Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Mon, 19 Jan 2026

Property Address: Unit 9/300 Jersey Rd, PLUMPTON, NSW, 2761, Australia

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

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

Original Inspection Date: Mon, 19 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	Unit 9/300 Jersey Rd, PLUMPTON, NSW, 2761, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Steve Ahn Ph: 0413 377 511 Email: Wentworthville@jimsbuildinginspections.com.au
	99825C
Company Name:	Jim's Building Inspections (Wentworthville)
Company Address and Postcode:	Ashfield 2131
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Company Contact Numbers:	0413 377 511

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: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Villa
Company or Strata title	Yes
Floor	Slab - Monolithic or Slab on Ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	
Other Building Elements	Driveway, Carport, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Skirting Boards, Window Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Brick Veneer
Weather	Overcast

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior

- Fencing

- Interior

- Roof Exterior

- Roof Void

- Slab Edge

- 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:

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:

- Debris in gutters

- Ceiling linings

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Appliances and equipment

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Floor coverings

- Furniture

- Insulation

- Pets

- Rugs

- Sarking

- Stored items

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

- 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

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Mould - Present
Information:	Noticeable mould growth was observed throughout multiple rooms of the dwelling. The affected areas include ceiling surfaces, cornices, and upper wall sections, with visible black spotting, discolouration, and widespread staining. There is also clear evidence of previous damp penetration, including water stain marks on the walls, streaking, bubbled and delaminating paint to cornices and ceiling linings, and deterioration consistent with prolonged moisture exposure. Moisture metre readings taken during the inspection indicated high moisture levels in both the walls and ceilings, confirming the presence of elevated damp conditions at the time of assessment. The dwelling appears to have very limited ventilation, which is a significant contributing factor to mould formation and ongoing damp retention. Restricted air movement, combined with moisture ingress and high humidity, creates conditions favourable for mould growth and prevents drying of internal finishes. Where mould growth of this extent is present, there may be associated environmental, biological, or health risks. A specialist inspection by a suitably qualified environmental health professional is recommended, particularly where questions regarding indoor air quality, spore levels, or occupant health concerns exist. To assist in preventing further mould development, the client is advised to improve ventilation, eliminate sources of moisture, and maintain the internal environment in a dry condition. Any mould present should be cleaned promptly by a suitably qualified mould remediation contractor or by the homeowner where safe and appropriate. Severely affected building elements—including plasterboard linings, cornices, and paint finishes—may require repair or full replacement by a registered builder or qualified tradesperson once the underlying moisture issues have been rectified.






Major Defect

No evidence was found

Minor Defect

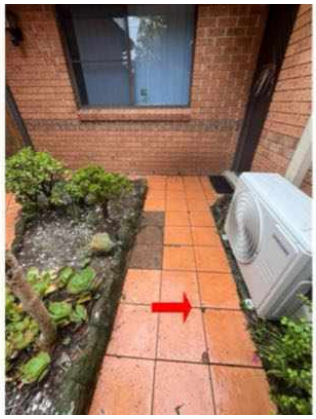
Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Deterioration caused by Fair and Wear and Tear

Information:

Certain forms of deterioration commonly associated with fair wear and tear may not be specifically identified or itemised within this report. The external areas of the property display several age-related conditions typical for a dwelling of this era, including cracking and breakage to pathway tiles, displacement of pavers, general deterioration to timber boundary fencing, ageing and weathering to timber gates, and surface deterioration to fascia boards. These forms of degradation commonly occur over time due to ongoing weather exposure, ground movement, moisture cycles, and general usage, and they do not necessarily indicate defective workmanship or structural failure.

In accordance with the pre-inspection agreement, such minor and cosmetic conditions are generally excluded from detailed reporting unless they constitute a major defect, safety concern, or significant structural issue. Therefore, the absence of specific reference to these items should not be interpreted as confirmation that they are not present; rather, they fall within the scope of fair wear and tear and normal ageing typically expected for external elements such as tiled walkways, boundary fences, gates, landscaping interfaces, and fascia timbers.



