Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 14 Taylors Road, Silverdale NSW 2752

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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, 25 Mar 2026

The Parties

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Name of the Principal(If Applicable):	
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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.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• Another manhole in the ceiling is recommended to enable complete access to the roof void.

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

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Consult a qualified termite specialist for installation options, costs, and advice.
• Recommend obtaining any records and maintenance history from the previous owner or strata manager.

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 good condition for its age generally with safety hazards, minor defects and recommendations.

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, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Footpath, Pergola, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer, 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.

- Exterior

- Fencing

- Interior

- Landscaping Timbers

- Roof Exterior - Part

- Roof Void - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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

- Areas of skillion or flat roof - no access

- Ceiling linings

- Debris in gutters

- Duct work

- Evidence of recently painted walls or ceilings

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Gutter Guards

- Insulation

- No power or light globes on site

- Roof framing - not trafficable

- Sarking

- Solar Panels

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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 upstairs
Finding:	Caution: Missing Window Restriction Devices.
Information:	Please note that this is highlighted as a caution only.

It has been noted that window restriction devices are either missing or not installed on the affected windows.

In bedrooms, particularly where the window surface is above 2 metres from the ground, permanent safety screens or restrictors should be installed to prevent the window from being opened too far.

Without these devices, there is a risk that children or others could fall from the window, potentially causing serious injury.

Recommendation

It is strongly recommended that window restrictors be installed to mitigate this safety hazard. A qualified window specialist should be appointed to fit the appropriate safety devices as soon as possible to comply with safety standards and ensure the protection of occupants.

Finding 1.02

Building: Main Building
Location: Living Room > Upstairs
Finding: Flooring – Damaged Timber Floorboard (Safety Hazard).
Information: Observation:

A timber floorboard was observed to be damaged at an upstairs location, with a section chipped away resulting in a localised hole within the board. While the extent of physical damage appears minor, the defect is situated within a commonly trafficked area.

Implication:

Due to its location and the presence of an uneven surface and hole, the defect presents a potential trip hazard to occupants and visitors. This increases the risk of slips, trips, or falls, particularly in low-light conditions or where the defect may not be immediately visible. If left unaddressed, the damage may worsen with continued use, potentially leading to further deterioration of the surrounding flooring and an increased safety risk.

Recommendation:

It is recommended that the damaged section of flooring be repaired as a priority to eliminate the trip hazard. Rectification may involve repair, patching, or replacement of the affected floorboard by a suitably qualified flooring contractor or carpenter. Works should ensure the finished surface is level, secure, and free from defects.

Limitations:

The inspection was limited to visible and accessible areas only. No invasive assessment of the subfloor or supporting structure was undertaken. The full extent of damage or any underlying issues contributing to the defect could not be determined at the time of inspection.

Major Defect

Finding 2.01

Building: Main Building

Location: Pergola

Finding: Major Defect – Timber Decay to Pergola Roof Structure

Information:

Observation:

Evidence of timber decay consistent with fungal rot was identified to sections of the roof rafters within the rear pergola at the time of inspection. The affected timbers exhibited deterioration indicative of prolonged moisture exposure. This condition typically develops where timber remains damp over extended periods, allowing fungal activity to break down the structural fibres.

In this instance, the decay appears likely associated with ongoing exposure to weather elements, including rain penetration and general environmental conditions. Contributing factors may include inadequate sealing, lack of protective coatings, and/or insufficient maintenance of exposed timber components.

This assessment was based on a visual inspection of accessible areas only. Concealed timber elements and connections were not inspected, and the full extent of decay may be greater than that observed.

Implications:

Timber affected by fungal decay loses structural capacity over time. If not addressed, this condition may:

- Compromise the load-bearing capability of the pergola roof framing
- Lead to localised failure or progressive structural deterioration
- Allow the decay to spread to adjacent sound timbers under continued favourable

conditions

• Result in more extensive rectification works and increased costs if deterioration progresses

Given the structural role of rafters, the presence of decay is considered a significant defect requiring attention.

Recommendation:

• A suitably qualified and licensed carpenter or building contractor should be engaged to carry out a detailed assessment of the pergola structure to determine the full extent of deterioration.

• All decayed or structurally compromised timber members should be repaired or replaced as necessary to restore structural integrity.

• Any contributing moisture sources should be identified and rectified, which may include improving drainage, weatherproofing, or protective finishes.

• Exposed timbers should be appropriately sealed, painted, or treated to reduce future moisture ingress and prolong service life.

