Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 114 Hindmarsh St, Cranebrook NSW 2749, Australia

Contents

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

Original Inspection Date Mon, 23 Mar 2026

Modified Date Tue, 24 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 114 Hindmarsh St, Cranebrook NSW 2749, 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:
• This combined Building and Timber Pest Inspection has been carried out in accordance with AS 4349.1 – Inspection of Buildings – Pre-Purchase Inspections – Residential Buildings and AS 4349.3 – Inspection of Buildings – Timber Pest Inspections, in line with the pre-purchase agreement.

• The inspection is limited to a visual, non-invasive and non-destructive assessment of the readily accessible areas of the property at the time of inspection.

• No dismantling, removal of wall or ceiling linings, excavation, destructive testing, structural load testing or engineering calculations were undertaken.

• The assessment was confined to visible and accessible surfaces only. Concealed areas including (but not limited to) wall cavities, subfloor spaces with restricted clearance, roof void areas with limited or unsafe access, behind stored goods, beneath insulation, under floor coverings, within fixed cabinetry, landscaped areas and external ground interfaces were not fully visible and may contain defects not identified at the time of inspection.

• The timber pest inspection does not include detection of termites or other timber pests within concealed structural elements, underground areas or inaccessible voids. The absence of visible termite activity at the time of inspection does not guarantee that activity has not previously occurred or will not occur in the future.

• Ongoing termite management and regular inspections (generally at intervals not exceeding 12 months, or more frequently in high-risk environments) are strongly recommended.

• Building services including plumbing, drainage, electrical installations, gas services, mechanical ventilation, air-conditioning systems, fire safety systems, security systems and appliances were not tested for operational compliance or performance unless otherwise stated within the report.

• This report reflects the condition of the property at the date and time of inspection only. Conditions may change due to weather events, structural movement, occupancy, renovations, concealed defects or other external factors.

• This report does not constitute structural certification, compliance certification, engineering design verification or a warranty of future performance.

• Where significant structural movement, moisture ingress, drainage concerns, safety hazards, termite damage or conducive conditions are identified, further investigation by a suitably qualified structural engineer, licensed builder, pest management professional or relevant specialist contractor is recommended prior to exchange or settlement.

• This report is prepared exclusively for the named client for pre-purchase purposes and must not be relied upon by third parties without written consent.

• The report is generally considered valid for a period of 90 days from the date of inspection, provided no material change has occurred.

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✔	
Major Defect	✔	
Minor Defect	✔	
Live Timber Pest Activity		✔
Timber Pest Damage		✔
Conditions Conducive to Timber Pest Activity	✔	
Evidence of fungal decay activity and/or damage		✔
Evidence of wood borer activity and/or damage		✔
Evidence of a previous termite management program		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Granny Flat, Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	6
Orientation	
Other Building Elements	Carport, Driveway, Fence - Post and Rail Construction, Garage, Porch, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, External Joinery, Internal Joinery, Porch / Patio, Skirting Boards, Weatherboards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer, Light Weight Wall Clad, Weatherboards
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
- Roof Exterior - Part
- Roof Void - Part
- 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:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.

- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Gutter Guards
- Patio
- Pipework
- Porch
- Proximity of perimeter fence to building
- Rugs
- Solar Panels
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building

Location: Electrical Switchboard

Finding: Electrical Switchboard – Gap to Wall / Incomplete Sealing

Information: During the inspection, a visible gap was noted between the wall surface and the top of the electrical switchboard enclosure. The switchboard did not appear to be neatly fitted or fully sealed at this location, resulting in an unfinished junction between the box and the surrounding wall lining.

This condition may allow dust, moisture, insects or vermin to enter the cavity around the switchboard and may also indicate poor finishing or incomplete installation. While the internal electrical components were not dismantled or tested as part of this visual inspection, gaps around electrical fittings are undesirable and should be properly assessed to confirm the enclosure is securely installed and suitably sealed.

A licensed electrician should be engaged immediately to inspect the switchboard installation and carry out any necessary rectification or sealing works as required. This item should be attended to as an immediate safety and maintenance matter.

Major Defect

Finding 2.01

Building: Main Building

Location: Roof Void

Finding: Roof Framing – Water Staining Beneath Solar Panel Fixings

Information: During the roof inspection, water staining was observed to sections of the timber framing beneath the solar panel fixing screws. The staining appears consistent with past or ongoing moisture entry at or around the roof penetrations associated with the solar panel installation.

This condition may indicate that the fixings, seals, or flashing details around the solar panel mounting points are not fully weatherproof, allowing water to track through the roof covering and affect the underlying timber members. Continued moisture ingress can contribute to deterioration of timber elements, damage to surrounding materials, and possible concealed defects if not addressed.

A suitably qualified roofing contractor and/or licensed solar installer should be engaged to assess the solar panel fixing penetrations and carry out repairs as required. The affected timber framing should also be monitored and further investigated if signs of active leakage, deterioration, or moisture persistence are identified.

Finding 2.02

Building:	Main Building
Location:	Fencing Rear
Finding:	Timber Retaining Wall – Significant Lean / Out of Plumb

Information: During the inspection, the timber retaining wall was observed to be significantly out of plumb and leaning from its intended vertical alignment. The extent of the movement suggests that the wall may no longer be performing as intended and that visible deformation has occurred over time.

A retaining wall that is significantly leaning may indicate structural movement, inadequate support, deterioration of timber components, excessive soil pressure, poor drainage, or a combination of these factors. If left unattended, this condition may lead to further movement, loss of retaining function, and possible localised collapse of the wall and retained ground.

A suitably qualified contractor or structural engineer should be engaged to assess the retaining wall and determine the extent of movement and any necessary remedial works. This defect should be treated as a significant issue and addressed without delay.

Minor Defect

Finding 3.01

Building: Main Building

Location: Front Elevation

Finding: Stone retaining wall - Deteriorated mortar joints

Information:

The stone retaining wall located within the external landscaped area of the property was observed to have deteriorated mortar joints in several sections. The issue was more evident along the upper and exposed wall surfaces where the mortar has worn away between the stones.

The mortar joints were found to be cracked, eroded, and in some places missing, which reduces the bond strength between stones and exposes the wall to moisture entry. While the overall alignment of the wall remains satisfactory, the deterioration affects both the visual presentation and long-term durability.

The likely cause of the deterioration is prolonged exposure to weather conditions such as rain, sun, and temperature variations over time. These environmental factors gradually weaken the mortar matrix, leading to surface erosion and separation. No movement or displacement was noted at the time of inspection, indicating the wall's structure remains stable.

It is recommended that the property owner engage a qualified stonemason or landscaper to repoint and repair the affected mortar joints. Using compatible mortar materials and workmanship appropriate for stone construction will ensure durability and consistent appearance.

Although the condition is considered minor at this stage, early intervention will help prevent further weathering and potential water penetration that may eventually compromise the wall's structural performance. Regular maintenance of stone retaining walls is advised to prolong service life and maintain an acceptable standard of appearance.

Finding 3.02

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect. Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.

Finding 3.03

Building:	Main Building
Location:	Driveway
Finding:	Exterior Paint – Deterioration
Information:	During the inspection, the exterior paintwork to sections of the dwelling was noted to be deteriorated. Localised areas showed flaking, peeling, and fading, particularly on the front and side elevations. This condition is considered a minor defect, as it mainly affects the visual appearance of the property rather than the structural integrity. However, deterioration of the paint finish can, over time, reduce the level of protection provided to the underlying surfaces. It is recommended that routine maintenance be carried out by a qualified painter or tradesperson to prepare and repaint the affected areas. Regular upkeep of external paintwork helps preserve the building's appearance and maintain protection against weathering.

Finding 3.04

Building:	Main Building
Location:	Fencing
Finding:	Perimeter Fence – Impact Damage

Information: During inspection, the perimeter fence, constructed from a steel frame with corrugated steel infill panels, was noted to have sustained damage due to an impact load. The affected section shows distortion and misalignment, with visible bending that reduces both its presentation and structural integrity.

