - Too low.
Information:	Subfloor Ventilation and Ground Levels – Moisture Risk

Observation

Subfloor wall vents in the inspected locations were found to be positioned too low due to substandard external landscaping and ground levels. The external ground raised adjacent to the building perimeter, increasing the likelihood that rainwater can enter the subfloor via the vents during wet conditions.

Implication

Ongoing moisture ingress into the subfloor can result in persistently elevated moisture levels. If left unrectified, these conditions may promote fungal growth, timber decay, deterioration of mortar and brickwork, and cracking or subsidence of supporting piers. Elevated moisture levels also increase the susceptibility of the property to termite and other timber pest activity. Secondary water damage is likely to occur over time if the issue remains unmanaged.

Recommendation

Perimeter landscaping and ground levels should be rectified to expose and ensure adequate airflow through vents and fall away from the building. As a general guide, paved surfaces should fall away from the structure by a minimum of 25 mm over the first metre, and bare ground should fall away by approximately 50 mm over the first metre. This will assist in preventing moisture from pooling against the building and entering the subfloor.

Where site drainage is inadequate or rectification is complex, a qualified plumber and landscaping contractor should be engaged to further assess the site and undertake appropriate remedial works to achieve and maintain a dry subfloor environment.

Finding 3.05

Building:	Main Building
Location:	Dining Room
Finding:	Ceiling - Water stained.
Information:	Observation:

Water staining was noted to ceiling linings in the inspected area(s) at the time of the inspection. These stains present as discoloured or patchy areas and may suggest a history of moisture ingress, most commonly associated with roof leaks or plumbing issues.

Implications:

Water staining is typically the result of prolonged exposure to moisture, which allows minerals and other contaminants carried by the water to accumulate on surfaces, leaving visible marks. If ongoing or left untreated, moisture ingress can lead to more serious issues such as:

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

Where the staining is still active (i.e., the leak continues during rainfall), this may indicate a current and unresolved roofing issue. In such cases, prompt attention is required to prevent further internal damage.

Recommendations:

• Where the staining is active or suspected to be active during wet weather, a qualified roofing specialist should be engaged to conduct a more detailed inspection. Their investigation should focus on identifying the exact source of moisture ingress and advising on necessary repairs to the roof coverings, flashings, penetrations, or associated components.

• Where the staining appears to be historical (i.e., dry and showing no recent progression), reparation of affected ceiling materials (such as repainting or patching) may be carried out at the client's discretion, subject to confirmation that the source of the leak has been effectively addressed.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it is not possible to conclusively determine whether water staining is active or inactive at the time of inspection. Further assessment under a special-purpose inspection is recommended if a more detailed diagnosis is required.

Additionally, it is important to note that even minor damage to roofing materials—such as lifted flashings, cracked tiles, or poorly sealed penetrations—can allow water ingress that may lead to costly internal damage. Close-up inspection by a roofing contractor is advised to assess the condition of the roof coverings and associated fixtures more accurately.

Finding 3.06

Building: Main Building
Location: Built In Robe

Finding: Minor Defect – Internal Door
Information:

Observation:

During the inspection, damage was identified to an internal door within the property. The door panel is cracked and snapped, with the damage consistent with impact. As a result of this damage, the door is unable to operate as intended.

Implication:

While this defect is not structural and does not present an immediate safety risk to the dwelling, the door is currently non-functional. This affects usability, privacy, and general amenity of the affected room. The extent of damage suggests the door has lost its structural integrity.

Recommendation:

Repairs are considered minor and non-urgent and may be attended to at the client's discretion. Due to the extent of cracking and snapping, repair is unlikely to be economical. It is recommended that a qualified carpenter or experienced handyperson be engaged to replace the damaged door to restore proper function and appearance.

Finding 3.07

Building: Main Building
Location: Roof Void
Finding: Damaged Roof Sarking
Information: Defect Classification: Minor Defect / Maintenance Item

Condition Overview:

Sarking is a laminated aluminium foil applied beneath the roof covering that provides thermal insulation and acts as a vapour barrier to protect the roof void and interior spaces.

