



Building and Timber Pest Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 11/41 Victoria St, Werrington NSW 2747,
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: Wed, 28 Jan 2026

Modified Date: Thu, 29 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 11/41 Victoria St, Werrington NSW 2747, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Amar Narayanan Ph: 0468 472 460
Email: Quakershill+01@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections Quakers Hill

Company Address and Postcode: Rydalmere 2116

Company Email: Quakershill+01@jimbuildinginspections.com.au

Company Contact Numbers: 0468 472 460

Special conditions or instructions

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

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

The following apply: The following apply: At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate to High.

Please be aware that limitations did affect the inspection with inaccessible areas, insulation and stored items meant a complete inspection of the roof space and was not possible. Obstructions such as furniture, stored items and vegetation meant that some areas could not be fully inspected.

NOTE: Any areas which are inaccessible at the time of inspection present a high risk for undetected timber pest or termite activity and/or damage. The client is strongly advised to make arrangements to access inaccessible areas urgently.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

With strata and community title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected, as that is the extent of the individual property, and does not include review of body corporate or similar records.

All relevant information regarding past inspections and repairs etc in relation to common areas throughout the complex should be obtained by the purchaser.

Note: The report must be read in its entirety and do not rely solely on the summary.

PLEASE READ ALL DEFECTS IN FULL

THIS REPORT IS SUBJECT TO THE PRE-INSPECTION AGREEMENT. PLEASE ENSURE YOU HAVE READ THIS DOCUMENT AND AGREE TO ITS TERMS PRIOR TO ACCEPTING THE FINDINGS WITHIN THIS REPORT.

PLEASE CONTACT ME FOR A COPY IF YOU HAVE NOT SIGHTED THIS DOCUMENT. AMAR NARAYANAN - quakershill@jimsbuildinginspections.com.au

THIS REPORT WILL FOCUS ON TIMBER PESTS, SAFETY ISSUES AND MAJOR DEFECTS MAINLY. VERY MINOR DEFECTS HAVE BEEN HIGHLIGHTED WITH ARROWS AND CAN BE DISCUSSED FURTHER WITH THE INSPECTOR. THE REPORT WILL NOT PROVIDE COSTINGS FOR REPAIRS ETC AS THIS IS OUTSIDE THE SCOPE OF THE REPORT AND AUSTRALIAN STANDARDS AS4349.1 (2.3.1). A SEPERATE REPORT CAN BE OBTAINED IN RELATION TO COST OF REPAIRS.

PLEASE MAKE SURE YOU READ THE REPORT IN FULL. THE CONCLUSION IS INCLUDED AT THE END OF THIS REPORT.

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 moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

| | |
|----------------------------|---|
| Building Type | Residential, Apartment, Unit |
| Company or Strata title | Yes |
| Floor | Masonry Piers, Masonry Foundations, Concrete Stumps, Concrete |
| Furnished | Furnished |
| No. of bedrooms | 2 |
| Occupied | Occupied |
| Orientation | South East |
| Other Building Elements | Party Walls, Porch, Footpath, Driveway, Carport |
| Other Timber Bldg Elements | Internal Joinery, Window Frames, Weatherboards, Doors, Floating Floor |
| Roof | Flat, Rendered |
| Storeys | Double |
| Walls | Brick Veneer (Timber Framed), Full Brick |
| 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
- The Site

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 skillion or flat roof - no access
- Ceiling Cavity.
- Roof Void due to lack of access.
- Roof Exterior.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Fixed ceilings
- Areas of skillion or flat roof - no access
- Fixed Furniture - Built-in Cabinetry

- Furniture
- Ceiling linings
- Floor coverings
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Electrical Fuse Box |
| Information: | Upon Inspection of the Electrical Fuse Box, it is suggested to replace with new circuit breakers to ensure safety from power breakages and an easy maintenance - |

The fitting does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

It is better to seek advise from a licensed Electrician for further Inspection and guidance.



Finding 1.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Balcony Sliding Mesh Door |
| Finding: | Flyscreens - Deteriorated/ Door not Locking |
| Information: | Flyscreens were found to be deteriorated during the time of inspection. Whether the flyscreens have not been installed or have been removed post-installation or. Deteriorated due to usage , this building element detracts from the operational state of the Door. |

The Tracks of the Mesh door was deteriorated while operation during the inspection. There are also visible crack to the adjacent build elements next to the frame due to operating the doors in the process of locking.

The sliding mesh door was also not locking during the operation, this will prevent the entry and exit into the property and also pose a security issue from the Balcony.