The damaged area appears consistent with force applied directly to the panels and frame. This has resulted in an uneven surface and compromised finish, detracting from the overall appearance of the boundary structure.

This defect was identified along the perimeter fence during the inspection. It is recommended that a competent contractor be engaged to assess the extent of the damage and carry out necessary repairs or replacement to restore the fence to a serviceable and presentable condition.

Finding 3.05

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Broken

Information: Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.

Finding 3.06

Building:	Main Building
Location:	Yard - Side
Finding:	Damaged Gutters
Information:	The damaged gutter at the corner junction was observed during the inspection. This issue was identified as the gutter no longer functions as intended, showing signs of deterioration that may affect stormwater drainage. The defect is located at the corner junction of the roofline, where water flow is most concentrated. If the damage is not rectified in a timely manner, it may cause overflow and moisture ingress, leading to potential secondary defects in surrounding building elements. It is recommended that a licensed roofing or guttering contractor be engaged to carry out the repair or replacement. Addressing this issue promptly will ensure the guttering system remains functional and helps protect the property from future water damage.

Finding 3.07

Building:	Main Building
Location:	All External Areas
Finding:	Exterior Paint – Deterioration
Information:	During the inspection, the exterior paintwork to sections of the dwelling was noted to be deteriorated. Localised areas showed flaking, peeling, and fading, particularly on the front and side elevations. This condition is considered a minor defect, as it mainly affects the visual appearance of the property rather than the structural integrity. However, deterioration of the paint finish can, over time, reduce the level of protection provided to the underlying surfaces. It is recommended that routine maintenance be carried out by a qualified painter or tradesperson to prepare and repaint the affected areas. Regular upkeep of external paintwork helps preserve the building's appearance and maintain protection against weathering.

Finding 3.08

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Sealant – Damaged / Displaced

Information: During the inspection, sections of sealant were noted to be damaged, deteriorated, or displaced from the joint. The sealant no longer appeared continuous or properly bonded along the affected junction, leaving parts of the joint insufficiently sealed.

Sealants are used to close and protect joints against the entry of water, moisture, dust, and air, and damaged or detached sealant can reduce the effectiveness of that junction over time. Where left unattended, this condition may contribute to moisture ingress, deterioration of adjacent finishes, or ongoing maintenance issues.

A suitably qualified contractor should be engaged to assess the affected area and replace the defective sealant as required. This item is considered a maintenance issue that should be attended to in the near future.

Finding 3.09

Building: Main Building

Location: Laundry

Finding: Cabinetry – Missing or Deteriorated Corner Sealant

Information: The cabinetry was observed to have missing or deteriorated sealant at the internal corners. In some areas, the sealant had not been applied, while in others it had broken down and no longer provided an effective seal.

Incomplete or deteriorated sealant can allow water, moisture, or debris to penetrate behind cabinetry panels, which may lead to swelling, staining, or damage to the cabinetry materials over time. It also detracts from the overall finish and appearance of the installation.

This matter is considered a maintenance defect. It is recommended that the affected cabinetry corners be re-sealed by a suitably qualified tradesperson to restore protection and appearance.

Finding 3.10

Building: Main Building

Location: Laundry

Finding: Laundry Vanity – Damaged (Scratches, Wear & Tear)

Information: The vanity was observed to be in a damaged condition at the time of inspection, including visible scratches to the vanity surfaces, general wear and tear. This condition affects both presentation and serviceability of the fixture.

The observed staining and deterioration may be consistent with ongoing moisture exposure (splashing, minor leakage, or poor drying/ventilation) combined with normal use over time. Where laminated or painted finishes are scratched, worn, or water stained, the protective coating can be compromised, which may allow moisture absorption and lead to swelling, delamination, and progressive deterioration of the cabinet materials.

It is recommended that the client arrange further assessment and repair or replacement of the affected vanity components as required to restore function and reduce the risk of further deterioration. If water staining is active or worsening, it is also recommended that the plumbing and surrounding junctions (basin waste, taps, silicone seals, and adjacent wall/floor interfaces) be checked to confirm there is no ongoing leak contributing to the damage.

Finding 3.11

Building: Main Building

Location: Bathroom

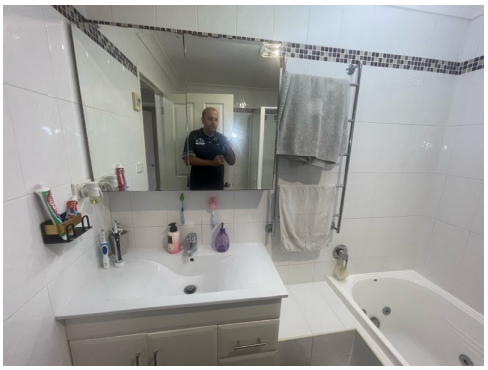
Finding: Bathroom Vanity – Damaged (Scratches, Water Staining, Wear & Tear)

Information:

The bathroom vanity was observed to be in a damaged condition at the time of inspection, including visible scratches to the vanity surfaces, water staining, general wear and tear. This condition affects both presentation and serviceability of the fixture.

The observed staining and deterioration may be consistent with ongoing moisture exposure (splashing, minor leakage, or poor drying/ventilation) combined with normal use over time. Where laminated or painted finishes are scratched, worn, or water stained, the protective coating can be compromised, which may allow moisture absorption and lead to swelling, delamination, and progressive deterioration of the cabinet materials.

It is recommended that the client arrange further assessment and repair or replacement of the affected vanity components as required to restore function and reduce the risk of further deterioration. If water staining is active or worsening, it is also recommended that the plumbing and surrounding junctions (basin waste, taps, silicone seals, and adjacent wall/floor interfaces) be checked to confirm there is no ongoing leak contributing to the damage.



Finding 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Tiles - Missing Sealants and/or Grouts
Information:	During the inspection, sections of the existing tiled surfaces were observed with missing, cracked, or deteriorated grout and/or sealant. These gaps were visible along tile joints and at junctions where tiles meet adjoining walls, skirtings, or fixtures. The deterioration has likely occurred over time due to general wear, building movement, or ongoing moisture exposure. Missing or damaged grout and sealant allow water to penetrate behind tiles, which can lead to staining, mould growth, or damage to the substrate and surrounding finishes. It is recommended that the affected areas be re-grouted and re-sealed by a qualified tiler or trade as a short-term priority to maintain a watertight finish and prevent further deterioration.

Finding 3.13

Building:	Main Building
Location:	Bathroom
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring. If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements. A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration. Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

Finding 3.14

Building:	Main Building
Location:	Bathroom
Finding:	Shower Alcove Wall Damp - Elevated Moisture
Information:	During inspection, damp was detected to the lower wall area of the shower alcove, extending up to approximately 1 metre. There were no elevated moisture readings identified around the taps, nor were there readings transferring through to the opposite side of the wall. The sealant appears to have been repaired recently, and both the sealant and grout are currently in acceptable condition. This type of defect is quite common and is suspected to have been caused by moisture permeating or leaching through the grouting and/or gaps in the sealant prior to the recent repairs. Even when surface finishes appear intact, moisture can penetrate behind tiling and into the substrate over time. Unmanaged damp in a shower recess is likely to facilitate mould and fungi growth, decay of associated building materials, and compromise of structural integrity. Excessive indoor moisture is also linked to the growth of microbes that can emit spores and cause health-related issues, particularly respiratory problems. It is recommended that the affected wall area be rectified in the close future by a licensed plumber or bathroom waterproofing specialist to ensure the moisture issue is properly resolved. Monitoring should continue until rectification is carried out. Ongoing maintenance of grout and sealant is essential to prevent future recurrence of damp conditions in the shower alcove.

Finding 3.15

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Missing

Information: Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

Finding 3.16

Building: Main Building

Location: Entry

Finding: Security Door - Deteriorated and Damaged Flyscreen

Information: During the inspection, the security door was found to be in poor condition, with visible wear, corrosion, and misalignment affecting its operation. The flyscreen mesh fitted to the door was aged, torn, and no longer providing adequate protection against insects. Additionally, the top locking jack mechanism was found to be non-functional, preventing the door from being properly secured.

