



Building and Timber Pest Inspection Report

Inspection Date: Tue, 13 Jan 2026

Property Address: 20 Hickory Rd, Bonnyrigg NSW 2177,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 13 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 20 Hickory Rd, Bonnyrigg NSW 2177, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jason Leto Ph: 0452 303 303
Email: Cecilhills@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Cecil Hills

Company Address and Postcode: Bossley Park 2176

Company Email: Cecilhills@jimsbuildinginspections.com.au

Company Contact Numbers: 0452 303 303

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 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 on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. 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 such as an engineer, surveyor or other trade or specific rectification or maintenance works. 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).

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

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some 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 current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Other Building Elements	Fence - Post and Rail Construction, Driveway, Garage, Pergola
Other Timber Bldg Elements	Architectural Trims, Door Frames, Doors, Deck, Internal Joinery, Landscaping Timbers and Construction, Architraves, Porch / Patio, Skirting Boards, Weatherboards
Roof	Timber Framed, Tiled, Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed)
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.

- Interior
- Exterior
- Roof Exterior - Part
- Landscaping Timbers
- Roof Void - 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:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Areas of low roof pitch preventing full inspection
- Decking
- Appliances and equipment
- Ceiling linings
- Fixed ceilings
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Rugs
- Stored items
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

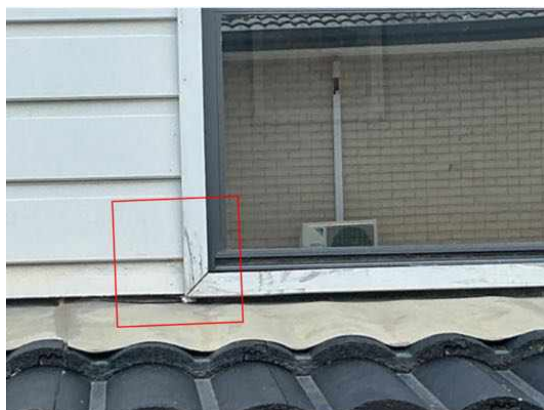
Minor Defect

Finding 3.01

Building: Main Building
Location: Exterior walls - rear
Finding: External Timber - Weathered
Information: External timber elements around the property were observed to be showing signs of general wear and tear, including surface deterioration, fading, and early signs of weather exposure. These conditions are commonly caused by prolonged exposure to sunlight, moisture, and temperature fluctuations, which can lead to cracking, splitting, or degradation over time if not properly maintained.

It is recommended that all external timber be inspected and maintained to ensure ongoing protection. This may include sanding, sealing, or repainting affected sections. Regular maintenance will help preserve the timber's integrity, extend its lifespan, and prevent more extensive damage in the future.





Finding 3.02

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Stormwater Pits - Maintenance
Information:	The surface stormwater pits on the property are showing signs of grass growth internally, and some pits remain partially covered or filled with silt and debris. This is typically the result of poor maintenance or limited regular cleaning, allowing natural matter such as soil, organic debris, and vegetation to collect over time.

Considerations:

Reduced Drainage Efficiency: Accumulated silt and plant growth may obstruct water flow, reducing the pits' ability to manage surface runoff during heavy rain.

Potential for Overflow or Localised Flooding: Blocked or slow-draining pits increase the risk of surface water pooling, particularly around hardstand or landscaped areas.

Routine Maintenance Requirement: Stormwater pits require periodic cleaning to remain functional and free from obstructions.

While no immediate issues were observed during inspection, it is advisable that the pits be cleared of silt and vegetation to ensure effective stormwater management. Ongoing maintenance will help prevent potential water-related issues and prolong the lifespan of the drainage system.



Finding 3.03

Building: Main Building

Location: Upstairs

Finding: Floors - Squeeking/Bouncing

Information: The internal flooring was identified as being bouncy as pictured at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring structures, which require packing.





Finding 3.04

Building:	Main Building
Location:	Stairs - Internal
Finding:	Staircase - Squeaking
Information:	The internal timber staircase produces noticeable squeaking and creaking noises when in use, particularly when ascending or descending. This type of issue is common in older timber staircases and typically results from movement between components, such as treads, risers, and stringers, where joints have loosened over time.

Possible Causes:

Loosened Fixings or Joints: Nails or screws holding the stair components may have loosened, allowing timber parts to move slightly against each other.

Timber Shrinkage or Warping: Natural expansion and contraction of the timber over time—often due to changes in humidity or temperature—can create gaps that cause friction and noise.

Lack of Adhesive or Mechanical Fastening: In some cases, staircases may have been constructed without adequate adhesive or mechanical fixings between components.

It is recommended that the staircase be assessed by a qualified carpenter or builder to identify loose or failing joints. Repairs may involve re-securing treads and risers, injecting adhesive where gaps have formed, or replacing worn components. If structural issues are suspected, reinforcement or partial reconstruction may be necessary to ensure the stairs remain safe, stable, and quiet in use.