Timely remediation is recommended to prevent further deterioration and potential safety risks associated with structural weakening.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior - left 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 3.02

Building: Main Building

Location: Pergola

Finding: Defect: Inadequate Surface Drainage – Rear Paved Area

Information:

Observation:

At the time of inspection, the rear paved area was observed to exhibit inadequate surface drainage, with evidence of water ponding noted adjacent to the rear retaining walls. While the paving generally appeared to fall away from the building, localised low points and insufficient drainage provisions are likely contributing to water accumulation. No surface drainage systems (e.g. grated drains or strip drains) were observed within this area.

Implications:

Although the paving falls away from the dwelling, the absence of adequate drainage infrastructure may result in ongoing water ponding during and after rainfall events. This condition is considered a nuisance issue; however, prolonged water retention may contribute to accelerated surface deterioration, increased slip hazards, and potential moisture-related impacts to nearby structures such as retaining walls over time.

Recommendation:

It is recommended that a suitably qualified contractor assess the paved area and install appropriate surface drainage (e.g. strip drains or similar) to facilitate effective water runoff. Regrading or localised rectification of paving may also be required to eliminate low points and prevent ponding. Regular maintenance should be undertaken to ensure continued drainage performance.

Finding 3.03

Building:	Main Building
Location:	Pergola & Shed
Finding:	Roof Plumbing – Blocked Gutters and Downpipes.
Information:	Observation

Roof plumbing elements, including the guttering and downpipe systems, were observed to contain accumulated debris at the time of inspection. These components are designed to maintain continuous and unobstructed water flow from the roof to the stormwater discharge system. Any obstruction in these systems compromises their intended performance.

Implications

Blockages in gutters and downpipes create several significant risks:

• Water Pooling and Overflow: Debris prevents effective water discharge, resulting in water pooling within the gutters. This can force water to overflow the gutter edges, potentially flooding eaves, external walls, and adjacent structural elements.

• Elevated Moisture Levels: Prolonged pooling of water increases moisture levels in surrounding building components. Excess moisture accelerates the deterioration of metal components through rust and corrosion and contributes to the decay of timber

elements.

• Termite and Timber Pest Risk: Damp conditions are a known attractant for termites and other timber pests. Blocked gutters can inadvertently create moisture-rich environments conducive to pest activity and subsequent structural damage.

Failure to address these issues promptly may result in secondary and potentially costly defects to roof framing, soffits, cladding, and internal finishes.

Recommendations

• All debris should be removed from gutters and downpipes immediately to restore proper drainage performance.

• Homeowners or a suitably competent handyperson may carry out basic cleaning works as an interim measure.

• A licensed plumber should be engaged to undertake a full assessment of the roof plumbing system, confirm whether any components have been damaged due to sustained moisture exposure, and provide recommendations for required remedial works.

• Where gutter guard is installed, a routine maintenance program should be implemented to ensure debris does not accumulate and impede the system's operation.

Finding 3.04

Building:	Main Building
Location:	Pergola
Finding:	Roof Plumbing – Missing Flashings (Minor Defect)
Information:	Observation:

It was observed that flashings have not been installed at the junction where the pergola roof abuts the main building structure. In typical construction, flashings are required at these intersections to provide a weatherproof seal and prevent water ingress during rainfall events.

Implication:

The absence of appropriate flashings may allow water to penetrate at the junction between the pergola and the dwelling, particularly during periods of heavy or wind-driven rain. While no significant water ingress or damage was evident at the time of inspection, this condition may result in minor leaks, localised moisture ingress, or deterioration of adjacent building materials over time if not addressed. The issue is currently considered a nuisance-type defect rather than an immediate structural concern.

Recommendation:

Rectification is not considered urgent; however, installation of suitable flashings is recommended to improve weatherproofing. A licensed roofing plumber may be engaged to assess the junction and install appropriate flashing in accordance with standard building practices. Investigation and rectification may be undertaken at the client's discretion.

Finding 3.05

Building:	Main Building
Location:	Garage
Finding:	Door(s) - Damaged.
Information:	During the inspection, damage was noted to one of the doors within the property. The damage appears consistent with general wear and tear, likely resulting from prolonged use and a lack of regular maintenance. Common signs of deterioration include surface scratches, swelling at the base (possibly from moisture exposure), minor cracking, or delamination of the door finish or veneer.

The observed condition does not currently prevent the door from operating, but if left unattended, the defect may worsen over time. Continued exposure to moisture, changes in humidity, or mechanical stress can accelerate deterioration, potentially leading to functional issues such as difficulty opening or closing the door, further material breakdown, or aesthetic decline.

This type of defect is typical in aging doors and does not indicate a structural issue with the building itself. However, it reflects a need for general upkeep.