The combination of mechanical failure, damaged screen, and general deterioration means the door is not performing its intended function for security or ventilation. The defect also presents a minor safety and security concern due to the compromised locking mechanism.

It is recommended that a licensed tradesperson or security door specialist be engaged to repair or replace the damaged components. Replacement of the flyscreen and servicing or replacement of the top locking jack will restore the door's functionality, appearance, and safety.

Finding 3.17

Building: Main Building

Location: Shed

Finding: Building element - Rusted or corroded

Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

Finding 3.18

Building: Main Building

Location: Shed

Finding: Water leak - Active

Information: Generally, water leaks occur when a particular area of the property is not weather or water tight. As the surrounding area was found to be damp at the time of inspection, the leak is considered ongoing and hence requires urgent action.

Regardless of the location, even minor leaks that are left unmanaged can lead to serious damage of associated building elements and result in the need for replacement of building materials. Mould and other hazards such as electrical hazards may also arise if the leak is left to develop.

It is highly advised that the cause of the leak be identified and resolved immediately by a licensed plumber to prevent any further damage. Depending on the extent of the damage previously sustained, repair and/or replacement of any affected building materials may be required.

Finding 3.19

Building: Main Building

Location: Shed

Finding: Crack in concrete slab - Category 1

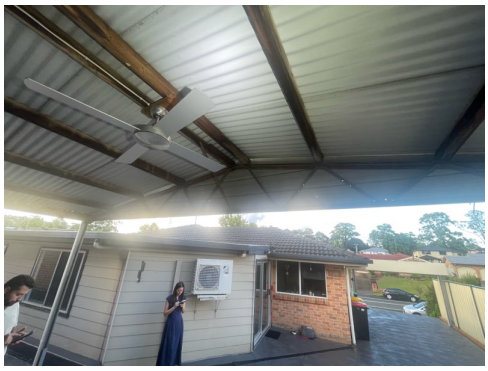
Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.

Finding 3.20

Building:	Main Building
Location:	Shed
Finding:	Roof Framing – Water Staining / Moisture Ingress
Information:	During the roof inspection, sections of the timber supporting the roof were observed to have water staining and appeared damp beneath roof fixing points. The visible condition of the timber suggests that moisture has entered through the roof covering or associated fixing penetrations and tracked onto the underlying roof framing. This defect indicates possible water ingress through the roof system. Ongoing wetting of roof timbers can lead to deterioration of the timber, damage to surrounding building materials, and concealed defects if the source of the moisture is not identified and rectified. The extent of any concealed damage could not be confirmed as part of this visual inspection. A suitably qualified roofing contractor should be engaged to inspect the affected roof area, identify the source of the water entry, and carry out repairs as required. The affected timber framing should also be monitored and further assessed if moisture staining persists or signs of deterioration become evident.



Finding 3.21

Building:	Main Building
Location:	Shed
Finding:	Damaged Gutters

Information: The damaged gutter at the corner junction was observed during the inspection. This issue was identified as the gutter no longer functions as intended, showing signs of deterioration that may affect stormwater drainage.

The defect is located at the corner junction of the roofline, where water flow is most concentrated. If the damage is not rectified in a timely manner, it may cause overflow and moisture ingress, leading to potential secondary defects in surrounding building elements.

It is recommended that a licensed roofing or guttering contractor be engaged to carry out the repair or replacement. Addressing this issue promptly will ensure the guttering system remains functional and helps protect the property from future water damage.

Finding 3.22

Building: Granny-Flat

Location: Eaves

Finding: Sealant – Damaged / Displaced

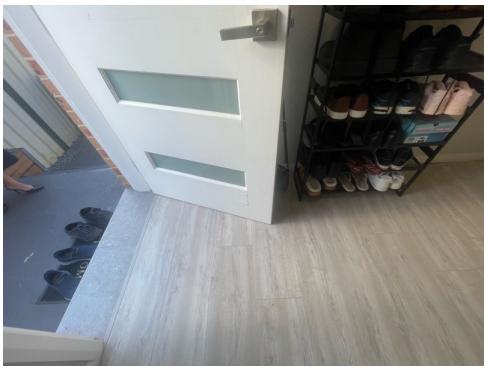
Information: During the inspection, sections of sealant were noted to be damaged, deteriorated, or displaced from the joint. The sealant no longer appeared continuous or properly bonded along the affected junction, leaving parts of the joint insufficiently sealed.

Sealants are used to close and protect joints against the entry of water, moisture, dust, and air, and damaged or detached sealant can reduce the effectiveness of that junction over time. Where left unattended, this condition may contribute to moisture ingress, deterioration of adjacent finishes, or ongoing maintenance issues.

A suitably qualified contractor should be engaged to assess the affected area and replace the defective sealant as required. This item is considered a maintenance issue that should be attended to in the near future.

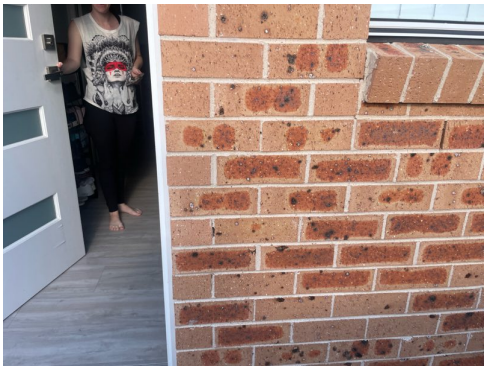
Finding 3.23

Building:	Granny-Flat
Location:	Entry
Finding:	Door - Water Damaged
Information:	Water damage was observed to the timber door and surrounding door frame. The affected areas showed signs of swelling, discolouration, and surface deterioration, indicating prolonged exposure to moisture. This type of defect commonly occurs when external moisture enters through unsealed joints, inadequate flashing, or poor paint protection. Continuous exposure can cause decay, warping, and loss of structural strength in the timber components. The condition should be repaired to prevent further deterioration. Maintenance such as drying, sanding, sealing, or repainting may be required, and moisture sources should be identified and rectified to ensure long-term durability of the door assembly.



Finding 3.24

Building:	Granny-Flat
Location:	Entry
Finding:	Cavities in Brick Wall Mortar Joints
Information:	During the inspection, multiple areas of the external brick wall were observed to have significant cavities within the mortar joints. These voids appear to be the result of poor mortar application or inadequate compaction during construction. The presence of these gaps compromises the wall's integrity, allowing moisture ingress and increasing the risk of long-term deterioration, including cracking, efflorescence, and reduced structural performance. It is recommended that a qualified bricklayer or building contractor assess all affected areas and undertake remedial works, including raking out and repointing the defective joints with appropriate mortar.



Finding 3.25

Building: Granny-Flat

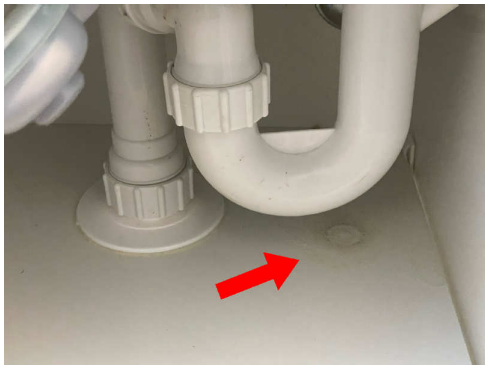
Location: Bathroom

Finding: Bathroom Vanity – Damaged (Water Staining, Wear & Tear)

Information: The bathroom vanity was observed to be in a damaged condition at the time of inspection, including visible scratches to the vanity surfaces, water staining, general wear and tear. This condition affects both presentation and serviceability of the fixture.

The observed staining and deterioration may be consistent with ongoing moisture exposure (splashing, minor leakage, or poor drying/ventilation) combined with normal use over time. Where laminated or painted finishes are scratched, worn, or water stained, the protective coating can be compromised, which may allow moisture absorption and lead to swelling, delamination, and progressive deterioration of the cabinet materials.

