



Building and Timber Pest Inspection Report

Inspection Date: Sat, 14 Feb 2026

Property Address: 20/300C Burns Bay Rd, Lane Cove NSW
2066, Australia



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	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.

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Original Inspection Date Sat, 14 Feb 2026

Modified Date Sat, 14 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 20/300C Burns Bay Rd, Lane Cove NSW 2066, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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: This report must be read in conjunction with D5 Conclusion - Assessment of the

overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

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		✓

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 low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

Section B General

General description of the property

Building Type	Apartment, Residential
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
Occupied	Unoccupied
No. of bedrooms	2
Orientation	West
Other Building Elements	Garage
Other Timber Bldg Elements	Door Frames, Doors, Floating Floor, Internal Joinery, Window Frames
Roof	Not Applicable
Storeys	Single
Walls	Brick Veneer, Full Brick
Weather	Raining

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
- Interior
- The Site
- 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:

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- 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: - **Low**

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: Bedroom 1

Finding: Window Restrictors - Recommended

Information: Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more.

If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.



Finding 1.02

Building: Main Building

Location: Balcony

Finding: Excessive Spacing Between Staircase Railings

Information: The spacing between the vertical railings on this area is measured to be more than 125 mm at the time of inspection.

This exceeds the maximum allowable spacing as per Australian safety standards, posing a potential safety hazard, particularly for young children who may be at risk of falling through or getting trapped in the gap.

☒ According to the National Construction Code (NCC) of Australia, specifically Volume Two (Building Code of Australia - Class 1 and Class 10 Buildings), and the referenced Australian Standard AS 1926.1-2012 - the following applies:

- Clause 2.3 of AS 1926.1-2012 states that the maximum clear opening between vertical members of a barrier (such as balusters on a staircase) must not exceed 125 mm. This is to prevent a child from passing through or becoming entrapped.
- Additionally, the NCC Volume Two, Part 3.9.2 (Balustrades), aligns with this requirement for residential buildings, ensuring that any barrier on a staircase or raised platform must prevent falls and ensure safety. While the NCC directly references balustrade heights and other specifications, the 125 mm spacing rule is a widely accepted standard for child safety in residential settings, often cross-referenced with AS 1926.1 for consistency. This might not be a requirement when the property was built.

☒ The excessive spacing of more than 125 mm between the railings fails to comply with the above standards, creating a risk of injury or entrapment, particularly for young children. This defect could allow a child to slip through the gap or get their head or limbs stuck, leading to potential injury or a fall from height.

☒ To rectify this defect, the spacing between the railings should be reduced to 125 mm or less. This can be achieved by installing additional balusters or a secondary barrier (such as a mesh or panel) to close the gap. Any modifications should be carried out in accordance with the NCC and relevant Australian Standards, and a qualified professional should be consulted to ensure compliance.



Finding 1.03

Building: Main Building

Location: Kitchen

Finding: Electrical Wires - Exposed

Information: During the inspection, exposed electrical wires were noted. This condition poses a significant safety hazard, as it increases the risk of electrical shock, short circuits, and potential fire. It is imperative that a qualified electrician addresses this issue immediately by properly insulating the exposed wires and ensuring all electrical connections comply with safety standards. Prompt action will mitigate the risks associated with exposed wiring and maintain the safety and integrity of the property's electrical system.



Major Defect

Finding 2.01

Building: Main Building

Location: Both Bedrooms

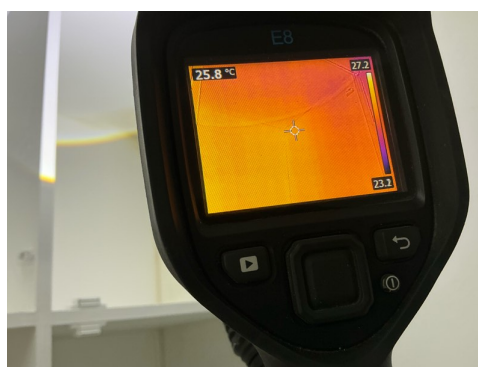
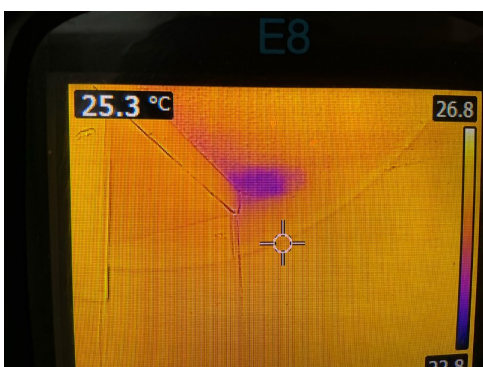
Finding: Active Moisture – Ceiling Areas (Bedrooms and Closet)