Where sarking is damaged, its ability to insulate and prevent moisture ingress is compromised. This may reduce the property's energy efficiency and increase the risk of moisture penetration, particularly from condensation or leaking roof tiles.

Recommendations:

Any holes or damaged sections of sarking should be repaired or replaced to restore full functionality. These works should be completed by a roofing contractor or other suitably qualified tradesperson.

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:	External Areas
Finding:	Plumbing and/or yard drainage - Conducive conditions..
Information:	Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Site/Yard drainage - Inadequate.

• Site/Yard Drainage – Below Average.

• Subfloor ventilation - Too low.

Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor ventilation - Improvement recommended..
Information:	Subfloor – Moisture & Ventilation:

Observation: Damp Conditions in Subfloor – Ventilation Improvement Recommended

During the inspection of the subfloor area, damp conditions were observed in several locations, suggesting moisture ingress from external grounds. Improving ventilation in the subfloor area may assist in drying out excess moisture and preventing further moisture retention.

Timber Pest Risk Assessment:

• Excessive subfloor moisture creates a conducive environment for both timber decay (wood rot) and termite activity.

• Adequate subfloor ventilation plays a vital role in maintaining a dry environment, helping to prevent deterioration of structural timbers and reducing the risk of timber pest infestation.

Common Causes of Poor Subfloor Ventilation:

• Inadequate or poorly placed vents at the time of construction

• Obstruction of vents by vegetation, soil, or building additions

• Low subfloor clearance, limiting airflow

• Debris, stored items, or construction materials impeding ventilation

Recommendations:

Improvement of subfloor ventilation can typically be achieved by:

• Exposing or unblocking existing vents

• Installing additional vents to increase passive airflow

• Installing mechanical (forced airflow) ventilation systems where passive measures are insufficient

• Removing debris or obstructions from within the subfloor area

A registered builder or ventilation specialist should be engaged to inspect the subfloor and undertake any necessary works to improve airflow and prevent ongoing moisture retention.

Finding 6.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Timber Formwork & Termite Risk..
Information:	Observation: Presence of Timber Debris and Leftover Formwork Timber in Subfloor

During the inspection, formwork timbers and timber props were observed within the subfloor area. These appear to have been left in place following the concrete construction phase, and are not part of the structural design.

Timber Pest Risk Assessment:

Formwork timber is a temporary construction material used to shape and support concrete while curing. When left behind, especially in moist or poorly ventilated subfloor environments, it creates conditions highly conducive to timber pest activity, including:

• Termite Attraction: Timber in contact with soil or exposed to elevated moisture provides a food source and nesting site for subterranean termites.

• Fungal Decay: If the timber is untreated, it is highly susceptible to wood rot and fungal decay, further increasing the risk of termite infestation and compromising the air quality and condition of the subfloor.

Recommendation:

It is strongly recommended that all residual formwork timber and loose timber debris be immediately removed from the subfloor and surrounding areas of the property.

Preventative action—such as maintaining a clean, dry, and well-ventilated subfloor—is significantly more effective and less costly than dealing with active termite infestation or structural timber damage at a later stage.

Finding 6.04

Building: Main Building
Location: Subfloor
Finding: Subfloor - Excessive moisture conducive conditions..
Information: Observation:

Excessive moisture was noted in the subfloor area during the inspection. Elevated moisture levels were evident within the soil and surrounding buildings elements. These conditions create an environment that is highly conducive to timber pest activity, particularly subterranean termites, as well as fungal growth and mould formation.

Persistent moisture provides a stable environment that supports termite survival and concealed movement within and around the subfloor. Prolonged dampness can also encourage the development of fungal growth that may spread across timber and masonry surfaces.

Cause:

The excessive moisture is most likely the result of poor site drainage and/or inadequate subfloor ventilation, allowing water to accumulate and remain stagnant beneath the dwelling. Contributing factors may include:

- Roof or surface water not effectively directed into the stormwater system.
- Blocked or damaged downpipes, gutters, or drains.
- Sloping ground levels directing surface runoff toward the dwelling.
- Limited subfloor clearance restricting natural airflow and evaporation.

Implications:

If left unresolved, these moisture conditions can:

- Create a high-risk environment for termite infestation.