It is recommended that the client arrange further assessment and repair or replacement of the affected vanity components as required to restore function and reduce the risk of further deterioration. If water staining is active or worsening, it is also recommended that the plumbing and surrounding junctions (basin waste, taps, silicone seals, and adjacent wall/floor interfaces) be checked to confirm there is no ongoing leak contributing to the damage.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Electrical Switchboard
Finding:	Termite Management – Durable Notice Missing
Information:	During the time of inspection, no durable notice (durable label) was sighted in the switchboard/meter box to indicate an installed termite management system, and no evidence of an active termite barrier or current preventative treatment was identified. A post-construction chemical termite barrier is strongly recommended, particularly given the history of termite activity, to help protect timber building elements and reduce the risk of concealed termite damage. It is recommended that a licensed pest controller confirm whether any termite protection exists and its condition, and if not, arrange installation as a short-term priority. Annual timber pest inspections are recommended in accordance with AS 4349.3 and ongoing termite management practices consistent with AS 3660.2.

Finding 6.02

Building:	Granny-Flat
Location:	All Areas
Finding:	Termite Management – Durable Notice Missing
Information:	During the time of inspection, no durable notice (durable label) was sighted in the switchboard/meter box to indicate an installed termite management system, and no evidence of an active termite barrier or current preventative treatment was identified. A post-construction chemical termite barrier is strongly recommended, particularly given the history of termite activity, to help protect timber building elements and reduce the risk of concealed termite damage. It is recommended that a licensed pest controller confirm whether any termite protection exists and its condition, and if not, arrange installation as a short-term priority. Annual timber pest inspections are recommended in accordance with AS 4349.3 and ongoing termite management practices consistent with AS 3660.2.

Finding 6.03

Building:	Main Building
Location:	All Areas - Slab Edge
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Finding 6.04

Building:	Granny-Flat
Location:	All Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Finding 6.05

Building:	Main Building
Location:	Electrical Switchboard
Finding:	Termite Management System - no evidence of a chemical installation

Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

Finding 6.06

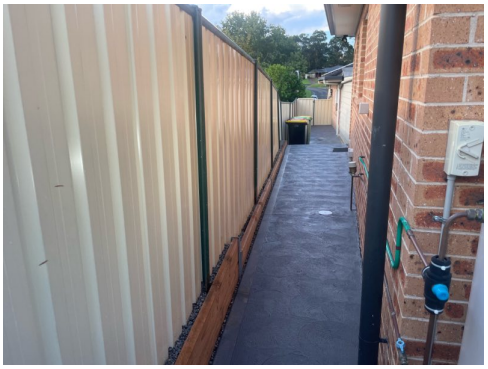
Building: Main Building

Location: Yard

Finding: In ground contact

Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.07

Building: Main Building

Location: Building perimeter/interior/subfloor/roof space

Finding: Stored timbers - subfloor space or external area

Information: The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.08

Building: Main Building

Location: AC Unit

Finding: Overflows not plumbed to drainage

Information: The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

Finding 6.09

Building:	Granny-Flat
Location:	Hotwater Unit
Finding:	Overflows not plumbed to drainage
Information:	The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

Finding 6.10

Building: Main Building

Location: Exterior walls - front

Finding: Weep Holes Obstructed - Vegetation/Wood Chips/Mulch/Soil

Information: During the inspection, vegetation, wood chips, mulch, and soil were observed built up against the external brickwork, blocking the wall weep holes. These openings are critical for providing ventilation and drainage to the wall cavity, allowing any internal moisture to escape and preventing damp conditions.

When weep holes are obstructed, airflow and drainage are reduced, causing moisture to become trapped within the wall cavity. Over time, this can lead to dampness, deterioration of materials, and potential mould development.

Such moist and concealed conditions also create a conducive environment for termite activity, as termites are attracted to areas with constant moisture and limited visibility.

It is a short-term priority to clear all vegetation, wood chips, mulch, and soil from around the wall base. A minimum clearance of approximately 75 mm below the lowest brick course should be maintained to restore ventilation, drainage, and visibility for ongoing termite inspection and moisture management.

Finding 6.11

Building: Main Building

Location: Yard

Finding: Large trees/stumps within 30m of house

Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house.
Regular inspections are recommended. Consider test drilling any large trees.
A pest controller can be contacted to carry out such testing at the owners discretion.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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
- Damp Proofing Specialist
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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

Based on the visible and accessible areas inspected at the main building and granny flat, the property was found to contain a range of defects, maintenance items, and timber pest conducive conditions. Most of the defects identified were of a minor nature; however, several more significant matters were also noted and warrant prompt attention. The more notable issues included the timber retaining wall being significantly out of plumb, moisture staining to sections of roof framing indicating water ingress, and a gap around the electrical switchboard enclosure, which has been treated as a safety hazard.

Externally, the improvements presented with several maintenance and deterioration items, including broken roof tiles, damaged gutters, deteriorated exterior paint finishes, displaced or deteriorated sealant, impact damage to fencing, minor cracking to concrete slab areas, and deteriorated mortar joints to the stone retaining wall. The shed area also showed signs of active water entry, rust or corrosion to building elements, and moisture staining to roof framing, which is suggestive of ongoing weatherproofing and maintenance issues. Missing sarking was also noted within the roof void.

Internally, the main building showed elevated moisture to the shower alcove wall, damaged or cracked tiles, missing sealant and/or grout in wet areas, and general wear and tear to vanities and cabinetry finishes. The granny flat also presented with water damage to the entry door, damaged or displaced sealant to the eaves, cavities to brick mortar joints, and deterioration to the bathroom vanity. These items are generally consistent with maintenance-related defects, although the damp shower wall and roof framing moisture staining should be investigated further to confirm the source and extent of water ingress.

From a timber pest perspective, no visible evidence of active termite activity, termite workings, termite damage, or fungal decay was identified in the accessible areas inspected at the time of assessment. Notwithstanding this, a number of conditions conducive to termite attack were present, including stored timbers, overflows not plumbed to drainage, obstructed weep holes, slab edge exposure, in-ground contact, nearby trees or stumps, and missing termite durable notices. No clear evidence of a current chemical termite treatment installation was apparent.

It is also noted that access to some areas was restricted by general obstructions and inspection limitations, including parts of the roof void and other internal and external sections. As a result, the possibility of undetected defects cannot be ruled out in concealed or inaccessible areas. Overall, the property presents with a combination of minor maintenance defects together with several higher-priority issues requiring further assessment and repair, particularly in relation to the leaning retaining wall, roof moisture ingress, and the electrical switchboard safety item.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

The following items were noted as -For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of live termite activity was absent at the time of the inspection
Information:	If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact a pest controller immediately.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of termite workings / damage was absent at the time of inspection
Information:	No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage. The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity. Annual pest inspections are also advised in order to identify such workings.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Subterranean Termite Prevention Proposal

Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity. The prevention of such infestations is far easy to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas.

Noted Item

Building: Main Building

Location: All Areas

Finding: Fungal decay - absent at the time of inspection

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. Although no evidence of fungal decay was present at the time of inspection it is highly recommended that areas which may be conducive to the development of fungal decay e.g. subfloor space external timber elements etc. be monitored and maintained regularly.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of chemical delignification was absent at the time of inspection

Information: Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown deteriorates the wood severely impacting on the structural integrity and tensile strength of the affected building element. Chemical delignification is most common in marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc. Areas that may be prone to the development of chemical delignification should be monitored frequently in order to identify any evidence of chemical delignification emerging.

Noted Item

Building: Main Building

Location: All Internal Areas

Finding: Timber Pest Inspection Methodology

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.No evidence of termite activity was found inside the house at the time of the inspection.In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.NO readings for moisture was found at the time of inspection.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

Building: Main Building

Location: All Areas

Finding: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc

Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.
It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.
We recommend all other installations be checked also.
Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)

Information: Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.

Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed. This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures. Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

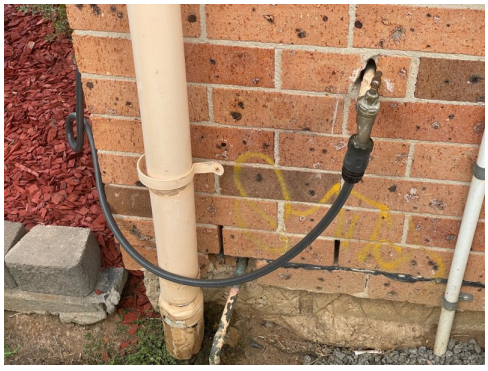
The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor. As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways. Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.


