



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 96 Bradley St, Glenmore Park NSW 2745,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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

Original Inspection Date: Fri, 20 Mar 2026

Modified Date: Mon, 23 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 96 Bradley St, Glenmore Park NSW 2745, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Bill Veljanovski Ph: 0412 911 390  
Email: Casula@jimbuildinginspections.com.au

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Lic#81736S

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Company Name: Jim's Building Inspections (Casula)

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Company Address and Postcode: Campbelltown 2560

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Company Email: Casula@jimbuildinginspections.com.au

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Company Contact Numbers: 0412 911 390

## 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 presents the findings of a visual inspection of the property, conducted in accordance with the agreed terms and conditions and AS 4349.1 (Pre-Purchase Building Inspections). The inspection was limited to reasonably accessible areas only, and concealed, obstructed, or inaccessible areas were not inspected. The client is advised to act on the recommendations outlined in this report to prevent further deterioration and maintain the overall condition of the property. To minimise the risk of subterranean termite infestation, it is important to maintain the termite management system in accordance with Australian Standards AS 3660.2 (Termite Management Existing Buildings). At the time of inspection, no effective termite management system was identified. In the absence of such protection, the property may be at increased risk of concealed termite activity, therefore, timber pest inspections are recommended every 90 days for early detection

and intervention, and a qualified, licensed termite specialist should be engaged to assess and provide appropriate treatment or management options. This inspection is a visual assessment only and does not constitute a specialist or technically exhaustive assessment of electrical, plumbing, or other service installations. This inspection does not include asbestos identification, sampling, or laboratory testing, and no invasive or destructive testing was undertaken unless otherwise stated.

Certain areas were not fully inspected due to limitations during the inspection:

- The roof was inspected using a drone due to access limitations and to provide a comprehensive visual assessment of the exterior roof surfaces. Obstructions, including solar panels, further limited visibility, and a comprehensive inspection.
- The presence of roof insulation, low-pitched areas, non trafficable trusses, air conditioning unit, and ductwork has restricted or reduced the available space for physical access in areas of the roof.
- Inspections of the exterior walls were conducted at ground level.
- Sections of the exterior wall were inaccessible due to additional construction attached to the main building, which prevented a full inspection of these areas.
- Furnishings and stored goods present during the inspection may conceal undetected issues, preventing a thorough assessment. It's advised to conduct a follow-up inspection once the property is vacant to uncover any hidden evidence of damage or defects that were previously concealed. Please note that the follow-up inspection is not included in the original inspection agreement.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition. While some minor defects and maintenance issues were identified, they are typical for a property of this age and construction. Summary of the inspection and recommendations is provided in Section D5 of this report.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is susceptible to timber pest. Due to the property's susceptibility to timber pests, it is essential to maintain the post-construction termite management system. These systems play a critical role in preventing termite attack on timber building elements and safeguarding the structure against potential infestations. To ensure continued protection, regular termite inspections should be carried out in accordance with the installer's recommendations. It is also important to consult with the termite management provider to confirm the type of system in place, ensure compliance with ongoing maintenance requirements, and uphold its long-term effectiveness in protecting the property.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab - Infill Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Garage, Footpath, Porch, Fence - Post and Rail Construction, Retaining Walls
Other Timber Bldg Elements	Internal Joinery, External Joinery, Landscaping Timbers and Construction
Roof	Steel Framed, Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Single
Walls	Steel Frame 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.

- Interior
- Wall Exterior
- Roof Void
- Roof Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Wall exterior due to obstructions.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Ceiling Cavity.
- Areas of low roof pitch preventing full inspection.

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings

- Duct work
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Sarking
- Stored items
- Vegetation
- Wall linings
- Webbing of roof trusses - not trafficable

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

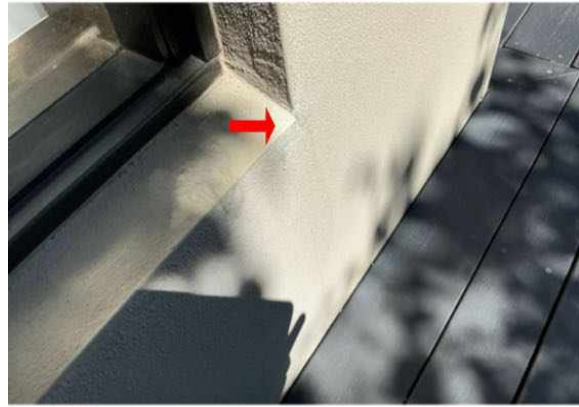
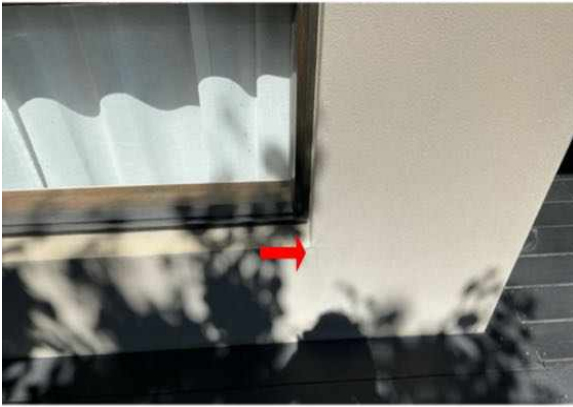
### Minor Defect

