Jim's Building Inspections

BEFORE YOU BUY
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# Building and Timber Pest Inspection Report VR

Inspection Date: Fri, 23 Jan 2026

Property Address: 29 Kiora St, Panania NSW 2213, 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. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Fri, 23 Jan 2026

## The Parties

| | |
|---|---|
| Name of the Client: | |
| Name of the Principal(If Applicable): | |
| Job Address: | 29 Kiora St, Panania NSW 2213, Australia |
| Client's Email Address: | |
| Client's Phone Number: | |
| Consultant: | Jason Leto Ph: 0452 303 303<br>Email: Cecilhills@jimsbuildinginspections.com.au |
| | |
| Company Name: | Jim's Building Inspections Cecil Hills |
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## Special conditions or instructions

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

The following apply: This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

## Section A Results of Inspection - summary

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

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

### Overall Condition

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with 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 | Residential |
| Company or Strata title | No |
| Floor | Brick Stumps or Piers, Masonry Foundations, Suspended Timber Frame |
| Furnished | Furnished |
| No. of bedrooms | 4 |
| Occupied | Occupied |
| Orientation | South West |
| Other Building Elements | Driveway, Garage, Fence - Fabricated Metal Fence, Pergola |
| Other Timber Bldg Elements | Architraves, Door Frames, Doors, Fascias, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Floorboards, Window Frames |
| Roof | Timber Framed, Tiled, Pitched |
| Storeys | Single |
| Walls | Timber Framed and Clad |
| 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

- Interior

- Roof Exterior - Part

- Subfloor - Part

- Wall Exterior

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

## Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.

- Roof Exterior - Part

- Rooms where entry was denied to the inspector.

- Subfloor - Part.

- 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

- Above safe working height

- Ceiling linings

- Debris in gutters

- Debris or rubbish

- Fixed ceilings

- Furniture

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Lack of clearance - subfloor

- Rugs

- Patio

- Porch

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- Wall linings

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

## Undetected defect risk (Building)

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

The risk of undetected defects is: **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

No evidence was found

## Major Defect

### Finding 2.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Subfloor |
| Finding: | Subfloor structure - Wood rot |
| Information: | The subfloor structures underneath the bathroom area are showing signs of deterioration. It is suspected that this defect has developed as a result of damp conditions in the subfloor or the possibility of previous ecsessive moisture from the bathroom above.<br><br>Damp conditions cause the timbers to fail, resulting in the subfloor structures failing to bear the load (or weight) of the building as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects.<br><br>A licensed builder or carpenter is highly advised to attend to the issue and undertake further investigation for rectifications works as soon as possible. |

## Minor Defect

### Finding 3.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Exterior walls - left side |
| Finding: | Down Pipe - Deteriorated |
| Information: | The damage of the down pipe has occurred as shown in the photos. |

Breakage and deterioration occurs generally when either the metal/timber has aged and decayed with excessive moisture, or as a result of damage (accidental or deliberate).

Repair and/or replacement of the down pipe is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A licensed roof plumber should be appointed immediately to repair or replace the damaged gutter prior to any subsequent damage being caused.

## Finding 3.02

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Timber Windows - Weathered |
| Information: | The timber-framed windows throughout the property are showing signs of weathering and deterioration, including peeling paint, surface cracking, and general wear, likely resulting from prolonged exposure to the elements and a lack of routine maintenance. |

Timber windows require regular sealing, painting, and inspection to prevent moisture ingress, timber decay, and eventual structural compromise. If left unaddressed, ongoing deterioration may lead to rot, air and water leaks, and costly repair or replacement.

It is recommended that a qualified tradesperson assess the extent of the damage and undertake repairs or restoration, followed by an appropriate maintenance schedule to preserve the condition of the timber.







## Finding 3.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Exterior walls - front |
| Finding: | Brickwork - Cracking Foundations General |
| Information: | Cracking was identified to the brickwork in various areas at the time of inspection. Cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings. |

Cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

## Finding 3.04

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Gutters Damaged/Deteriorated |
| Information: | Breakage and deterioration occurs generally when the building materials have either aged and decayed with excessive moisture, or as a result of damage (accidental or deliberate). |

Repair and/or replacement of these materials is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A licensed roof plumber should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.