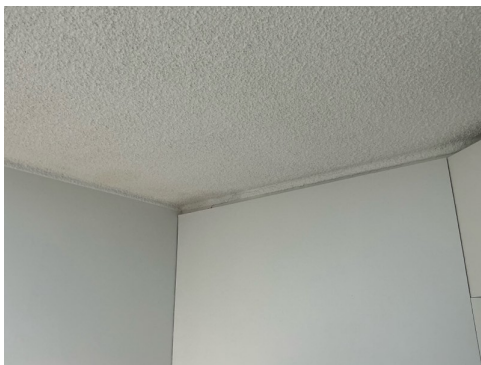
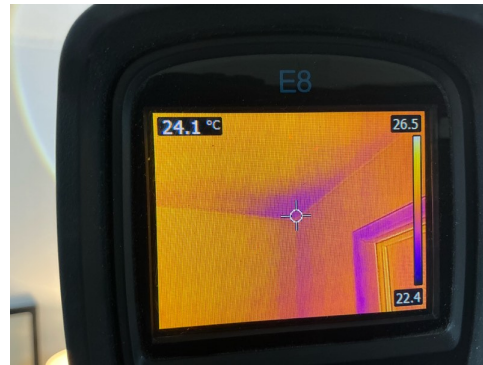
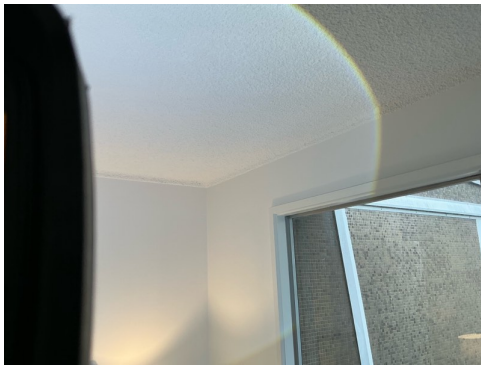
Information:

At the time of inspection, active moisture was detected to the ceiling areas within both bedrooms and the adjoining closet. Thermal imaging and moisture testing identified temperature differentials and elevated moisture readings consistent with ongoing water ingress. Visible signs of dampness and discolouration were also noted to ceiling surfaces.

The presence of active moisture indicates that the issue is current and not historical. If left unaddressed, continued water penetration may result in deterioration of plasterboard, mould growth, insulation damage, and potential structural timber decay.

Immediate investigation and rectification are required. As this appears to be associated with building elements that may fall under common property (such as roofing, external walls, or plumbing services), the client is strongly advised to notify and involve Strata Management without delay. A licensed plumber and/or roofing contractor should be engaged to identify and rectify the source of ingress, followed by appropriate repairs to affected internal finishes once the leak has been fully resolved.





Minor Defect

Finding 3.01

Building: Main Building
Location: Balcony
Finding: Tiles - Cracked - Exterior

Information: Cracking in the floor tiles was evident in this area at the time of inspection.

It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement in the floor foundations may also have caused movement and resulted in the cracking to tiles in this area.

Cracked tiles detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time. While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution.

A licensed tiling contractor may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder may be required.