#### Finding 3.01

Building: Main Building  
Location: Exterior walls  
Finding: Exterior Hebel Walls Hairline Cracks  
Information: During the inspection, hairline cracks were observed in sections of the exterior Hebel wall panels. Minor cracking can occur due to normal building movement, material shrinkage, or environmental exposure over time.

At the time of inspection, the cracks appear minor in nature, monitoring is recommended to ensure the cracks do not widen or develop further. If movement progresses, assessment and repair by a qualified tradesperson may be required to seal the cracks and maintain the integrity of the wall.





### Finding 3.02

Building: Main Building  
 Location: Front Porch  
 Finding: Front Porch Deck Minor Settlement / Sinking  
 Information:

During the inspection, the front porch deck was observed to have slightly dropped or sunk in sections. This condition may be associated with minor settlement, ground movement, or movement of supporting elements over time.

While slight settlement can occur in external structures, monitoring of the affected area is recommended to ensure no further movement develops. If the condition worsens or concerns arise, a qualified builder should be engaged to assess the structure and carry out any necessary remedial works to restore stability and level.



### Finding 3.03

Building: Main Building  
 Location: Exterior walls  
 Finding: Trees Overhanging & Filling Gutters  
 Information:

Overhanging tree branches accumulate leaves in the gutters, causing blockages and deterioration. therefore it's important that they be kept clear, to avoid blockages or deterioration of the gutters. It is advised that all overhanging tree branches above the

gutters are removed or trim back. Such works should be performed by a landscape contractor or an arborist.

Alternatively, if this is not an option, the client is advised to install gutter guards to avoid ongoing maintenance and cleaning.



### Finding 3.04

Building: Main Building  
 Location: Exterior walls  
 Finding: Front Porch Drummy Wall Tiles  
 Information:

During the inspection, sections of the wall tiles at the front porch were found to be drummy (hollow sounding), indicating a loss of adhesion to the underlying surface.

This condition may be associated with moisture exposure, minor movement, or installation-related factors. It is recommended that the affected tiles be monitored and, if deterioration progresses or tiles become loose, a qualified tiling contractor be engaged to assess and carry out appropriate repairs.



### Finding 3.05

Building: Main Building

Location: Exterior walls  
Finding: Windows Rubber Seals Inadequate  
Information: Some window rubber seals were found to be installed short, resulting in gaps that may affect weatherproofing. Repair or replacement of the seals is recommended to prevent potential water ingress.



**Finding 3.06**

Building: Main Building  
Location:  
Finding: Gutters Blocked by Debris  
Information: During the inspection, sections of the gutters were found to be blocked by debris. Blocked gutters can restrict the flow of rainwater, potentially leading to overflow during rainfall.

Overflowing gutters may result in moisture accumulation around the building and contribute to deterioration of building elements over time. It is recommended that the gutters be cleaned and maintained regularly to ensure effective stormwater drainage and reduce the risk of moisture-related issues.



**Finding 3.07**

Building: Main Building

Location:

Finding: External Painting Deteriorated

Information: Due to frequent exposure to weather conditions, deterioration of the exterior painted surfaces is expected in a property of this age and condition. Where paint deterioration has occurred, the protective layer is compromised, which can lead to moisture ingress, surface degradation, and the eventual need for repair or replacement of the affected building elements.

It is recommended to engage a qualified painting contractor to carry out the necessary preparation and repainting works. This will improve the appearance of the affected areas and help protect the underlying materials from further weather-related deterioration. Regular maintenance of external finishes is essential to prolong the life of building elements and maintain overall property condition.



### Finding 3.08

Building: Main Building

Location: Front Elevation

Finding: Retaining Wall Hairline Cracks in Render

Information:

During the inspection, hairline cracks were observed in the rendered surface of the retaining wall. Such cracking is commonly associated with minor movement, shrinkage of the render, or general ageing.