Finding 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Shower damp - Monitor
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. There is no high reading around the taps nor are there high readings transferring to the other side of the wall. Both sealant and grout appear in acceptable condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

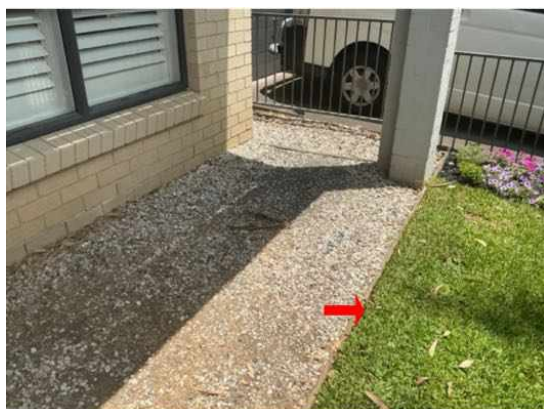
Building:	Main Building
Location:	All External Areas
Finding:	Timber Materials In Direct Ground Contact- Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility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

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

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

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

Regular inspections, proactive maintenance and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventative measures is crucial for maintaining a termite free environment and avoiding potentially costly damage and future repairs.





Finding 6.02

Building: Main Building
 Location: All External Areas >
 Finding: Bridging Of Physical Barriers - Patios/Porches
 Information: Breaching is the spanning of a physical termite barrier or inspection zone so that subterranean termites are provided with an entry point over or around that barrier.

The concrete porch/patios are providing a concealed entry point at the time of the inspection. Where the location of the porch is retrospectively installed against an external wall this will provide a concealed entry point for termites.

The client should consider gaining further advice from a timber pest technician as to treatments required in this area. It is recommended that obtaining such advice be a short-term priority.



Finding 6.03

Building: Main Building
 Location: Exterior walls - right side
 Finding: HWS - Disconnected overflow
 Information: The Hot Water System overflow was found NOT to be connected to the storm water drainage and is creating excessive moisture in the surrounding area.

Poorly aligned materials can and will lead to further damage to nearby areas.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Registered/Licensed Builder
- 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

- The building, compared to others built of a similar age of construction, appears to be mostly in good condition.

It does however have some defects that were found and that will require some remedial attention and maintenance. These issues, left unmanaged, may develop into major defects in the future and become a costly excessive to rectify at that later stage.

Where water services are connected, wet area components including shower recesses, Bobs, vanities, toilets, and associated tiling may be tested using brief water flow to identify any obvious signs of leakage.

It should be noted that these tests are limited in nature and may not detect slow or intermittent leaks, particularly in unoccupied homes where wet areas are not subject to regular use. Additionally, if silicone, liquid sealant, or masonry waterproofing products have been recently applied they may be temporarily mask defects. Such treatments are not permanent waterproofing solutions and may deteriorate over time.

The inspection is visual and non-invasive. Water testing is limited to short duration observations and does not replicate prolonged, everyday use. As such, leaks or waterproofing failures may go undetected at the time of the inspection and may only become evident after extended use of wet areas.

The absence of visible leakage at the time of inspection does not guarantee the long-term integrity of waterproofing systems. Regular monitoring and ongoing maintenance of all wet areas is strongly advised. Undetected leakage may lead to deterioration of building materials and create conditions conducive to timber pest activity.

This summary should be read in conjunction with the defects in the body of the report

SAFETY HAZARDS

None

MAJOR DEFECT

None

MINOR DEFECTS

Read in conjunction with the body of the report these minor maintenance issues will require attention, if left unmaintained, some of these defects may become costly in the future and develop into major defects overtime if not taken care of.

Obstructions are as follows but not limited to:

- Furniture
- Fix joinery
- Floor coverings
- Blinds/curtains
- Soft furnishings
- Art and frames to walls
- Ducting to the roof space
- Rain water tanks
- Stored Goods
- Bins

Additional Information

It is recommended that areas that were not able to be inspected be made available and further inspection undertaken.

PEST REPORT SUMMARY

When compared to other buildings of a similar age, the properties condition is outlined in section A – overall condition timber pest of this report with the risk grading for undetectable defects detailed in section C – accessibility: undetected defect risk timber pest. Additionally, the presence of obstructions is documented in section C – accessibility: obstructions and limitations.

To safeguard the property and mitigate the risk of timber infestation, it is essential that a comprehensive timber pest management plan be implemented and maintained. This should be done by engaging a licensed pest management technician who can develop and oversee a tailored pest control strategy. It is strongly recommended that a full pest inspection be conducted in accordance

with Australian standards AS4349.3. Or AS3660.2 at intervals of no more than 12 months or as specified by the pest management plan. For enhanced protection the installation of a new termite treatment is advised to ensure a long-term prevention and control.

This report must be read in its entirety to fully understand all the items identified as potential defects and areas of concern. Skipping sections or reading parts in isolation could lead to an incomplete understanding of the inspection findings and their implications.

It is important to note that IF fixtures such as baths, showers, toilet, vanities, kitchen sinks are not currently in use or have not been used for an extended period, moisture readings in these areas may not exhibit significant variations. This can result in potentially misleading conclusions regarding the presence of absence of moisture issues.