Finding 3.02

Building: Main Building
Location: Balcony
Finding: Eaves - Water stained

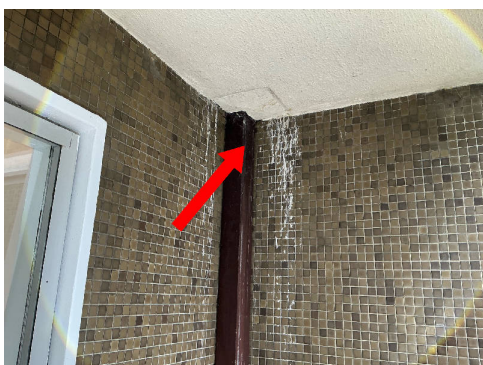
Information:

Water staining to eaves linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised. The client is advised to engage strata management as well.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

**Finding 3.03**

Building:

Main Building

Location: Balcony

Finding: Air conditioner - Disconnected overflow

Information: The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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



Finding 3.04

Building: Main Building

Location: Kitchen

Finding: Sealant and Grouting - Missing or Damaged

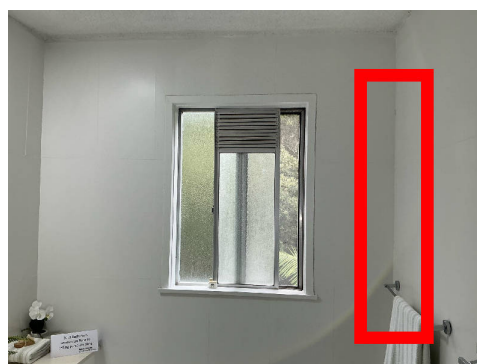
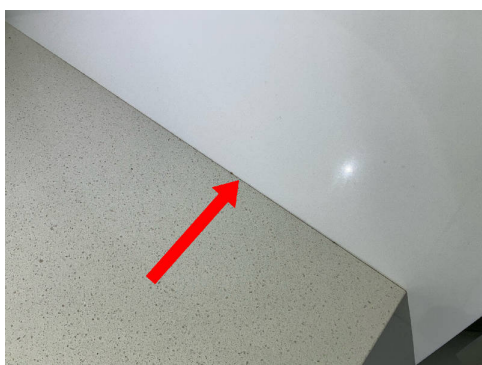
Information:

It was noted on inspection that sealant or grout is degraded/missing to these areas.

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.

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 3.05

Building: Main Building

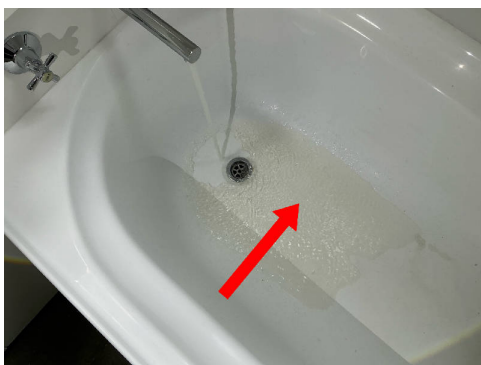
Location: All Areas

Finding: Tap - Rust in water

Information: The water emitting from the tap in this area is rusty-coloured and undiluted. It is suspected that this is a direct result of the erosion and deterioration of associated pipework, which is contaminating the water as it passes through the affected sections.

While this is a common defect and is relatively expected in a property of this age and condition, eroding pipework can have damaging implications to associated building elements if left unmanaged.

Replacement of this pipework appears to be necessary. A licensed plumber should be appointed to further inspect the pipework and provide any remedial works as required.



Finding 3.06

Building: Main Building

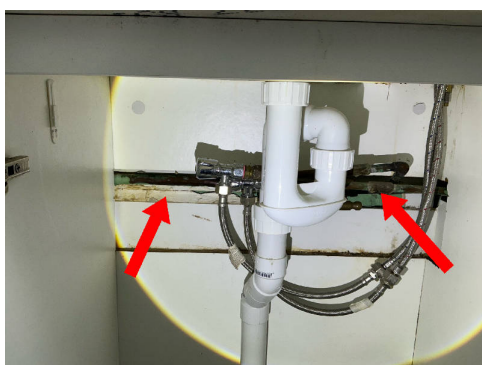
Location: Bathroom

Finding: Minor Corrosion to Plumbing Pipes and Cabinet Water Damage

Information: At the time of inspection, minor corrosion was noted to sections of the older copper plumbing pipes beneath the bathroom basin. The corrosion and surface oxidation appear consistent with age-related deterioration and possible past minor leakage. Associated minor water damage and deterioration were observed to the internal cabinet surfaces, including staining and swelling to the base panels.