SOLAX


BUTLER & REARDON


SOLAX

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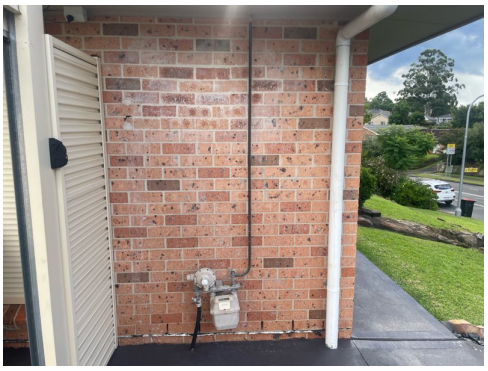


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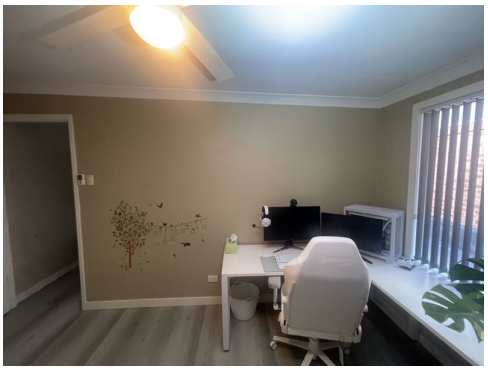