The fly screens needs replacement - Where not replaced, missing flyscreens allow pest and insect ingress into the property.

It is advised that all missing building elements be replaced in order to ensure the full function of all building structures.

A general handy-person/ Licensed Doors and window installer may be appointed to replace flyscreens at the discretion of the client.



Finding 1.03

Building: Main Building

Location: Balcony
 Finding: Balcony - Balustrade
 Information: The balcony surround / Balustrade in this area does not have an approved balustrade height all sides.

This report does not cover compliance issues however it is the opinion of the inspector that the balcony is not safe and may require a balustrade to be increased to a safe height.

This issue is covered off in section 3.9.2 of the National Construction Code, Barriers and Handrails which generally states any area with more than 1m off must have an approved barrier.

For further clarification please contact a Surveyor or the local council.

A licensed builder could be appointed to provide necessary works to the balcony.



Major Defect

Finding 2.01

Building: Main Building
 Location: Bathroom >
 Finding: Sealant and grouting - Missing or damaged
 Information: It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible







Finding 2.02

Building: Main Building
 Location: Balcony
 Finding: Balcony Area - Ceiling Damage
 Information: Upon Inspection The gradients of the Balcony floor levels are checked and found to be ok.

Upon inspection of the ceiling Evidence of Previous Water Leak was found during Inspection in the ceiling of the Balcony.

Missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage are generally the causes of the leakage.

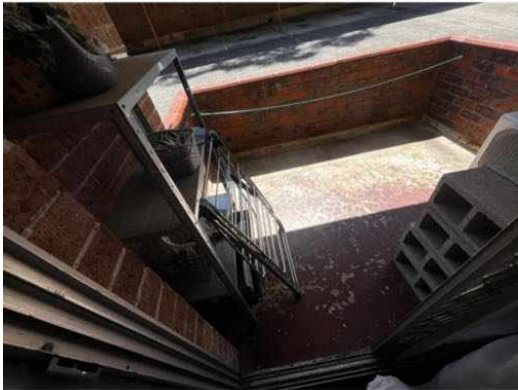
It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Suggest to Take the advise of the Licensed Plumber to inspect and verify the cause of the leak and remedy the situation.

Suggest to always keep the area clear of rubbish and leaves, for the free flow of water/ rainwater to go through the downpipes.







Finding 2.03

Building: Main Building
 Location: Bathroom walls/ Laundry walls
 Finding: High Moisture Readings - Evidence of high moisture was present during Inspection.
 Information: All areas of dwellings are checked with particular attention paid to wet areas which were closely assessed to check for moisture levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the house at the time of the inspection.

In an attempt to identify the presence of hidden timber pest a ctivity, a variety of

techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a “ Donga” visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

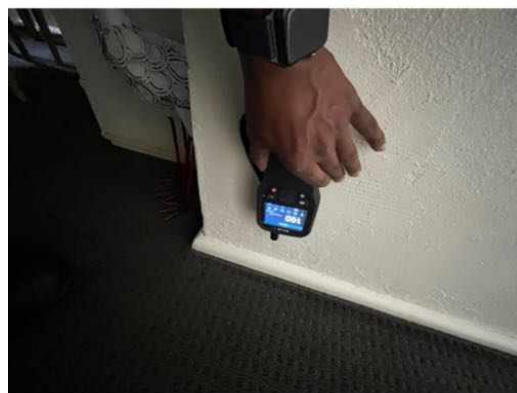
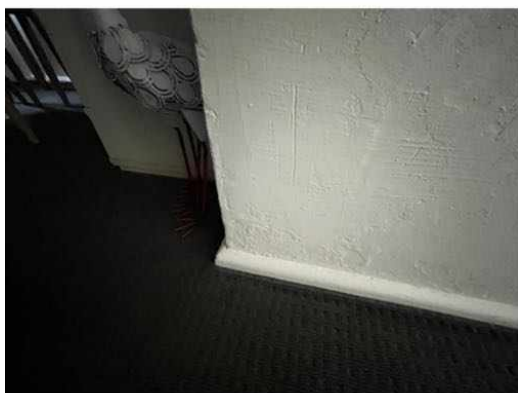
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

High readings for moisture were found in the walls adjacent the showers in the bathroom and the laundry plumbing area at the time of inspection.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

It is highly advised to consult a Licensed Plumber to inspect and remedy the situation.





Minor Defect

Finding 3.01

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Carpet - Deteriorated |
| Information: | Sections of the carpet floor covering looks deteriorated It is suspected that the presence of excessive moisture, possibly due to an internal water leak present adjacent to bathroom walls. |

The floating floor also making creaking noise when walked across.