While hairline cracks are typically cosmetic in nature, they may allow moisture penetration over time if left unsealed. Monitoring of the affected areas is recommended, and sealing or repainting may be carried out as part of routine maintenance. If cracking worsens or movement becomes evident, a qualified builder should be engaged to assess the retaining wall and advise on any necessary remedial works.

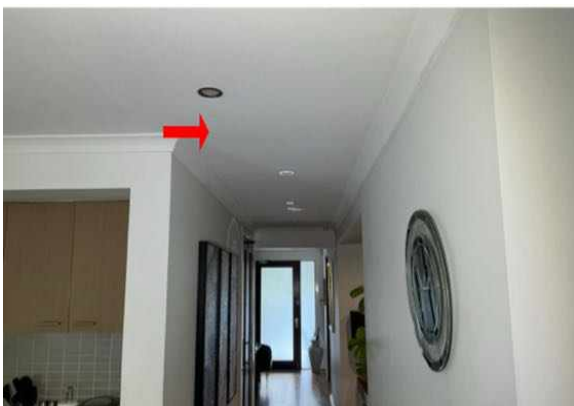


**Finding 3.09**

Building: Main Building  
Location: All Areas  
Finding: Cosmetic Paint Defects  
Information: Incomplete paint coverage, minor surface blemishes, over-painting, inconsistent finishes, and colour variations were observed during the inspection. These conditions are generally considered cosmetic in nature and are commonly found in residential properties. Such irregularities may become more noticeable under certain lighting conditions while appearing less evident in lower light environments.

Rectification of these items is considered routine maintenance. To achieve a consistent appearance and improved finish, it is recommended that a qualified painter be engaged to prepare and repaint the affected areas, thereby enhancing both the visual presentation and long-term durability of the painted surfaces.





### Finding 3.10

Building:	Main Building
Location:	Main Bathroom
Finding:	Bathtub Tap Water Hammer
Information:	During the inspection, water hammer was observed when operating the bathtub tap. Water hammer is typically caused by sudden changes in water flow or pressure within the plumbing system and may occur due to unsecured pipework or the absence of water hammer arrestors.

While this condition is often considered a minor plumbing issue, if left unaddressed it may contribute to wear or damage within the plumbing system over time.

It is recommended that a qualified plumber assess the condition and determine the most appropriate remedial action. Possible solutions may include adjusting water pressure, securing pipework, installing water hammer arrestors, or servicing the affected plumbing fixtures to reduce the impact and improve the overall performance of the system.



### Finding 3.11

Building:	Main Building
Location:	Ensuite - Master

Finding: Towel Holder Loose  
 Information: During the inspection, the towel holder was found to be loose. Loose fittings may worsen over time with regular use and can detach from the wall if not secured.

It is recommended that the towel holder be re-secured or repaired as required to restore proper function. This is considered a minor maintenance item and can be addressed by a qualified tradesperson or handyman.

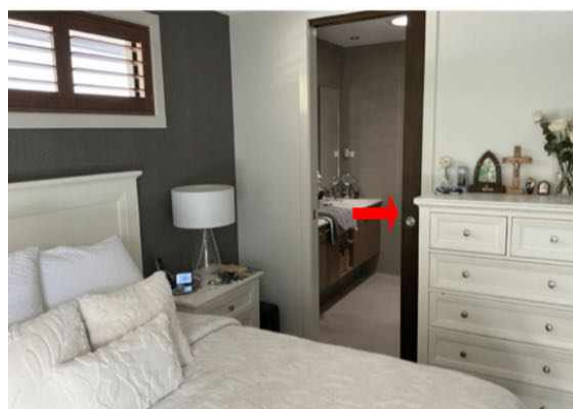
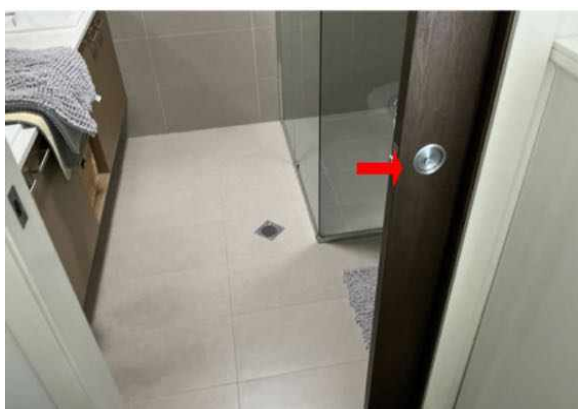


### Finding 3.12

Building: Main Building  
 Location: Ensuite - Master  
 Finding: Ensuite Bathroom Door Lock Not Operating  
 Information:

During the inspection, the lock to the ensuite bathroom door was found to be not functioning correctly and requires adjustment.