No active leak was detected at the time of inspection; however, corrosion of this nature can weaken pipe integrity over time and may result in future leakage if left unaddressed.

The client is advised to consider upgrading the older plumbing pipework with new compliant materials to minimise the risk of future leaks. In addition, due to the moisture-related deterioration noted to the cabinet, replacement of the affected bathroom cabinet is recommended to prevent further deterioration.



Finding 3.07

Building: Main Building

Location: Kitchen

Finding: Dishwasher Installation - Not Secured

Information:

At the time of the inspection, it was noted that the dishwasher in this area was not securely installed and appeared to be loose. This improper installation requires prompt attention to ensure the appliance is correctly fitted and stable. If left unmanaged, the condition of the fitting may worsen over time, potentially leading to further deterioration and the development of additional minor defects. These secondary issues could affect both the dishwasher itself and the surrounding cabinetry or flooring.

A loose dishwasher may produce excessive noise and vibration during operation, which can be both disruptive and uncomfortable for occupants. The lack of secure installation may also place strain on the dishwasher's components, potentially reducing the lifespan of the appliance and leading to more significant repairs or maintenance needs in the future.

It is strongly recommended that a qualified plumber be appointed to carry out the necessary rectification work. Ensuring the dishwasher is securely installed will improve its performance, reduce noise and vibration, and prevent further damage to the surrounding area. The client should engage a professional plumber to complete these repairs, ensuring the appliance operates efficiently and safely.

**Finding 3.08**

Building:	Main Building
Location:	Bathroom
Finding:	Shower Drainage – Slow Discharge and Inadequate Falls

Information: At the time of inspection, water within the shower area was observed to drain very slowly, resulting in pooling around the floor waste. In addition, the floor gradient appears inadequate, as water was not effectively directed toward the drain and was noted to remain ponded on the tiled surface.

Slow drainage may be caused by a partial blockage within the waste line, build-up of debris, or inadequate pipe fall. The insufficient floor slope (falls) toward the waste can further contribute to standing water, increasing the risk of long-term moisture retention, deterioration of grout and sealant, mould growth, and potential waterproofing failure if left unaddressed.

The client is advised to engage a licensed plumber to inspect and rectify the drainage issue, including clearing any blockage and assessing the adequacy of the waste connection. If the floor falls are confirmed to be non-compliant or insufficient, further rectification works by a suitably qualified tradesperson may be required to ensure proper drainage and prevent ongoing water pooling.