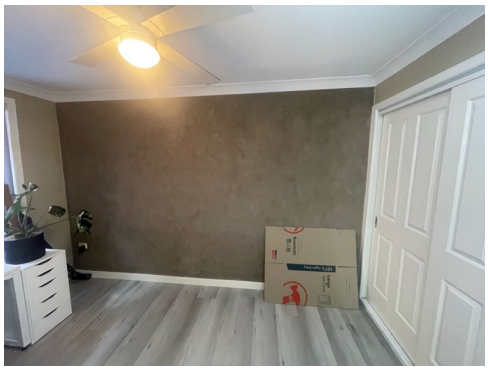

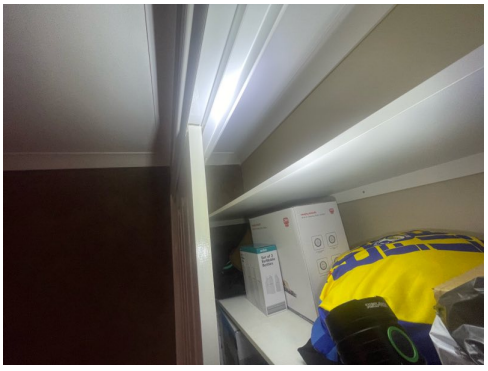

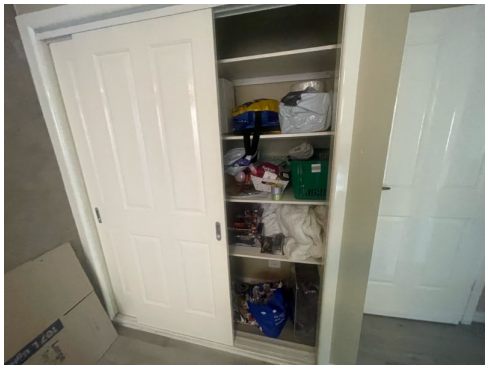

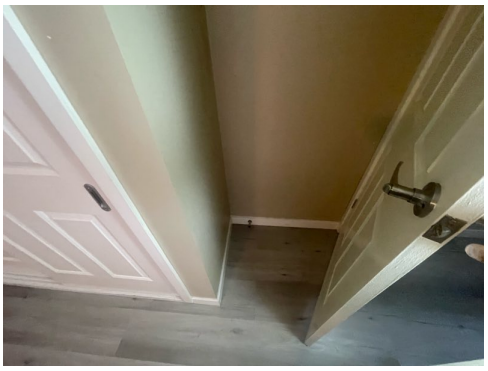

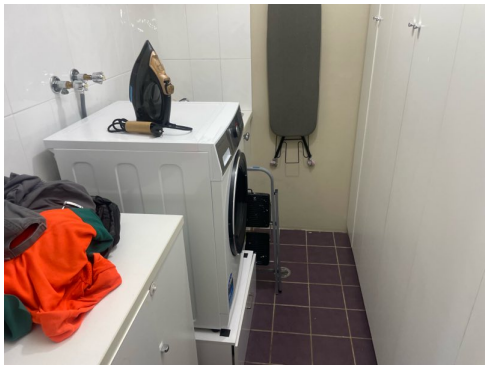

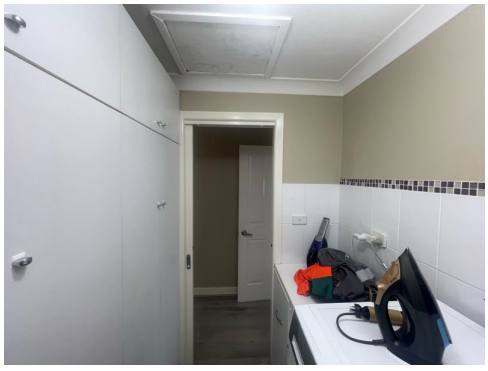

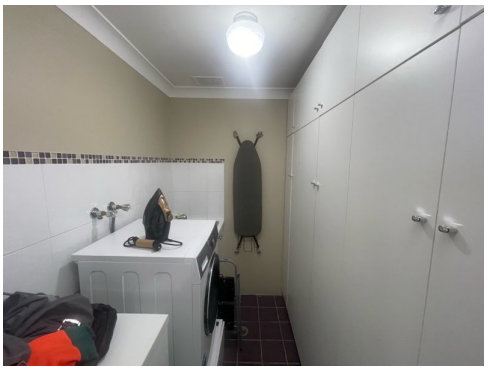

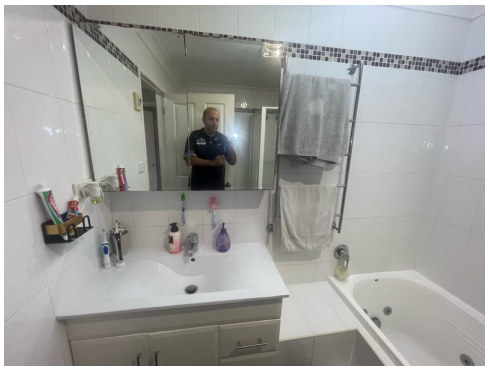

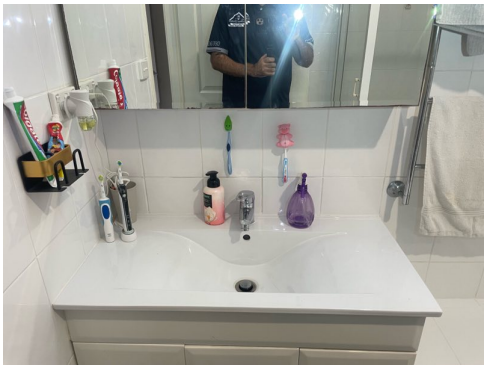

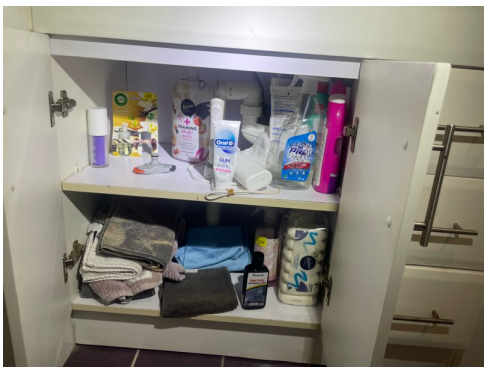

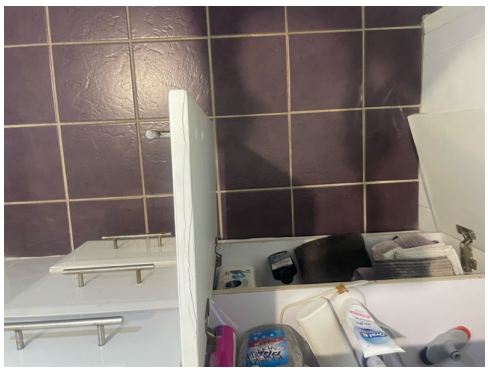

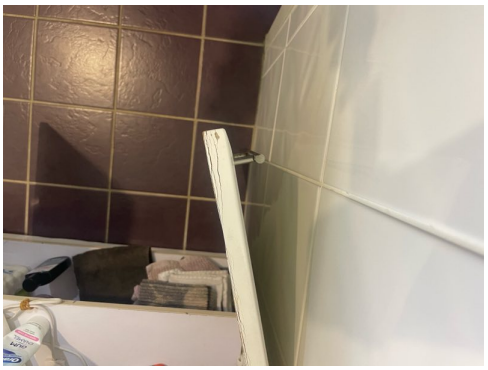

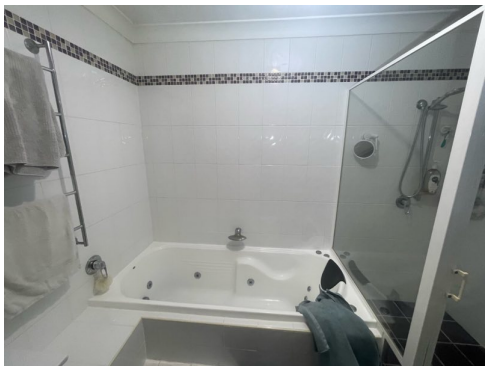

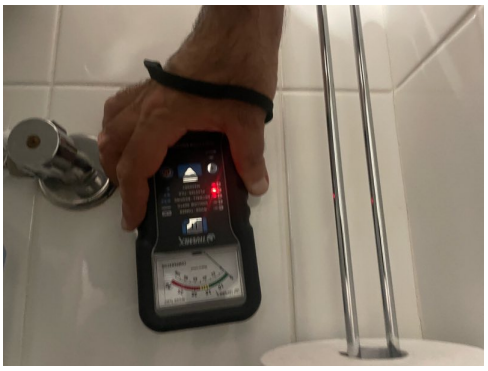

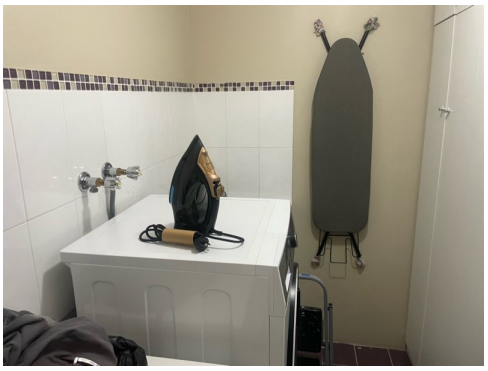

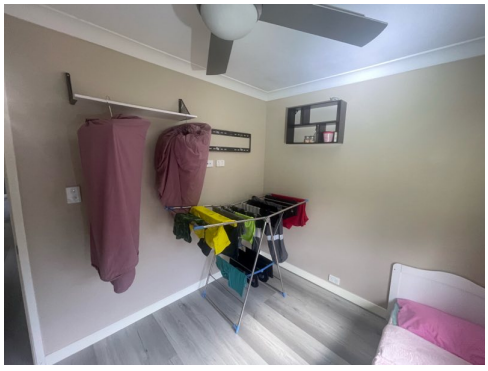

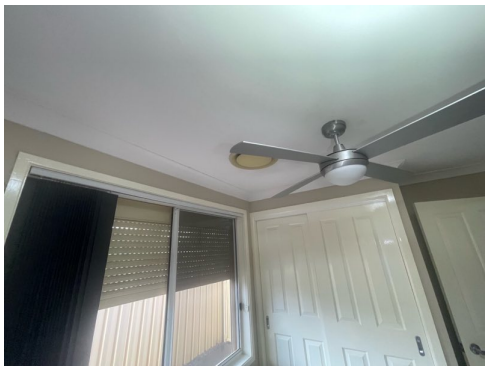

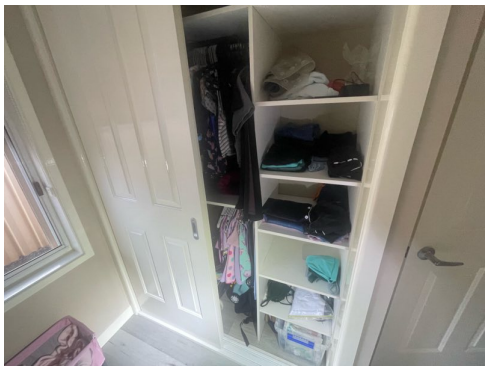

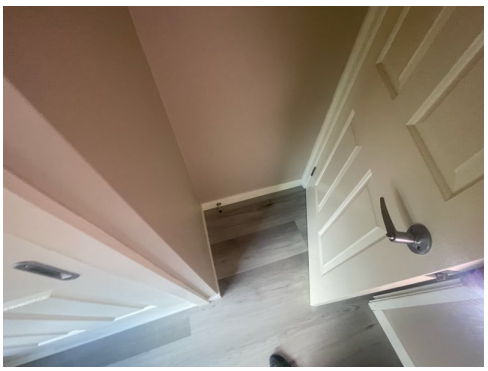

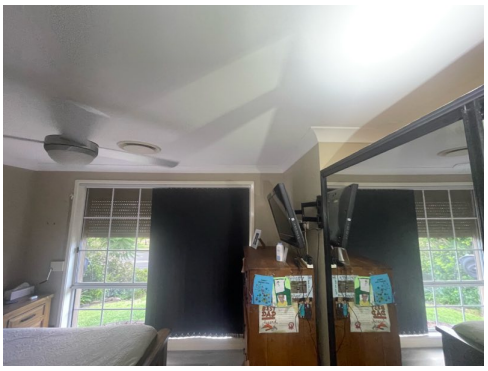

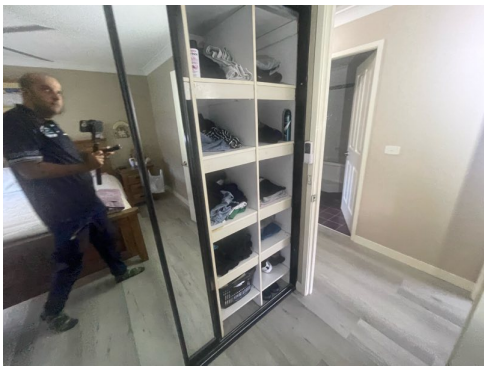

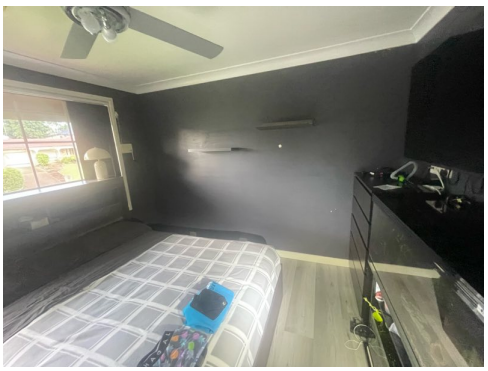

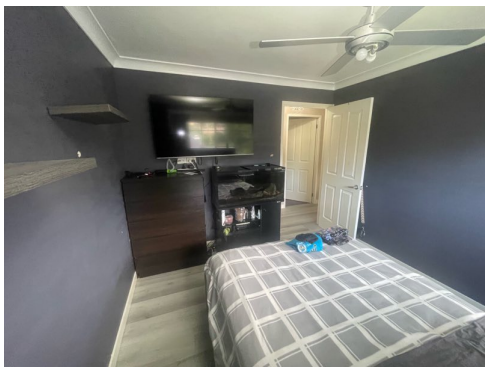