Prior to any remedial works being completed, it is essential that a licensed plumber further inspect the area and identify the cause of the excessive moisture, as well as identifying any underlying issues that may be associated.

Replacement of the affected carpet is required to ensure the safety of the area.

Where mould is excessive, further inspection by an Environmental Health inspector is advisable.



Finding 3.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Wardrobes |
| Finding: | Door - Binding/jamming |
| Information: | Upon Inspection of the Wardrobe Doors Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering/ Damage to frame. |

A door that binds to associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.

A qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.03

Building: Main Building

Location: Kitchen joinery

Finding: Joinery- Kitchen

Information: Though comments on Kitchen joinery is not part of the report, Still we would like to bring to your note few photos where the Joinery has been damaged due to Wear and tear/ daily Usage.

The Buyer may consider renovation costs involved by requesting quotes from Joinery manufacturers etc if relevant.





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

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

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



Finding 6.02

Building: Main Building
 Location: Roof Void
 Finding: Roof - No Access
 Information: Limited access to the roof void was present due to facts including but not limited to access hatch size or placement, Its a Concrete roof with very limited access to the aircon ducting and other items present.

Photos attached at the time of inspection.

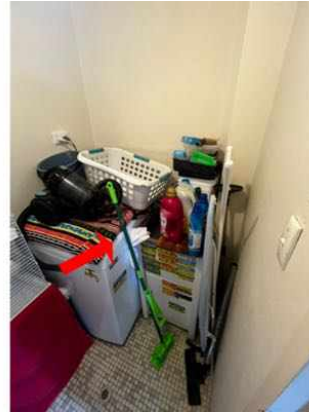
Finding 6.03

Building: Main Building
 Location: Laundry
 Finding: Additional Photos - Obstructions and Limitations
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the Laundry 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.





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 Electrician
- Licensed Plumber
- Registered/Licensed Builder

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 Unit is in good condition when compared to houses of a similar age.

In general all wall and ceiling linings were in good condition with expected wear and tear.

Limitations and Obstructions present Noted:

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

The HWS appeared to be in good condition as when the taps in bathrooms and kitchen and Bathroom were turned on , Hot water was evident during inspection.

However this is not the opinion of the Licensed Plumber. Kindly check for advice.

Further inspection of electrical appliances, plumbing and the air conditioner is advised as reporting on these items is outside the scope of this report.

Major Defects - Sealant missing / Damaged in the Bathroom

- Balcony ceiling damage as previous water damage
- High Moisture noted adjacent to wet areas.

Safety Hazards - Balcony security door not locking

Balcony Balustrade height below approved height.

No cover/ Protection for Electrical meter Box

Minor defects and a safety hazard was noted during Inspection (Refer Defect Statement)

The report must be read as a whole to fully appreciate the scope of works required to rectify and ensure the long term structural stability and longevity of the building.

Access to the roof space - Not Available as Fixed ceiling.

Photos of common area - Car space - attached.

Many minor defects can be rectified and then maintained in the future.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

There was no evidence of previous termite activity in the house. There is however a number of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR 277 thermal camera.

*THERE IS NO CURRENT DURABLE NOTICE - (However since being an Apartment Kindly consult Termite management system from Strata)

*All stored timber must be removed.

*Any in ground contact should be removed.

*Overflows should be plumbed to drainage.

*Be aware that stored items and insulation can limit the inspectable areas and may hide defects.

*Further invasive inspections are always recommended in any areas of concern.

Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

A Pre Purchase inspection report is by its very nature may be negative, as its role is to identify the defects in the property. The reader should consider the positive aspects of the property in their final decision making. Not all the positive aspects will be highlighted in this report.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major

defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law or as a warranty or an insurance policy against problems developing with the building in the future.

Estimating the cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'Special-Purpose Building Report'

Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

For further information, advice and clarification please contact Amar Narayanan on 0468472460.

With strata and community title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected, as that is the extent of the individual property, and does not include review of body corporate or similar records.

All relevant information regarding past inspections and repairs etc in relation to common areas throughout the complex should be obtained by the purchaser.