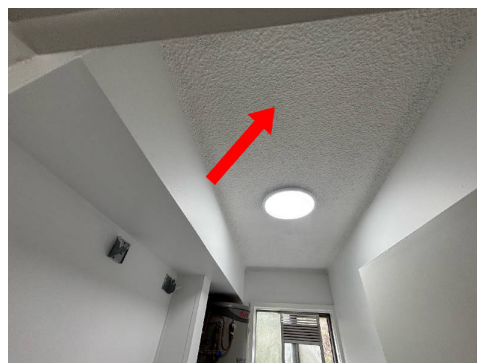
Finding 3.09

Building: Main Building

Location: Bathroom, Laundry

Finding: Exhaust fan - Missing

Information: An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



Finding 3.10

Building: Main Building

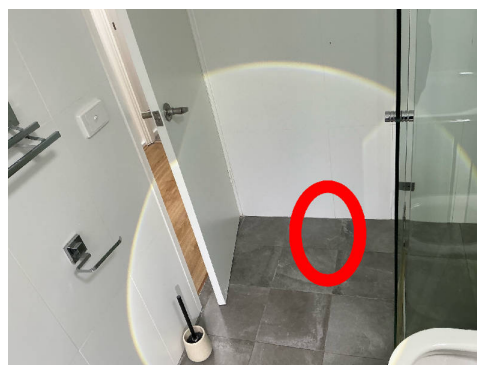
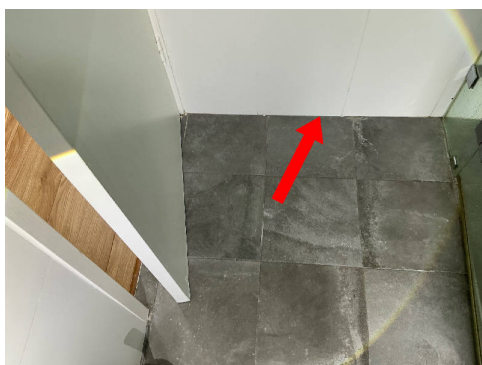
Location: Bathroom

Finding: Door Stopper(s) - Missing

Information: At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

The client is advised to engage services of a handyman to install the door stopper.



Finding 3.11

Building: Main Building

Location: Bedroom 2, Living Room

Finding: Excessive Moisture - Walls

Information: Excessive moisture was observed in the walls at the time of inspection, indicating potential underlying issues that could be contributing to this condition.

One possible cause is rising damp, where moisture from the ground seeps up through the brickwork due to a compromised waterproofing. Another potential factor could be water ingress from faulty, leaking or blocked gutters, roof and downpipes, which may be allowing water to overflow and penetrate the wall.

The client is advised to engage services of a professional plumber and strata management to fix the issue of roof leaks and also monitor the area over 12 months for any further deterioration.





Finding 3.12

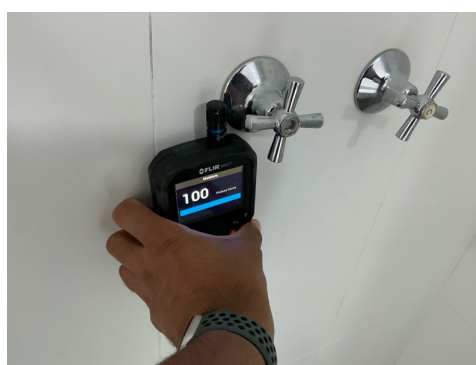
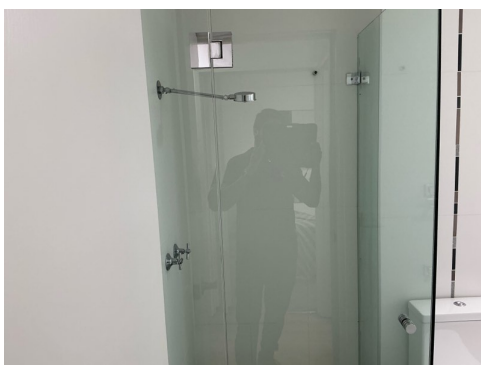
Building: Main Building

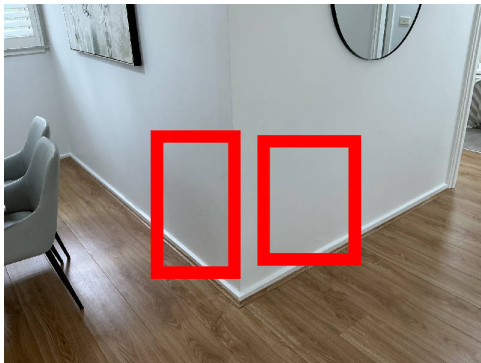
Location: Bathroom

Finding: Shower Damp - Adjacent Bathroom (Monitoring)

Information: At the time of inspection, elevated moisture levels were detected on the wall adjacent to the shower area. While no visible water damage or deterioration was noted, the presence of moisture suggests possible seepage or condensation associated with regular shower use.

At this stage, no immediate action is required. However, the area should be monitored over the next 12 months for any signs of deterioration such as staining, bubbling paint, or mould growth. It should be noted that moisture ingress of this nature does not generally resolve without intervention, and at some point remedial works are likely to be required. Should conditions worsen, the client is advised to engage services of a licensed plumber or waterproofing specialist to rectify the issue of moisture before this minor defect turns into major defect.