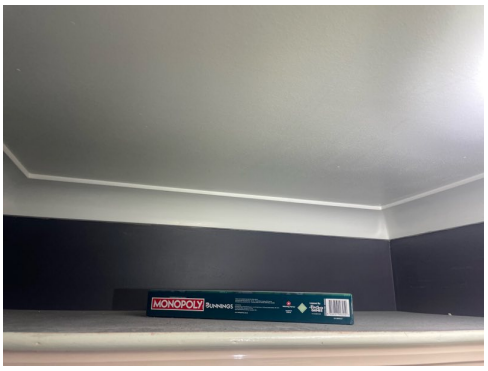
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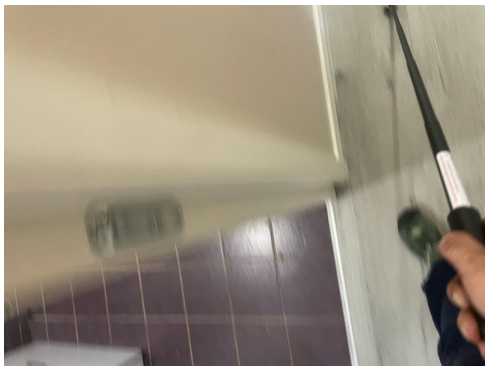
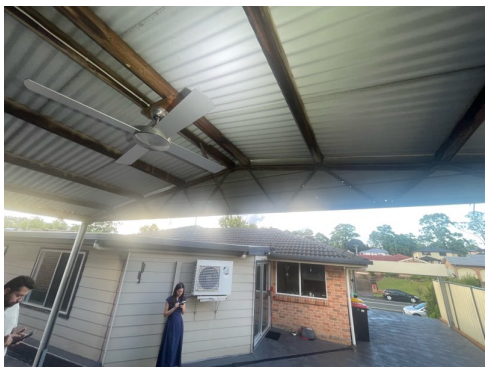
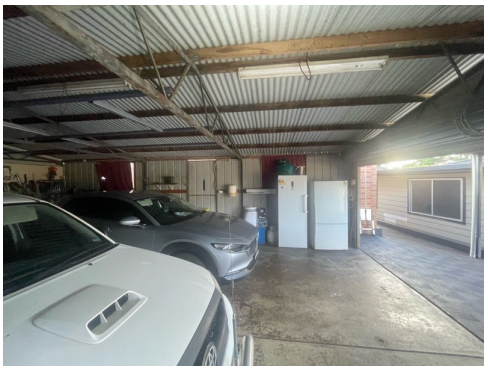
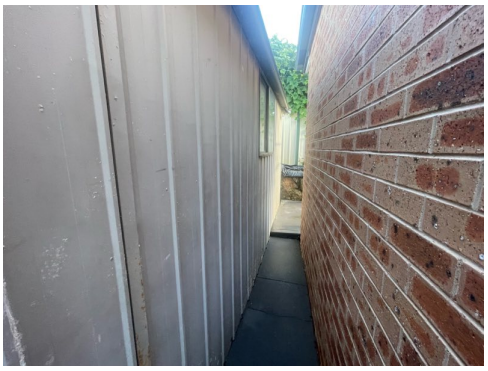
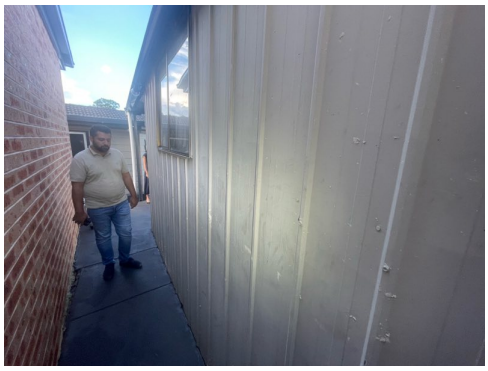










Noted Item

Building:	Granny-Flat
Location:	All Areas
Finding:	Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)

Information:

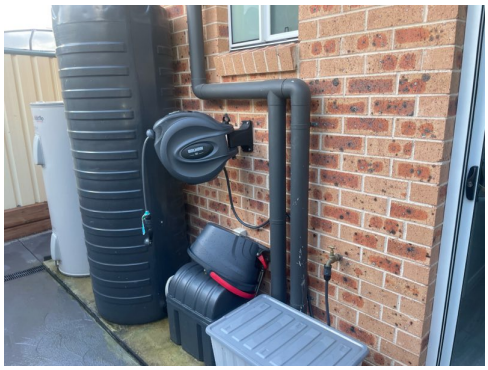
Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.

Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed. This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures. Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor. As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways. Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.

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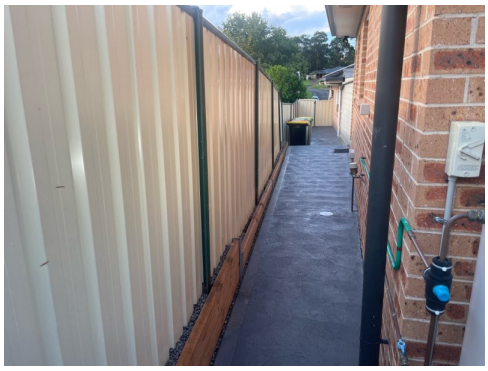