- Encourage fungal and mould growth in subfloor timbers and soil.
- Prolong damp conditions that sustain pest activity.

Risk Assessment:

High – Conducive to concealed termite activity and fungal growth.

Related Building Defects:

- Subfloor – Excessive Moisture Identified

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Licensed Plumber

- As identified in summary and defect statements

- Registered Roofing Contractor

- Sub Floor Ventilation Specialist

- Termite and Timber Pest Technician / Licensed Pest Controller

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 AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Several minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• Subfloor Moisture

Evidence of excessive moisture was noted in isolated areas of the subfloor, including signs of previous dampness, compacted or cracked soil, and minor fretting to some piers, indicating ongoing moisture-related issues. Although mostly dry at the time of inspection, these conditions are consistent with inadequate site drainage and subfloor ventilation, particularly on sloping land. If left unaddressed, elevated subfloor moisture may result in timber decay, mould growth, deterioration of structural elements, subsidence, and an increased risk of termite activity. Urgent investigation and rectification by suitably qualified drainage, plumbing, and subfloor ventilation specialists are recommended to manage moisture and prevent further deterioration.

SAFETY HAZARDS

• Smoke Detection

No smoke detectors were observed within the dwelling at the time of inspection. Assessment of the presence, type, location, compliance, or operation of smoke detection systems is outside the scope of this report; however, the absence of visible smoke alarms may present a serious safety risk to occupants. It is the responsibility of the owner or occupant to ensure compliant and functional smoke detectors are installed prior to occupancy, in accordance with AS 3786 and relevant state legislation. Further inspection or advice from a suitably qualified specialist is recommended to confirm adequacy and compliance.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared below average, water runoff is entering under the house. Ground levels at the front of the property are too high and slope towards the building.
• Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes were in serviceable condition with no active leaks noted.

Recommended actions:
• Clean gutters and remove debris.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in average condition overall, with no major visible defects from ladder-accessed areas.
• Roof tiles and ridge capping mortar were consistent with an older restored roof and presented as generally sound.
• Due to water stains found internally, a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed.

Building Perimeter

• Ensure that surface water drains away from the building at all times.
• Garden beds and vegetation should be cleared from direct contact with external walls to reduce moisture retention and limit pest access.

Subfloor

• Evidence of excessive moisture
• Water ingress and pooling noted.
• Inadequate ventilation
• Some vents are submerged

• Recommended actions:
• Improve yard/subfloor drainage
• Install additional ventilation (passive or mechanical)
• Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing

• HWS appeared serviceable
• The HWS (DOM: 2017)
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings

• Walls and ceilings were generally in good condition with minor wear and tear.
• Evidence of active ceiling leaks or water staining observed in the Dining room at the time of inspection, further investigation is advisable.

Some minor unevenness was noted in ceiling surfaces, which is not uncommon in properties of this age and construction. While no signs of detachment were visible, it's important to note that ceiling panels may become loose or detach over time, and such issues may not be apparent during a visual inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors

• Where accessible, windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom

• Overall condition average.
• Bathroom recently renovated? consider confirming waterproofing certification.

• No elevated moisture readings were found behind the shower at the time of inspection.
• Monitoring after more frequent use is advised, and further invasive inspection may be warranted if leaks recur.
• Some water was slow to drain in shower, likely due to poor floor fall – client may consider remedial tiling.
• Recommend sealing tiles and grout to prevent moisture ingress.
• No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

Kitchen
• The kitchen was in average condition overall with no visible defects.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

Note: Client should ensure all extensions and additions are council-approved.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

Timber Decay
• No Wood rot observed

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.

Subfloor
• Excessive moisture found, rectification is advisable to avoid timber pest activity.
• Timber debris and formwork props should be removed to reduce timber pest risk.

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in some subfloor areas due to low clearance.
• Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System

• A durable sticker for a termite management system was found.

• Recommend obtaining documentation and maintenance history from the previous owner or pest controller.

KEY RECOMMENDATIONS

• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report

• Improve yard/subfloor drainage.

• Consider confirming the termite management system as the chemical treatment may be out of date.

• Engage a roofer for closer inspection of roof tile condition.

• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of termite workings / damage was absent at the time of inspection..
Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Wood borer activity - not identified..

Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: All Areas
Finding: Fungal decay - Absent at the time of inspection..
Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

- Nesting activity or visible mud tubes
- Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Proposal for Termite Risk Management – AS 3660.2 Compliance..
Information:	Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Roof Tile Inspection Summary
Information: Access & Limitations:

The roof was mostly accessible at the time of inspection; however, some areas were partially inaccessible due to the presence of an attached sunroom/pergola roof. Inspection was limited to visible and safely reachable sections only and was carried out from ground level and via ladder where access permitted, using appropriate safety precautions. As a result, concealed areas of the roof could not be fully assessed, and defects may exist in inaccessible sections.

Roof Covering Type:

The main roof covering consists predominantly of concrete tiles, with sections of metal roofing also present. The roof covering type was confirmed by visual inspection. The concrete tiles appear to have been re-coated previously, some time ago, which may affect the long-term performance and ongoing maintenance requirements of the roof surface.

General Condition of Roof Covering:

At the time of inspection, the roof tiles appeared to be in generally sound condition.

The tiles were observed to be well seated, with no widespread cracking, displacement, or obvious damage visible from accessible areas. Localised defects may be present in areas not readily visible.

Ridge & Hip Cappings:

The ridge and hip tiles were generally intact, and the bedding and pointing appeared serviceable at the time of inspection. No significant displacement was observed. Periodic maintenance and monitoring of ridge pointing are recommended to maintain the roof's weatherproofing and reduce the risk of future water ingress.

Valleys & Drainage Channels:

Valley irons and drainage channels appeared clear and functional in the areas observed. Regular cleaning and maintenance are recommended to prevent the build-up of debris, which could otherwise result in blockages, water overflow, and potential moisture penetration.

Moisture & Water Entry:

Evidence of water leaks or moisture ingress was identified in the dining room ceiling at the time of inspection. It should be noted that roof conditions can vary significantly depending on weather events, and issues may become apparent following heavy or prolonged rainfall.

Roof Sarking / Underlay:

Roof sarking was present where visible from within the roof space. The sarking appeared to be in average condition overall, with some isolated areas showing deterioration. Deteriorated or absent sarking can reduce protection against wind-driven rain, dust, and condensation and may contribute to moisture-related issues over time.

Guttering & Downpipes (Viewed in Association):

The guttering appeared generally functional and free from significant obstruction at the time of inspection. Regular cleaning and maintenance are advised to prevent blockages, water backup, and potential overflow beneath roof tiles or into eaves and

wall structures.

General Condition:

Overall, the roof covering and associated components were observed to be in satisfactory condition for the age of the property. While no major defects were identified in accessible areas, ongoing maintenance is required to preserve waterproofing and extend the serviceable life of the roof system.

Additional Information:

Photographs were taken for reference. Roof performance may vary with weather conditions and seasonal exposure. Further assessment by a licensed roofing contractor is recommended should signs of leakage, deterioration, or movement become evident.

Inspector's Comments:

The tiled roof covering was generally sound at the time of inspection; however, evidence of staining to the dining room ceiling suggests possible current or previous water ingress. Further investigation by a licensed roofing contractor is recommended to identify the source and carry out any necessary repairs. Regular maintenance, including cleaning of valleys and gutters and periodic re-pointing of ridge tiles, is advised to maintain weatherproofing and prolong the roof's service life.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Limited Accessibility..
Information:	Observation:

Access to the roof void was restricted due to several limiting factors, including:

- Low roof pitch
- Non-trafficable framing
- Inaccessible or obstructed areas
- Presence of insulation, air conditioning unit and ductwork

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.

Noted Item

Building: Main Building
Location: Kitchen
Finding: Kitchen Sink – Overall Condition & Recommendations.
Information: Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit, however, minor water damage was noted, which may be indicative of past moisture exposure.

• Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.

• It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.

Noted Item

Building:	Main Building
Location:	Laundry
Finding:	Laundry - Taps/Plumbing/Drainage.
Information:	Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

• The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

• No elevated moisture readings were detected around the tap fittings, suggesting no active plumbing leaks at the time of inspection.

Toilet:

• No leaks were observed during the flushing process.