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: Meter Box

Finding: Termite Management System (No Evidence of Installation) - Apartment

Information: At the time of inspection, there was no visible evidence of a termite management system installed within the apartment building. Although the risk of termite activity is generally lower in apartment complexes, it is still important that the building has appropriate preventative measures in place—particularly for ground-floor or timber-structure areas.

Regular timber pest inspections, ideally conducted annually, are also recommended to help maintain long-term protection and ensure the property remains in good condition.

The client is advised to check with the strata management regarding the building's current termite protection arrangements and maintenance schedule.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- In summary, the inspection identified a combination of moisture-related issues, drainage concerns, plumbing deterioration, and bathroom defects. Active moisture was detected to the ceilings of both bedrooms and the adjoining closet, requiring urgent investigation and likely involvement of strata management. The shower area exhibited slow drainage and inadequate floor falls, resulting in water pooling. Minor corrosion was noted to older plumbing pipework beneath cabinetry, with associated cabinet water damage. Additional moisture concerns were observed in various internal areas, including elevated readings consistent with ongoing dampness. These defects collectively present a risk of continued water ingress, material deterioration, and potential mould development if not promptly rectified.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. A new termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets, vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a pre-purchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

For further information, advice and clarification please contact Jas Randhawa on 0432 637 637

The following items were noted as -For your information

Noted Item

Building: Main Building

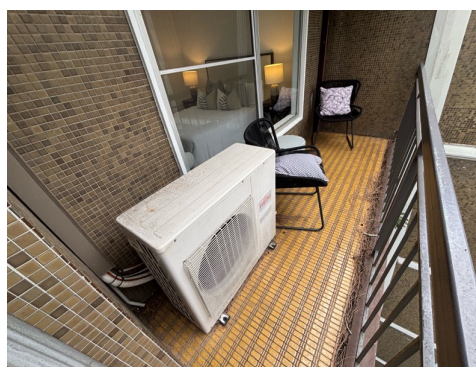
Location: All Areas

Finding: Obstructions and Limitations - External Areas

Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.



Noted Item

Building: Main Building

Location: All Areas

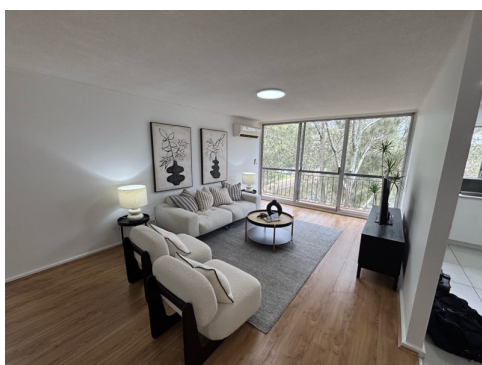
Finding: Obstructions and Limitations - Internal Areas

Information: The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection.

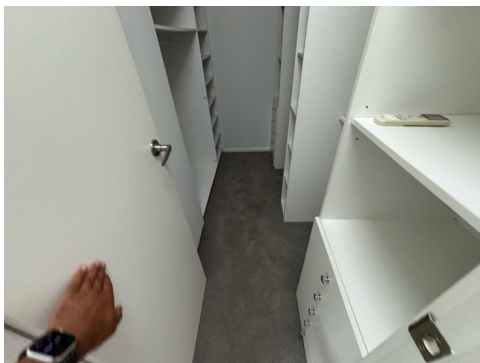
The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.







Noted Item

Building: Main Building
Location: All Areas
Finding: FYI - Windows and Doors were tested for Operation

Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building: Main Building

Location: All Areas

Finding: FYI - Plumbing and Electrical - Outside of the scope of this inspection

Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building: Main Building

Location: All Areas

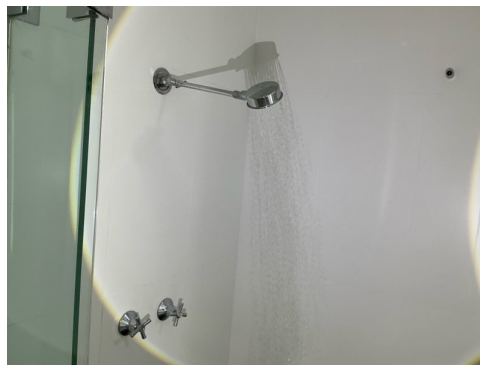
Finding: FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions

Information: During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.