For further information, advice and clarification please contact Amar Narayanan on: 0468 472 460

Section E Attachments and Further Comments

- Defects Report

Section D Significant Items

The following items were noted as - For your information

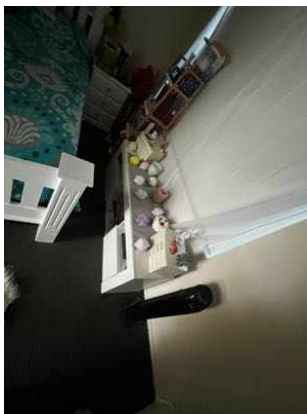
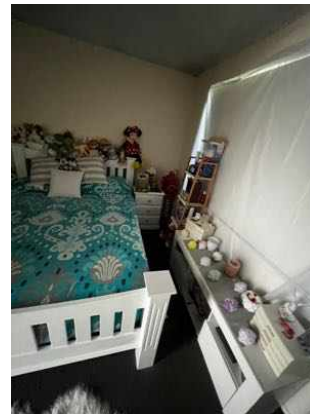
Noted Item

Building: Main Building

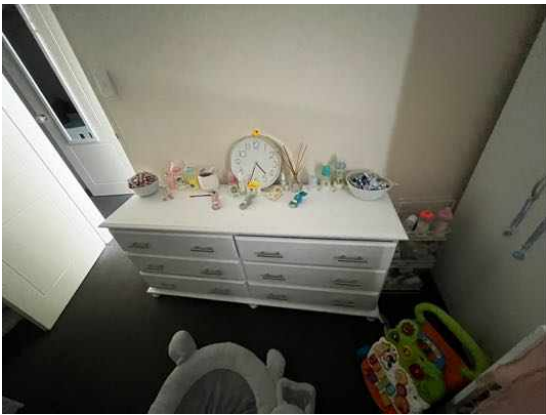
Location: All Areas

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.

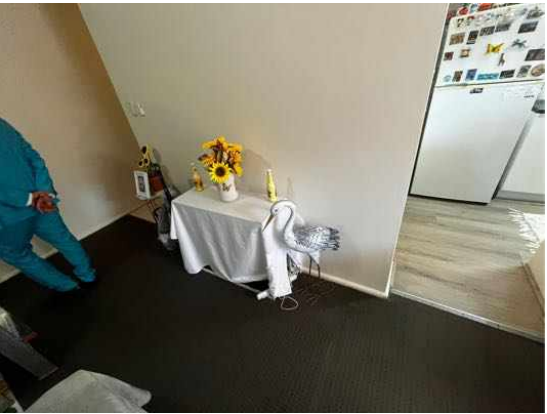
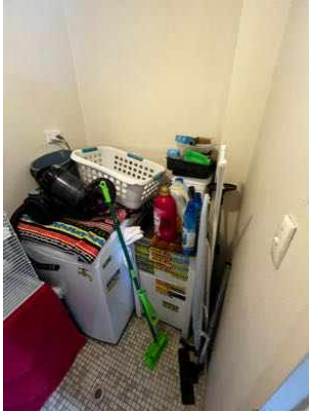
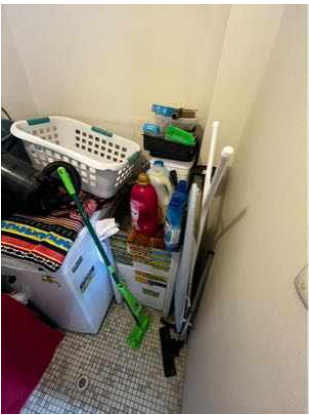


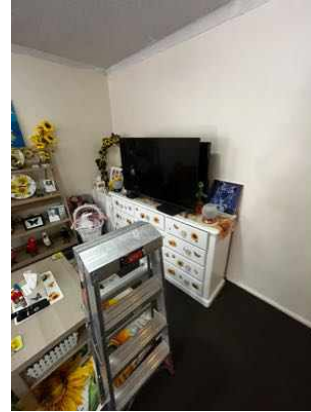
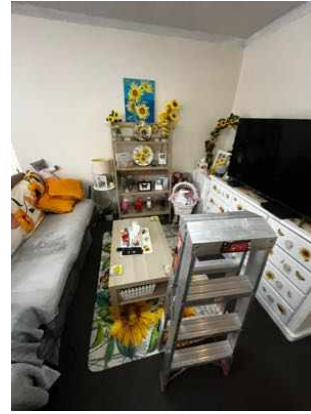












Noted Item

Building: Main Building
 Location: All Areas
 Finding: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

Airconditioning units to be checked by a professional licensed mechanic for its performance as it's not part of the inspection.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are

working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.



Noted Item

Building: Main Building
Location: All Internal Areas

Finding: Smoke Detector 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.

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: Kitchen/ Bathroom
 Finding: Cabinetry Plumbing - Kitchen/ Bathroom
 Information: All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out,

therefore damage may be found after obstructions are removed.



Noted Item

Building: Main Building
 Location: Common Areas/ Car space/Cage
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference







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.

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| 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.