Recommendation:

Repairs are considered minor and non-urgent, and may be undertaken at the client's discretion. A qualified carpenter or experienced handyperson can carry out remedial work, which may include:

- Sanding or filling superficial surface damage
- Resealing or repainting to protect against moisture
- Adjusting or rehanging the door if alignment is affected
- Replacing the door if damage is beyond economical repair

It is also recommended that doors, particularly those exposed to moisture (e.g., bathroom or laundry areas), be maintained through periodic sealing or painting to

extend their service life and maintain functionality.

Finding 3.06

Building:	Main Building
Location:	Laundry
Finding:	Door - Binding and/or Jamming.
Information:	Functional Defect Identified

Binding and/or jamming of this door was observed during standard operation and appeared to be rubbing or binding. This issue impairs the normal functionality of the door and may lead to secondary damage to adjacent building elements, such as scuffing or tearing of floor coverings, or stress to door hardware and framing.

Possible Causes

Binding or jamming may result from a range of factors, including but not limited to:

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

• Differential movement in the building structure (e.g. due to settlement, subfloor deflection, or foundation issues)

Recommendations

• If the issue appears to be related to major structural movement, it is recommended that a registered builder with experience in re-stumping or subfloor repairs be engaged to assess the extent of the movement and provide a quotation for necessary remedial works.

• Where the issue is minor in nature, a qualified carpenter or general handyperson may be appointed to carry out corrective works at the client's discretion.

Prompt assessment and remediation are advised to prevent further deterioration or related damage.

Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Plumbing Fixtures – Vanity Tap Non-Operational (Minor Defect).
Information:	Observation:

During the inspection, the vanity tap was tested and found to be non-operational, with no water flow achieved when activated. The tap fittings were also noted to be loose at the time of inspection, suggesting possible wear, failure of the internal cartridge/mechanism, or deterioration of associated fixings or plumbing connections.

Implication:

A non-functional tap affects the usability of the fixture and may indicate underlying issues such as internal component failure, blockage, disconnection, or localised plumbing defects. Loose fittings may also contribute to potential water leakage at the base of the tap or within concealed areas over time. While this condition is considered a minor defect, it requires attention to restore normal function and prevent possible water wastage or damage.

Recommendation:

It is recommended that a licensed plumber be engaged to assess the fixture and undertake necessary repairs. Works may include tightening and securing the tap, servicing or replacing internal components (e.g. cartridge), or full replacement of the tap fitting if required. The plumber should also confirm that there are no underlying plumbing issues contributing to the defect and that the fixture operates correctly upon completion.

Limitations:

The assessment was limited to functional testing of the tap at the time of inspection. No dismantling of fixtures or investigation of concealed pipework was undertaken. The exact cause of failure and the condition of internal components or associated plumbing connections could not be fully determined without further specialist inspection.

Finding 3.08

Building:	Main Building
Location:	Eaves
Finding:	Eaves - Sagging.
Information:	Sagging Eaves – Maintenance Required

Observation:

• Sagging to the eaves was evident in this area at the time of inspection.

Implications:

• Eaves play a vital role in diverting water away from the building and shielding external walls and structural elements from excessive moisture exposure.

• Sagging may indicate moisture damage, structural fatigue, or failure of fixings, and if left unaddressed, can lead to water ingress, timber deterioration, or further deformation of the roofline.

Recommendation:

• Minor rectification works are recommended. A qualified carpenter or general handyman should be appointed to reinstate and secure the eaves to ensure proper function and alignment.

• Early maintenance will help prevent more costly repairs from developing over time.

Finding 3.09

Building: Main Building
Location: Foyer
Finding: Floor Tiles – Cracked (Minor Defect).
Information: Observation:

Cracking to floor tiles was observed in the inspected area at the time of inspection. The cracking appears localised and is primarily cosmetic in nature, with no significant displacement or lifting noted to the surrounding tiles.

Implication:

At present, the condition is not considered urgent and does not appear to impact the immediate functionality of the floor surface. However, cracked tiles may detract from the overall appearance and, over time, can allow moisture ingress or accumulate dirt within the cracks. In some cases, tile cracking may be associated with minor substrate movement, inadequate bedding, or general wear and tear. If the condition progresses, additional tiles may become affected.

Recommendation:

Replacement of the affected tiles is recommended to maintain the aesthetic condition of the flooring. These works may be undertaken at the client's discretion by a qualified tiling contractor.

Should cracking become more widespread or worsen over time, further assessment by a licensed building inspector is advised to determine whether there are any underlying structural or substrate-related issues requiring attention.

Limitations:

The inspection was limited to visual assessment only. No invasive investigation of the tile substrate, bedding, or subfloor structure was carried out. Accordingly, the underlying cause of the cracking could not be conclusively determined at the time of inspection.