Noted Item

Building: Main Building
Location: All Areas
Finding: Smoke Detectors and Alarms

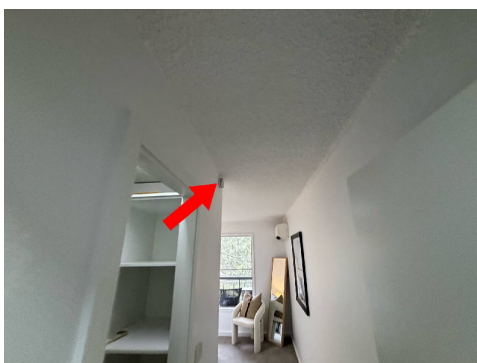
Information:

The reporting on smoke detectors or alarms, including hard-wired smoke detection systems and their compliance with legislative requirements, falls outside the scope of this inspection report. However, based on our experience in the building industry, we feel it is important to highlight the absence or poor condition of smoke detectors as a significant safety concern. While this observation is included as a cautionary note, addressing the presence and condition of smoke detectors should be considered an urgent priority to enhance the safety of the building's occupants.

It is strongly recommended that a further inspection and advisory service be undertaken to assess the sufficiency, type, and location of smoke detectors throughout the property. This should also include testing the functionality of all devices to ensure they are operational and compliant with relevant safety standards. Greater fire safety and detection requirements, including specific placement and type of smoke detectors, apply to commercial buildings, which should be reviewed based on building use and local regulations.

Prior to occupying any building, it is essential to ensure that an adequate number of fully functioning, appropriately positioned smoke detectors are installed. For residential properties, homeowners are advised to test smoke detectors monthly to verify that they are working correctly. Furthermore, it is important to consult and adhere to the relevant guidelines, such as Australian Standard AS3786 and state-specific legislation, which outline specific requirements for smoke detectors and fire safety compliance.

By ensuring the proper installation and regular maintenance of smoke detectors, the safety of all occupants is significantly improved, providing critical early warning in the event of a fire.

**Noted Item**

Building: Main Building

Location: All Areas

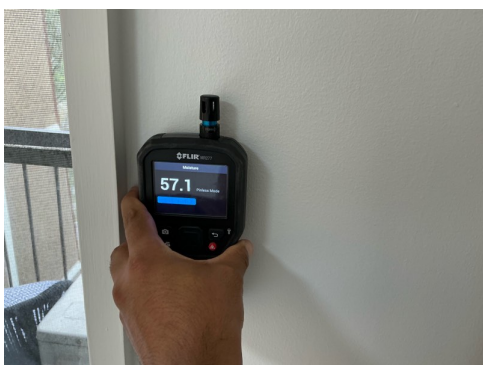
Finding: Additional Photos - Moisture Meter Readings

Information: Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured, as indicated by the red arrows in the images. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

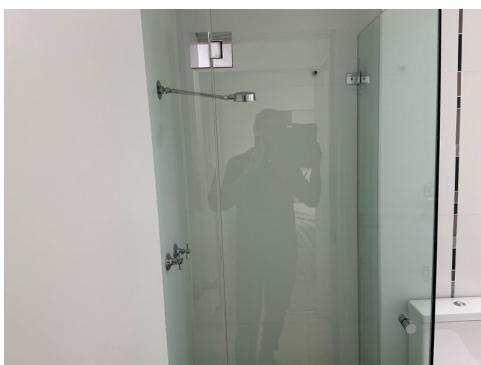
It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

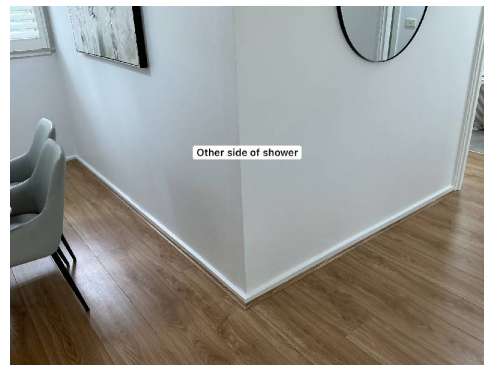
For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.