It is recommended that the door hardware be adjusted, repaired, or replaced as necessary to restore proper operation. This is considered a minor maintenance item and can be addressed by a qualified tradesperson or handyman.



### 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: Durable Notice in Meter Box (Absence of chemical termite management system)  
 Information: Physical termite barrier has been installed in the building as a non-chemical measure to prevent subterranean termites from accessing the structure undetected. These barriers, typically applied during construction, are designed to force termites into exposed areas where they can be identified before reaching any structural timber material. Physical barriers are durable if installed properly, requiring only regular inspections.

However, while a physical barrier provides one level of protection, it is crucial to apply a post-construction chemical termite management system as an additional layer of defense. Chemical termite management systems, unlike physical barriers, have a limited lifespan and require periodic replenishment to remain effective. Without a chemical treatment in place, given the significant risk posed by termites, it is essential to conduct timber pest inspections every 90 days to ensure early detection and prevention of infestations.

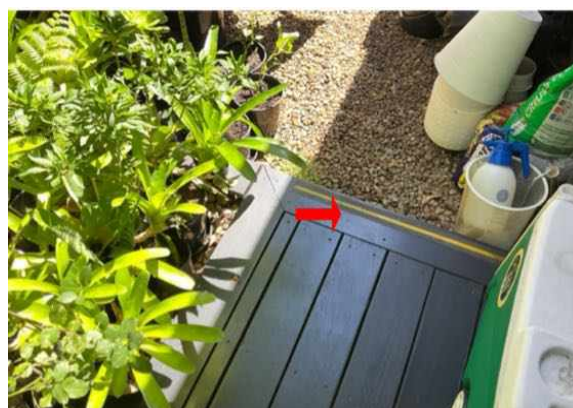
It is advised to consult with a licensed pest controller to discuss the installation of a termite management system. Implementing these measures will help protect the property from termite-related damage and ensure peace of mind.



### Finding 6.02

Building: Main Building  
 Location: All Areas  
 Finding: In Contact With The Ground  
 Information: During the inspection, wood and timber materials were observed in direct contact with the ground. This condition is highly conducive to timber pest activity, particularly termites, as it provides an ideal environment for infestation and timber decay due to elevated moisture levels, concealment, and direct access to cellulose material. Untreated or inadequately protected timber in ground contact significantly increases the risk of concealed termite entry and potential structural damage.

To reduce the risk of infestation, all ground-contacting timber should be promptly removed. It is recommended to engage a qualified pest control to assess the subfloor and implement appropriate termite management system, in accordance with AS 3660.2. Regular timber pest inspections, ideally every 90 days, are advised until all conducive conditions have been fully addressed.



### Finding 6.03

Building: Main Building  
 Location: Exterior walls  
 Finding: Overflows Not Connected  
 Information: During the inspection, it was observed that the overflows are not connected to the stormwater drainage system. This condition may result in moisture accumulation

around the property and creating conditions conducive to termite activity. To mitigate these risks, it is recommended to engage a qualified plumber to connect the overflows to the stormwater drainage system. This will prevent excessive moisture accumulation, reduce the risk of termite infestations, and protect the surrounding structures from potential water-related deterioration.



### Finding 6.04

Building: Main Building

Location: Exterior walls

Finding: Bridging

Information: Bridging of a termite physical barrier occurs when termites bypass a preventative measure designed to block or expose their access to a structure. This can happen when soil, vegetation, or debris accumulates against exterior walls above the barrier level. Appliances such as hot water units and air conditioning systems, or wooden structures like decks and porches that touch the ground and connect to the main building, can also contribute to bridging. Even structural modifications may unintentionally create pathways that allow termites to bypass barriers or inspection zones. These breaches provide termites with a direct and often undetectable route into the property, increasing the risk of substantial and unnoticed infestations that can cause extensive structural damage.

To safeguard your property from termite infestations, it is essential to maintain a minimum clearance of 75mm from the exposed slab edge. This clearance forces termites into the open, where they can be more easily detected during regular inspections. If this clearance is not achievable, it is crucial to conduct consistent timber pest inspections every 30 days or implement a post-construction termite management system compliant with Australian Standard AS 3660. Taking these precautionary measures helps ensure the property remains protected from termite threats and allows for early detection and intervention.