## Finding 3.05

| | |
|---|---|
| Building: | Main Building |
| Location: | Pergola |
| Finding: | External Timber - Weathered |
| Information: | External timber elements around the property were observed to be showing signs of general wear and tear, including surface deterioration, fading, and early signs of weather exposure. These conditions are commonly caused by prolonged exposure to sunlight, moisture, and temperature fluctuations, which can lead to cracking, splitting, or degradation over time if not properly maintained.<br><br>It is recommended that all external timber be inspected and maintained to ensure ongoing protection. This may include sanding, sealing, or repainting affected sections. Regular maintenance will help preserve the timber's integrity, extend its lifespan, and prevent more extensive damage in the future. |




## Finding 3.06

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Roof tiles - Weathered |
| Information: | Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required. |

Isolated areas of mortar have come loose on the ridges and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

## Finding 3.07

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Painted surface - Peeling |
| Information: | Sections of paint in this area was found to have peeled and deteriorated. Paint peeling and or bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface. |
| | The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage. |

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.




## Finding 3.08

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Gutters - Debris |
| Information: | Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages in the guttering and downpipes will lead to pooling and accumulated water overflow, which is likely to flood the eaves and exterior walls. |

In addition to blockages, leftover materials in the gutters could also cause damage. These materials, if not cleared, may contribute to rust, decay, and further deterioration of the building materials. Over time, moisture buildup caused by blockages and debris can also create conditions which could lead to additional structural issues.

Blockages and debris should be removed immediately to ensure dry conditions are maintained.

It is recommended to consult a licensed plumber for specific advice on any necessary

remedial works. In the interim, it is strongly advised that a general handyperson clear the building material as a matter of urgency to prevent further 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: Meter Box

Finding: Pest Management System Meter Box

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

Evidence of this sticker has NOT been located in the meter box. Please see photos attached

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

.

## Finding 6.02

Building: Main Building

Location: All External Areas

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were observed in direct contact with the building's perimeter across various areas of the property. In some areas, untreated timber and mulch were used. This configuration, combined with regular watering or hosing, creates conditions conducive to termite activity and increases the risk of termite ingress into the structure.

Garden beds placed against external walls, particularly those incorporating untreated timber or excessive mulch, can retain moisture and create hidden entry points for termites. This undermines the effectiveness of termite barriers, compromises weep hole visibility, and elevates the risk of concealed termite activity that may lead to structural damage.

While the National Construction Code (NCC) and Australian Standards (e.g., AS 3660.1) do not prohibit garden beds, they stress the importance of protecting structures from termite risk by maintaining clear inspection zones and ensuring that termite management systems are not compromised.

Weep holes must remain visible and unobstructed to facilitate inspection and drainage.

Required Rectification:

To mitigate the risk of termite ingress:

All garden beds should be kept at least 50–100 mm below the level of the damp-proof course and weep holes.

Mulch and soil must be kept clear of wall bases to allow visual inspection.

Use only treated or termite-resistant materials if garden features are installed near the building perimeter.

Implement regular pest inspections and engage a licensed pest control specialist to assess and manage termite protection systems.

The current placement and construction of garden beds present a termite risk and deviate from best practice recommendations for termite management. Rectification and professional input from both a landscaper and pest management specialist are advised to ensure the building remains protected while achieving the desired landscape design.

**Finding 6.03**

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Timber Materials In Direct Ground Contact- Conducive to Termites |
| Information: | Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptible arises because of timber, when in contact with soil and dampness, create an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as part of the building construction or incorporated into fencing, the presence near or on the ground can become a pathway for termites to access And damage the property.<br><br>When exposed to excessive moisture, timber begins to deteriorate developing condition such as wood decay or rot. These compromised areas of timber are even more appealing to termites as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened moisture laden elements as a bridge Into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked.<br><br>For any timber in direct contact with the external ground special attention is required the combination of moisture untreated wood and direct ground contact not only accelerate the decay process but also provide subterranean termites with a straightforward means of ingress into the structure this can lead to termites moving undetected into other vulnerable areas resulting in potentially significant structural issues and costly repairs.<br><br>To mitigate the risk of termite activity it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.<br><br>Regular inspections, proactive maintenance and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventative measures is crucial for maintaining a termite free environment and avoiding potentially costly damage and future repairs. |

## Finding 6.04

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

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

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

## Finding 6.05

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Outdoor Tap - Conducive |
| Information: | The external garden taps were found to have inadequate drainage at the time of inspection, creating potential for subsequent water damage to associated building elements. In this case the waste is not directly beneath the water tap which poses a significant risk of water pooling around the base of the tap which can result in a series of moisture related problems that could compromise the structural integrity of the property and create an unsafe environment.<br><br>Excessive moisture encourages the growth of mould and mildew, which can spread to other areas of the property. This not only affects the aesthetics but can also have serious health implications for occupants particularly those with respiratory conditions or allergies.<br><br>Stagnant water around an exterior tap can attract pests such as termites which thrive in moist environments. This creates a pathway for these pest to enter the property and cause extensive damage to wooden structures. The presence of termites can compromise the property structural integrity and lead to costly and invasive repairs if not promptly address.<br><br>It is highly recommended that a licensed plumber be engaged to inspect the exterior tap area comprehensively and determine the best course of action. This may involve the installation of a stormwater drain or other drainage solution designed to redirect water away effectively by taking these measures the property owner or client can significantly reduce the risk of structural damage mould growth and termite attack insuring the property remains safe and well maintained |

## Finding 6.06

Building: Main Building

Location: Exterior walls - right side

Finding: HWS - Disconnected overflow

Information: The Hot Water System overflow was found NOT to be connected to the storm water drainage and is creating excessive moisture in the surrounding area.