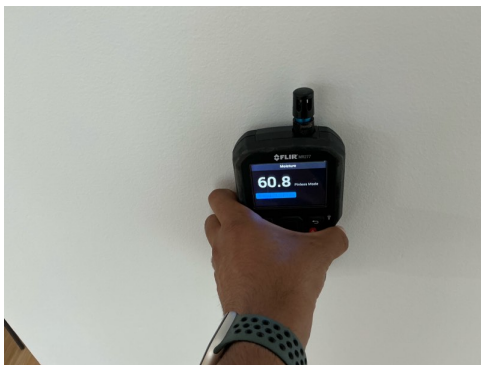














Noted Item

Building: Main Building
Location: All Areas
Finding: Subterranean Termite Management Proposal (Apartment)

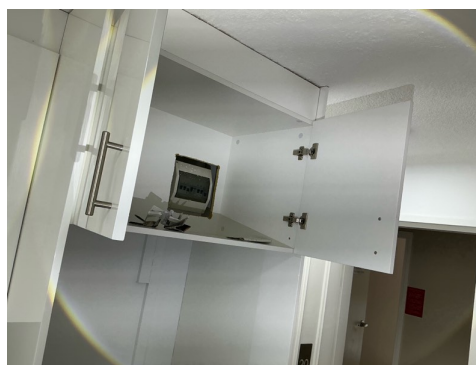
Information: In accordance with Australian Standard AS 3660, it is recommended that apartment buildings have a termite management plan in place, even if no live activity has been detected. For strata-managed properties, termite protection generally applies to the building structure and common areas rather than individual apartments.

Effective management should include addressing conditions that may attract termites in common areas. Strata management may also consider installing or maintaining chemical or baiting systems around the building's perimeter to provide long-term protection.

The client is advised to check with strata management regarding any existing termite management systems, inspection schedules, or treatment plans currently in place. Regular inspections—ideally conducted annually—help ensure ongoing protection and compliance with Australian Standard AS 3660.

Noted Item

Building: Main Building
Location: Kitchen
Finding: Electrical Meter Box
Information: Electrical meter box is located in kitchen cabinets



Noted Item

Building: Main Building
Location: Basement
Finding: Allocated Car Spaces & Storage Room

Information: The accompanying photos are provided for your general reference, showcasing the current condition of the car parking spots and storage rooms as observed at the time of inspection. It is important to note that these images are meant to serve as a visual snapshot of the property's features at the time of the assessment. However, the client is strongly advised to confirm all allocations, such as car parking spots, storage rooms, and any associated rights or access, within the terms of the contract. Verifying these allocations through the contract ensures clarity and avoids potential disputes regarding ownership or usage. The photos included are intended to give an overview of the designated areas, but the final details should always be cross-referenced with the contractual agreements for accuracy and completeness.



Noted Item

Building: Main Building

Location: All Areas

Finding: Asbestos Containing Material (ACM) - Older Strata Buildings

Information: Some older buildings may contain asbestos-containing materials (ACM) within walls, ceilings, flooring, eaves, or other building components. Asbestos was commonly used in construction materials prior to the late 1980s.

The client is advised to consult with the building or strata management to confirm whether any asbestos materials remain on the property and to verify if removal or management procedures have been undertaken in accordance with current safety regulations.



Noted Item

Building: Main Building

Location: Kitchen, Bathroom

Finding: Suspected Mould - Sealant

Information: At the time of inspection, mould growth was observed on the sealant within the wet areas, indicating prolonged moisture exposure and inadequate ventilation. Mould can deteriorate the integrity of the sealant over time and pose hygiene concerns.

The affected sealant should be removed and replaced with a high-quality mould-resistant silicone, and the area should be thoroughly cleaned and treated to remove existing mould. Adequate ventilation should be maintained to prevent recurrence.





Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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