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:	Exterior walls
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 – Below Average.

Finding 6.02

Building:	Main Building
Location:	Yard
Finding:	Old Garden Beds Against Building – Conducive to Termite Activity..
Information:	Observation:

Old or disused garden beds were observed directly against the perimeter of the building. This condition can result in water pooling or retention during rainfall, which may lead to moisture ingress beneath the structure.

Risks:

• Persistent moisture buildup around the base of the building creates an environment that is conducive to termite activity and timber decay.

• Garden beds may also conceal weep holes, slab edges, or termite barriers, reducing

visibility during inspections and allowing for undetected termite entry.

Recommendation:

It is strongly recommended that garden beds be removed or relocated away from the building perimeter. Maintaining a clear inspection zone around the structure helps reduce moisture retention and improves visibility during regular pest inspections. This preventative measure significantly lowers the risk of termite ingress and related structural damage.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Finding 6.04

Building:	Main Building
Location:	Yard
Finding:	Conducive Conditions – Untreated or Non-Durable Timbers in Hazardous Environments
Information:	Observation:

Untreated or non-durable timbers were observed in a hazardous environment, such as:

- Direct contact with the ground, and/or
- Areas frequently exposed to damp or high-moisture conditions

Risk Assessment:

Timbers in these environments are at a significantly increased risk of:

- Severe wood rot and fungal decay
- Attracting and facilitating subterranean termite activity

Untreated timbers in contact with soil can absorb moisture, deteriorate over time, and provide both a food source and access route for timber pests, especially termites, from surrounding areas.

Recommendations:

To reduce the risk of timber pest attack, it is essential that:

• Only timbers of sufficient natural durability, or

• Properly preservative-treated timbers

be used in any environment considered hazardous due to moisture or ground contact.

Where untreated or non-durable timbers have been identified in such conditions, it is strongly recommended that these elements be replaced as soon as possible.

This action will assist in the long-term protection of the structure against termite and timber pest infestation.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: Yard
Finding: Fungal Decay (Wood Rot) – Conducive Conditions for Timber Pests..
Information: Findings:

• Fungal decay, commonly referred to as wood rot, occurs when timber and other cellulose-based materials are exposed to ongoing damp or humid conditions.

• Affected materials may include building elements, landscaping timbers, or externally stored timber.

Implications:

• Wood rot not only compromises the structural integrity of affected timbers but also creates ideal conditions for termite activity and other timber pests.

• Damp and decaying timber is particularly attractive to subterranean termites, which prefer moist environments and can use rotting timber as a bridge into the structure.

Recommendations:

• Prompt removal of decayed or untreated timber is recommended to eliminate conducive conditions.

• Where necessary, replace susceptible materials with non-susceptible or treated timber suitable for external use.

Related Building Defects:

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

• Major Defect – Timber Decay to Pergola Roof Structure

Note: Regular maintenance and replacement of deteriorating external timber is essential in reducing the risk of termite activity and ensuring long-term structural durability.

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

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- 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

- 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. Safety Hazard, major & minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• Timber decay consistent with fungal rot was identified to pergola roof rafters, likely due to prolonged moisture exposure, resulting in deterioration of the timber.

This condition may compromise structural integrity and should be assessed and repaired by a qualified contractor, with moisture sources addressed to prevent further damage.

SAFETY HAZARDS
• Caution – Missing Window Restriction Devices (Upper Level)
Upstairs windows lack restriction devices where required under current building regulations (i.e. where

openings are ≥2m above ground and <1.7m from internal floor level).
Risk: Fall hazard, particularly for children.
Recommendation: Strongly recommend installing compliant window restriction devices as a safety precaution.

• A damaged timber floorboard with a chipped section and hole was identified in an upstairs traffic area, presenting a potential trip hazard to occupants.

Prompt repair or replacement is recommended to eliminate the hazard and prevent further deterioration.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared below average on the day of inspection..
• 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/or 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 average condition with blockages 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 ground.
• Roof not fully accessible due to height limitations
• Due to limitations 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.

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• The HWS (DOM: 19/02/2021)
• 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.
• No evidence of active ceiling leaks or water damage observed at the time of inspection.

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

Windows & Doors
• All accessible windows and doors were operational.
• Install restriction devices as recommended

Bathroom
• Overall condition average
• 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.
• Vanity tap inoperable, requires attention
• 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 major 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.

TIMBER PEST REPORT SUMMARY

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

Timber Decay
• Wood rot was observed in the pergola roof rafters
• Continued exposure to moisture could worsen the decay and increase pest risk.
• All affected timbers should be removed and replaced with treated or non-susceptible materials.
• Wood Rot is conducive to termite activity and should be addressed urgently by removing and replacing affected timbers with treated or non-susceptible materials.