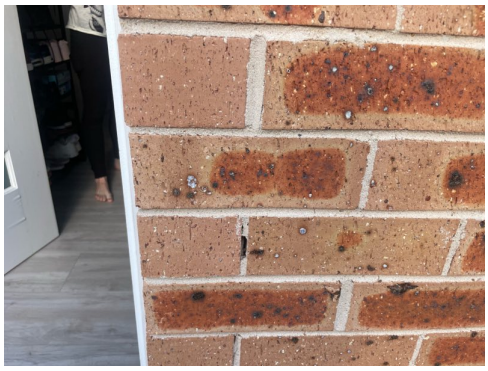

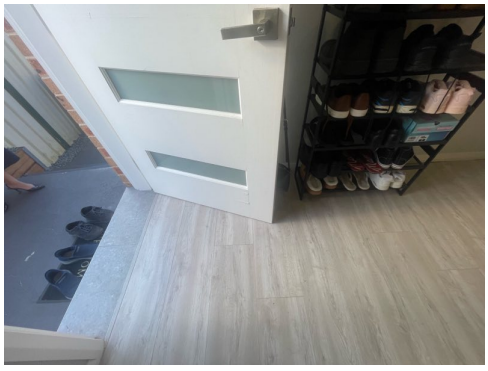

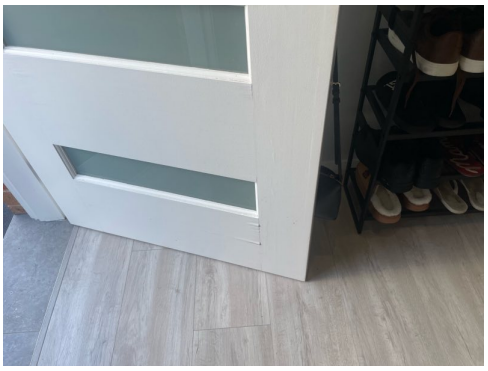

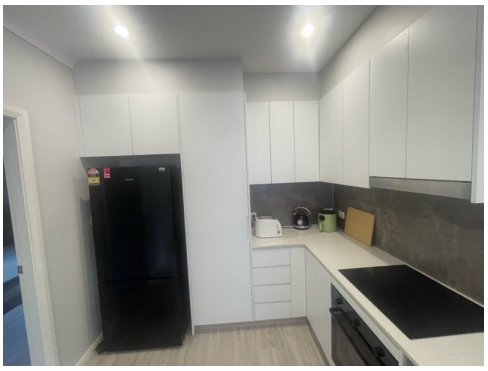

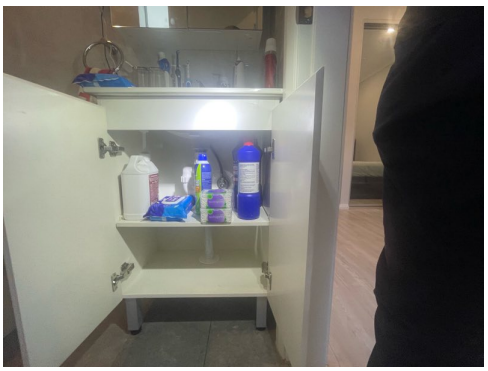

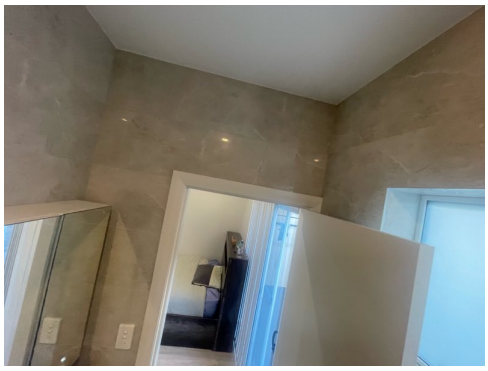

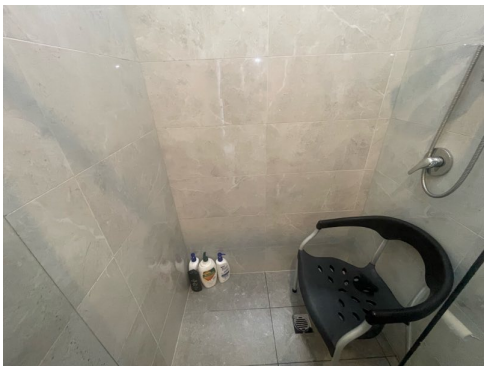

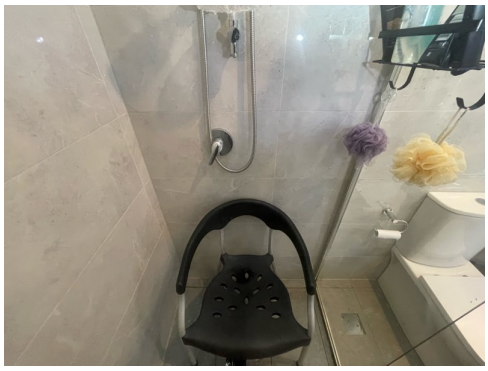

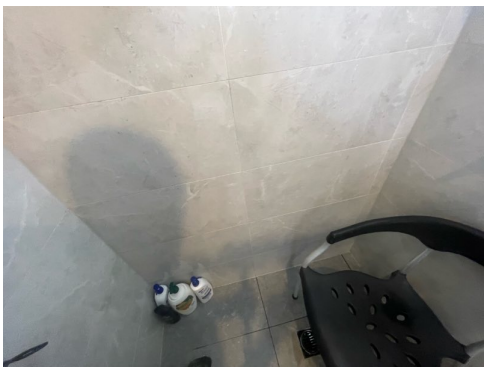

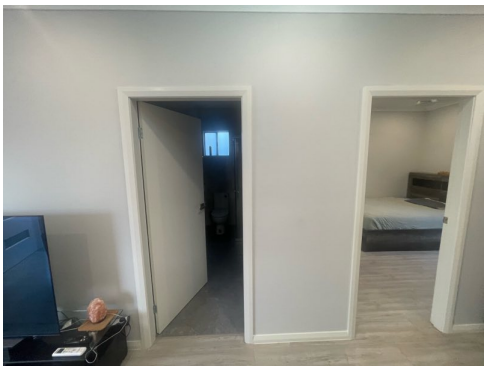

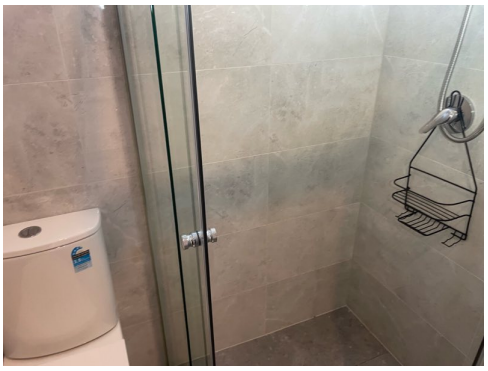

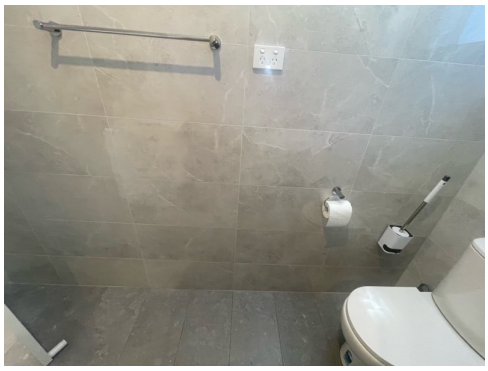

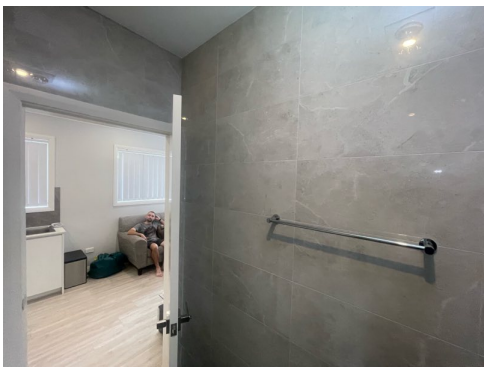

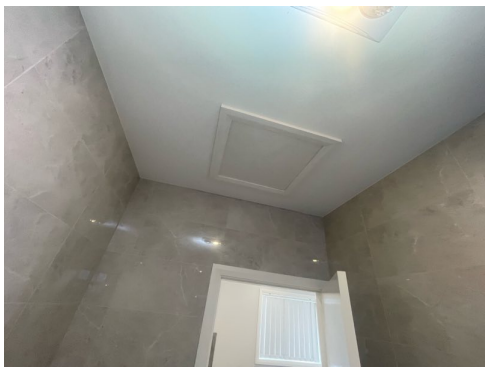

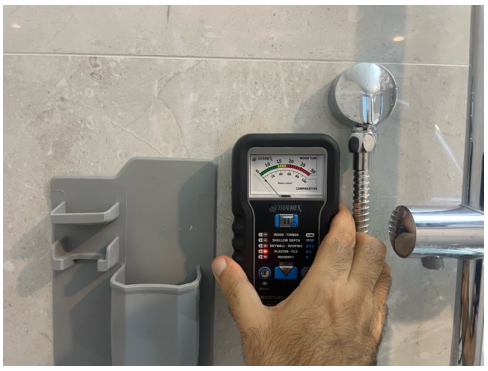

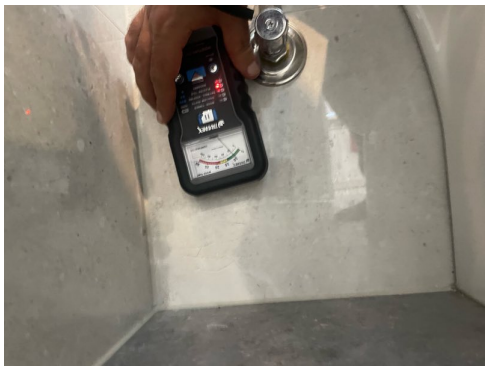

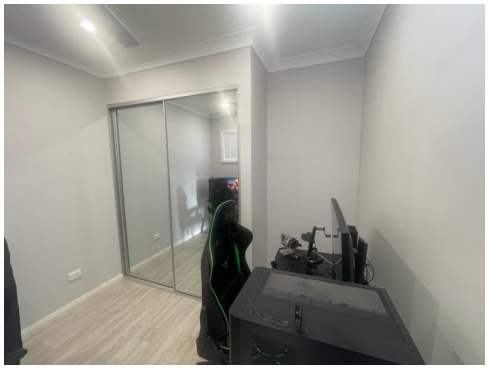

Definitions to help you better understand this report

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.