Under the visual inspection criteria required for a pre-purchase pest inspection it is not possible to definitely determine the existence of leaks or moisture related defects. Therefore, if a more accurate assessment of potential water leaks or moisture intrusion is needed, it is recommended That the client request a special purpose inspection that includes more in-depth testing and diagnostic tools. In the absence of such an inspection it should be assumed that elements such as showers may be prone to leakage.

This comprehensive approach insures that the property owner or potential buyer is fully informed and can take the necessary steps to mitigate risk and maintain the structural integrity and value of the property.

Please read every defect individually and ask for clarification that you may require

For further information, advice and clarification please contact Jason Leto on: 0452 303 303

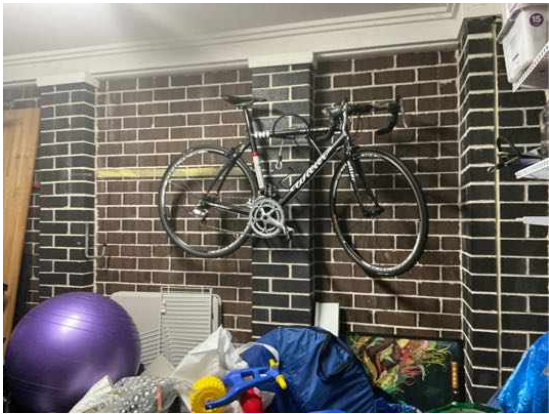
Section D Significant Items

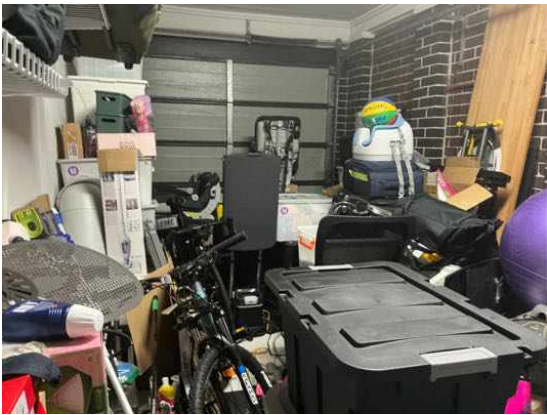
The following items were noted as - For your information

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 property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.









Noted Item

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

Please note that this is highlighted as a caution only.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

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

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





Noted Item

Building: Main Building
 Location: All Wet Areas
 Finding: Taps, Drainage and Toilets Tested
 Information: During the inspection, taps, draining systems and toilets were checked for both water flow and drainage efficiency, as well as inspected for any visible signs of leakage at the time of the inspection. No issues were noted in these areas, unless highlighted in a separate, no immediate remedial work appears to be necessary for these items. Any relevant photo's Documenting these inspections may be found in the additional photo section for reference.

However, it is important to note that while a thorough inspection of cupboards and cabinetry was conducted the presence of instructions such as stored items or fixtures may have limited full visibility of potential water damage or hidden defects. These obstructions can conceal underlying issues that may not be immediately visible during the initial inspection. Furthermore, conditions can change after the inspection has been carried out and defects or damage could be revealed once obstructions are removed or as time progresses.

Given this, it is strongly recommended that a reinspection be conducted after all obstructions have been removed from the cupboards to allow for a full thorough assessment of these areas. This will ensure that any concealed damage or defects are identified and addressed in a timely manner. Regular maintenance and monitoring of plumbing and drainage systems are also advised to insure long-term functionality and to prevent future problems from arising.



Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Photos added Moisture Readings - Wet Areas
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Photos added Moisture Readings - Other Areas
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Additional Photos Roof
Information: Additional photos are provided of the general roof area for your general reference at the time of inspection.



Noted Item

Building: Main Building
Location: Roof Void

Finding: Additional Photos Roof Void

Information: Additional photos are provided of the general roof void for your general reference at the time of inspection.





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

Noted Item

Building: Main Building

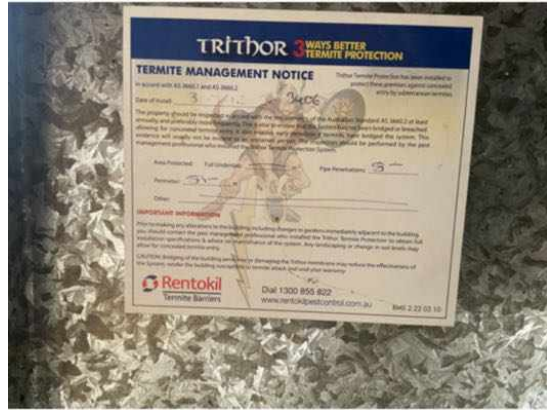
Location: Meter Box

Finding: Pest Management System Meter Box

Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Evidence of this sticker has been located in the meter box. Please see photos attached

Where a Termite Management System has not been identified you should consult a licensed pest inspector immediately to undergo further investigation in what measures would be necessary to maintain a functional pest management system. It is also recommended that a Licensed Pest Controller attend to determine the viability of the current or past treatments



Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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