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.
• However, as the property may have been vacant or unused, moisture issues may only become apparent after extended use. Monitoring is essential.
• Note: Properties left vacant may not show leaks until plumbing is in regular use. Recommend post-settlement monitoring and potential follow-up inspection.

Trees & Landscaping
• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.
• Remove any untreated landscaping timbers and timber debris from around the yard.

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in the roof void areas due to low pitch or lack of clearance.
• Full access is required to allow for a more comprehensive assessment, a re-inspection is recommended after access is made available.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.

KEY RECOMMENDATIONS
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Defects found should be rectified promptly to avoid escalation.
• Consider installing a termite management system.
• 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: Perimeter Slab Edge
Finding: Slab Edge Inspection Zone – Not Maintained..
Information: Observation:

An inspection zone of at least 75mm should be maintained between the bottom course of brickwork and any adjoining surface (e.g., paving, soil, turf, or concrete) to allow for visual detection of termite activity. This area, known as the exposed slab edge, is a critical part of termite management and monitoring.

Risk:

If the slab edge is concealed by render, landscaping, cladding, soil, or other obstructions, termites may gain undetected access to the structure. Without a clear inspection zone, there is a high risk of concealed termite entry, particularly where no physical or chemical barrier can be confirmed.

Additional Note:

In some cases, determining the type of slab construction (e.g., waffle pod, conventional) may require review of original building plans or advice from a qualified builder or architect.

Recommendation:

• Ensure that the slab edge is kept fully exposed around the perimeter of the building.

• Remove any obstructions such as soil, mulch, paving, or cladding that may hinder visibility.

• Where the slab edge cannot be fully exposed, it is strongly recommended that timber pest inspections be carried out every 6 to 12 months to monitor for termite activity and minimise risk to the structure.

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 not visible at the time of inspection
Information:	No visible evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Annual pest inspections are advised in order to identify such workings.

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

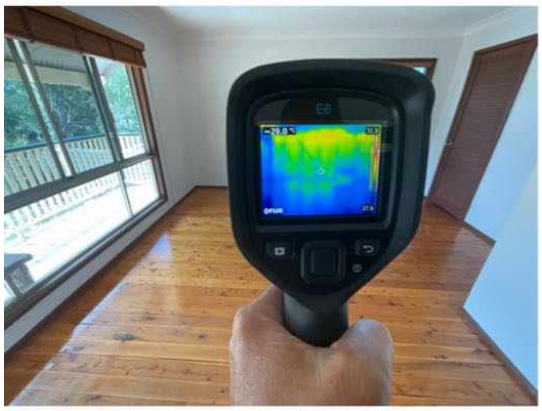
Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

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:	Termite Management System - Missing Durable Notice..
Information:	Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

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

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection 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.

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

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

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.

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. A sealant specialist or tiling contractor may be engaged to carry out these works where necessary.

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 moisture, 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.

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.

• Flexible and mould-resistant sealant should be applied to junctions between the basin and the wall to prevent water ingress that may lead to damage.

• Regular maintenance and prompt replacement of missing or deteriorated sealant is highly recommended, as this is a common wear-and-tear issue.

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

• Where required, a sealant specialist or qualified tiling contractor should be appointed to carry out remedial sealing works.

Noted Item

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

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether

water pooling or retention occurs.

• 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.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

• 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.

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) could not be water tested as the taps were inoperable at the time of inspection,

• Further investigation is recommended by a plumber.

• Water damage was observed to the vanity cabinetry at the time of inspection.

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:	Ensuite
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• 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.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

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

• The condition of grout appeared to be serviceable

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

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.

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:	Toilet (WC)
Finding:	Overall Condition: Toilet & Basin.
Information:	TOILET & BASIN ASSESSMENT

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.

Vanity Basin(s):

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

• Water flow and drainage appeared satisfactory under limited-use testing conditions.

Cabinetry:

• The vanity unit showed no visible signs of water damage, rust, or swelling at the time of inspection.

• Cabinetry doors and panels were secure and functional, with no evidence of structural deterioration.

Sealant:

• Sealant around the basin and wall junctions appeared to be in serviceable condition.

• Regular maintenance of sealant and grouting in wet areas is essential to prolong the life of surrounding materials and reduce the risk of water damage.

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: Ceiling Condition & Observations.
Information: All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

• At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

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:	Smoke Detectors / Alarms.
Information:	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.

Please note:

This information is provided as a general caution only.

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.

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

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.