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

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

## Finding 6.07

Building: Main Building

Location: Exterior walls - right side back

Finding: Down Pipe - Not connected

Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to

rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

## Evidence of fungal decay activity and/or damage

### Finding 7.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Fascias - Wood rot |
| Information: | Wood rot was found to be affecting fascias and barges in this area. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. |

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.




## 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

- Damp Proofing Specialist

- Licensed Bricklayer

- Licensed Plumber specialising in Roof Plumbing

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Licensed Electrician

- Structural Engineer

- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

## D5 Conclusion - Assessment of overall condition of property

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

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

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

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

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

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

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

SAFETY HAZARDS

None

MAJOR DEFECT

Subfloor Structure Wood Rot

MINOR DEFECTS

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

Obstructions are as follows but not limited to:

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

Additional Information

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

PEST REPORT SUMMARY

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

To safeguard the property and mitigate the risk of timber infestation, it is essential that a comprehensive timber pest management plan be implemented and maintained. This should be done by engaging a licensed pest management technician who can develop and oversee a tailored pest control strategy. It is strongly recommended that a full pest inspection be conducted in accordance with Australian standards AS4349.3. Or AS3660.2 at intervals of no more than 12 months or as specified by the pest management plan. For enhanced protection the installation of a new termite treatment is advised to ensure a long-term prevention and control.

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

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

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

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

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

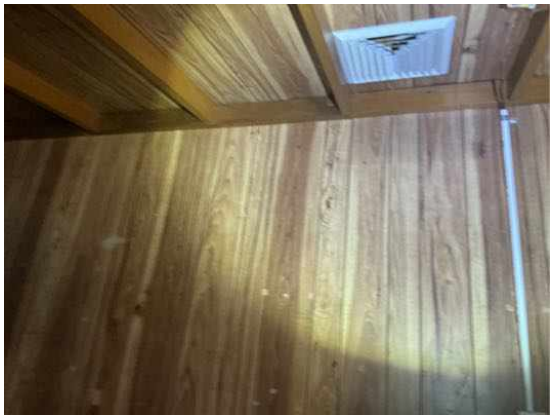
For further information, advice and clarification please contact Jason Leto on: 0452 303 303

# Section D Significant Items

## The following items were noted as - For your information

### Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Additional Photos - Obstructions and Limitations |
| Information: | These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible. |



**Noted Item**

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

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

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

## Noted Item

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

## Noted Item

Building: Main Building
Location: Roof Void

Finding: Roof Void - Inadequate Access AS 4349.1–2007 – Inspection of Buildings

Information: At the time of inspection, the manhole providing access to the roof void was measured to be below the minimum dimensions required for reasonable access. The current opening does not meet the minimum 400 mm x 500 mm clearance as stipulated under AS 4349.1–2007 – Inspection of Buildings – Pre-purchase Inspections – Residential Buildings.

Additionally, the restricted size of the manhole does not permit standard access equipment, such as an inspection ladder, to be safely positioned or used to enter the roof space. This limits the ability to carry out essential inspections, maintenance, or repairs within the roof void.

This non-compliance not only impedes safe and reasonable access for inspectors and tradespersons but may also restrict future maintenance or compliance checks in accordance with accepted building practice.

It is recommended that the access opening be reviewed and enlarged to meet the minimum standard for inspection and maintenance purposes.


## Noted Item

Building: Main Building

Location: Subfloor

Finding: Additional Photos - Subfloor

Information: Additional photos are provided for your general reference

**Noted Item**

Building: Main Building
Location: Bedroom
Finding: Locked Or Inaccessable
Information: At the time of the inspection the associated room was locked or inaccessible.

## Noted Item

Building: Main Building
Location: Bathroom
Finding: Shower - Recently Used Shower
Information: Moisture testing to the shower area could not be undertaken at the time of inspection as the shower had recently been used, with water present on the tiles.

Accordingly, the moisture condition of the underlying wall and floor areas could not be determined at the time of inspection.

## Definitions to help you better understand this report

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| 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 |

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| | 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 |

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| | 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.