**Evidence of fungal decay activity and/or damage**

**Finding 7.01**

Building: Main Building  
Location: All Areas  
Finding: Wood Rot / Fungal Decay  
Information: Wood rot was found in the exterior timbers, a condition commonly caused by prolonged moisture exposure. This accelerates the decay process and creates an environment conducive to termite activity and fungal growth. To prevent further deterioration and reduce the risk of termite infestations, it is essential to replace the

affected timber with treated or moisture-resistant alternatives. It is recommended to engage a qualified carpenter or landscaper to undertake the necessary replacements and ensure the long-term durability of the 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

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- The building is considered to be in good condition relative to others of similar age and construction. The inspection identified minor maintenance issues, signs of fungal decay and conditions conducive to termite activity. While these issues are generally manageable and can be addressed by qualified builders, licensed pest controllers, or other relevant trades, failure to act may result in further deterioration and the development of more defects over time.

Additional Preventative Actions:

- Given the property's exposure to timber pest risks, as outlined in this report, it is essential to maintain the post-construction termite management system in accordance with Australian Standard AS 3660. Engage a licensed termite management specialist for assessment and installation. In the absence of such a system, timber pest inspections should be carried out every 90 days.
- Regularly clean and maintain gutters to prevent blockages, reduce water accumulation, and minimise moisture ingress that may encourage timber pest activity.
- Remove or replace any untreated timber elements that are in direct contact with the ground to reduce the risk of termite attack and timber decay.
- Remove or replace affected timber by fungal decay or wood rot to prevent ongoing deterioration and termite infestation.
- It is important to ensure that all overflows and roof runoff is properly directed into stormwater drainage systems.
- Trim back trees and vegetation that are in contact with or in close proximity to external walls to reduce pest access pathways and moisture retention near the building.
- Regular inspections of the exterior roof is essential to detect early signs of damage and prevent water ingress, particularly during periods of adverse weather. Proactive maintenance helps ensure the roof remains watertight and in good condition.
- Maintain all wet areas (e.g., bathrooms, laundries, kitchens) through regular inspections and maintenance to prevent moisture-related issues.

Implementing these preventative measures will help protect the property from further deterioration, reduce the risk of termite infestation, and maintain the overall condition of the building. Regular inspections by qualified professionals are strongly recommended.

For further information, advice and clarification please contact Bill Veljanovski on: 0412 911 390

## Section D Significant Items

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

#### Noted Item

Building:	Main Building
Location:	Driveway
Finding:	Concrete (Pavement) Cracking Category 1 - Fine
Information:	Fine cracks were observed in the external concrete paving. These cracks, typically are less than 2mm in width, and often considered to be an aesthetic defect rather than indicative of structural damage. They are commonly attributed to the natural expansion and contraction of the concrete, influenced by environmental factors such as moisture levels, weather conditions, roots of nearby trees, or soil erosion and settlement. While these fine cracks may also result from poor original installation practices such as inadequate sub-surface compaction or insufficient reinforcement, they generally do not pose significant structural concerns. However, it is recommended to monitor the cracks regularly for any changes. If the cracks widen, lengthen, or increase in number, it is advisable to seek the expertise of a building inspector or builder for further inspection and to determine the appropriate course of action.



#### Noted Item

Building:	Main Building
Location:	Bathrooms
Finding:	Showers (For Your Information)
Information:	The showers were inspected by assessing the moisture content of the surrounding floor and walls, no signs of moisture or damage were detected at the time of the assessment in the accessible and visible areas.

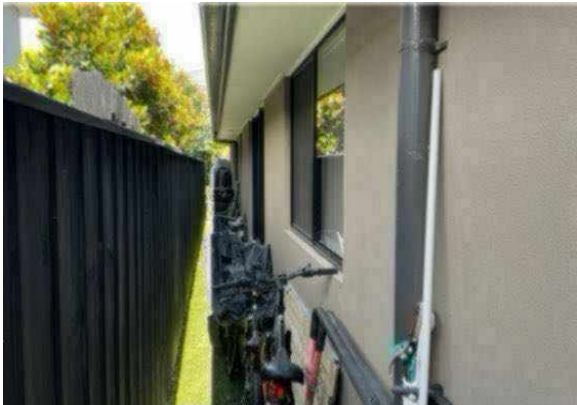
Regular maintenance of wet areas is crucial for the long-term protection of your property. To ensure the ongoing integrity of these areas, consulting with a qualified bathroom specialist if any remedial work becomes necessary. This proactive approach

will help to address potential issues before they develop into more significant problems.



### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Inspection Photos (Obstructions and Limitations)
Information:	Additional photos have been provided for your general reference, depicting the areas that were accessible during the inspection. Please note that this visual inspection was limited to readily accessible areas, as defined by the report's terms and conditions. The photos demonstrate the obstructions and limitations encountered, which may have impeded a comprehensive inspection and could potentially conceal various defects. For a more detailed and accurate assessment, a special-purpose inspection is recommended.









## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.