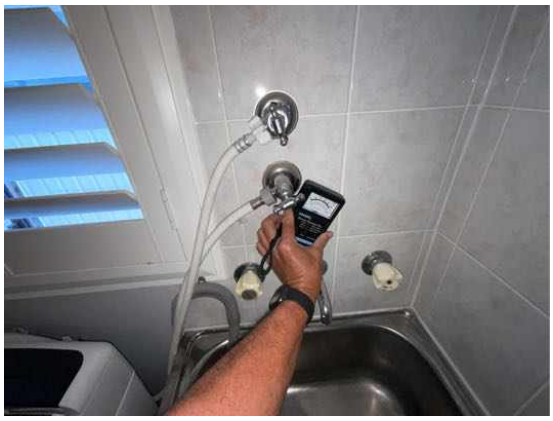
• The toilet operated normally with no signs of malfunction or abnormal water flow.

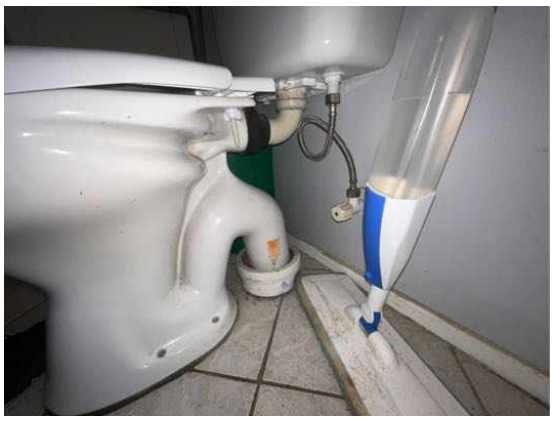
• The toilet pan was securely fixed to the floor at the time of inspection.

Recommendations:

• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

• Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.





Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

• Water appeared to drain slowly towards the shower floor waste at the time of inspection, indicating minimal fall. This may result in water pooling or ponding during regular use. Rectification is at the client's discretion.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be Good , with some areas potentially requiring maintenance or replacement.

• The exhaust fan appeared to be damaged and noisy, recommend repairing or replacing.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information:	Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to

plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.

Noted Item

Building: Main Building

Location: All Areas

Finding: Shower Recess Waterproofing – Visual Assessment Only.

Information: A visual inspection of the shower recess and surrounding walls was carried out where

accessible. No evidence of recent water damage was observed at the time of inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

• Commissioning a special purpose (invasive) inspection by a qualified professional

• Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System – Previous Barrier Noted..
Information:	Observation:

At the time of inspection, evidence of a previous termite management system was noted, indicated by the presence of a durable notice affixed to the electrical switchboard.

Recommendations:

• The installation of a termite management system is strongly recommended for all

properties, particularly those with timber building elements. These systems provide a proactive defence against termite attack and are effective in minimising the risk of concealed termite entry and structural damage.

• The client is advised to contact the pest control provider listed on the durable notice (if identifiable) to obtain further information regarding:

• The type of system installed (e.g., chemical barrier, baiting system, or physical barrier)

• The installation date

• Any warranty conditions, service history, or ongoing maintenance requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

Summary:

A termite management system is a comprehensive strategy to protect a property from termite infestation. It may include a combination of:

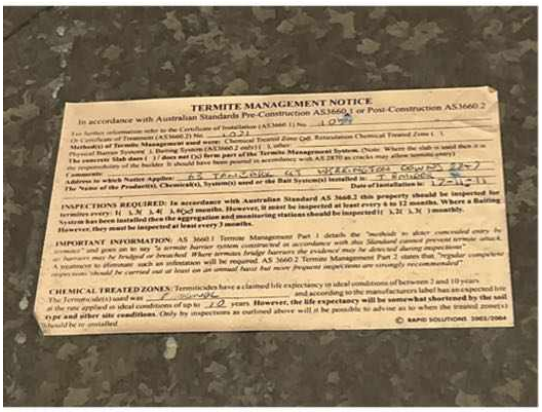
• Physical barriers

• Chemical treatments

• Baiting systems

• Regular inspections and monitoring

These measures work together to reduce the likelihood of undetected termite access and long-term structural damage to the building.



Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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