Finding 3.02

Building:	Main Building
Location:	Entry
Finding:	Swollen Door Bottom
Information:	The bottom section of the entry door shows visible swelling and distortion. This type of deterioration is typically caused by moisture absorption into the door substrate, resulting in expansion, delamination, or softening of the lower panel. The affected area displays warping and deformation, consistent with prolonged contact with moisture, poor weather protection, inadequate sealing, or past water ingress near the threshold. If left unmanaged, the condition may worsen over time, potentially affecting door operation, security, and overall durability. Repair or replacement of the door, along with ensuring adequate weatherproofing around the doorway, is recommended to prevent further moisture-related deterioration.

Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Walls - Water stained
Information:	Water staining was evident to multiple wall and ceiling sections throughout the property at the time of inspection. The staining patterns, streaking marks, and discolouration observed on the internal linings indicate that these surfaces have been exposed to excessive moisture for an extended period. Associated deterioration such as bubbled paint, delamination of ceiling coatings, and darkened patches around cornices was also visible, consistent with ongoing or previous damp penetration. Moisture metre readings taken at various locations recorded high moisture levels in both walls and ceilings, confirming active moisture conditions within the internal building fabric. These elevated moisture levels are of concern not only due to the deterioration of finishes but also because persistently damp environments are conducive to termite activity, particularly where moisture is retained within concealed wall cavities. Invasive inspection may therefore be required to determine whether hidden structural timber elements have been affected or remain at risk. While water staining can sometimes be superficial, in this instance the widespread pattern across several rooms—together with mould growth, peeling ceiling finishes, and continuous damp streaking—suggests more significant underlying moisture issues that may be concealed behind wall linings. Where water staining is active, a licensed plumber or building professional should be engaged to identify the source of moisture ingress and provide recommendations for rectification works. Further evaluation of potential roof leaks, plumbing failures, inadequate ventilation, or external moisture entry is recommended. Where building elements have been severely affected or have lost integrity, repairs or replacement by a qualified builder will be required once the moisture source has been rectified. Conversely, where staining is confirmed to be old and inactive, cosmetic repair or repainting may be undertaken at the client's discretion.

Given the extent of moisture and mould observed throughout the property, improving ventilation, identifying all sources of moisture, and undertaking a more invasive inspection are strongly recommended to prevent further deterioration and to assess any potential timber pest risk.

Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Painted surface - Bubbling
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint 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 3.05

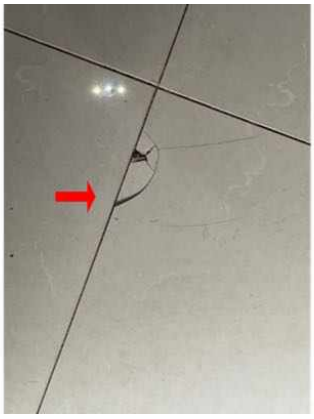
Building:	Main Building
Location:	Bathroom
Finding:	High Moisture Metre Readings - inadequate waterproofing is suspected
Information:	High moisture metre readings were recorded to the wall surfaces adjacent to the shower recess at the time of inspection, as shown in the supplied photographs. Elevated moisture levels in these locations strongly suggest that the waterproofing system to the wet area may not be performing as required under the relevant Australian Standards. Visible defects—including staining to lower wall sections, deteriorated tile junctions, cracking to skirting tiles, and gaps around the shower frame—further indicate that moisture has penetrated beyond the tiled surface and into non-water-resistant building materials. Incorrect or substandard waterproofing application is a common minor defect but can lead to significant deterioration when moisture is allowed to migrate behind wall linings. Ongoing exposure to moisture in these concealed areas may result in rot, mould growth, damage to adjoining rooms, and potential structural deterioration if left unaddressed. Although widespread water damage was not visually evident externally at the time of inspection, the consistently high moisture readings must be treated as evidence of probable leakage. It is recommended that the area be considered as leaking until proven otherwise. Repair of the waterproofing membrane, or a targeted invasive inspection by a qualified waterproofing contractor or plumber, is strongly advised to determine the extent of concealed moisture and to prevent further deterioration.

Finding 3.06

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

Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Deterioration caused by Fair and Wear and Tear
Information:	Certain forms of deterioration commonly associated with fair wear and tear were observed throughout the property. Conditions such as cracked floor tiles, deteriorated or loose tiles around the shower hob, minor displacement of wall tiles in wet areas, surface cracking to plaster linings, discolouration to wall surfaces, and age-related wear to junctions and trims are typical of older dwellings and do not necessarily indicate defective workmanship or structural failure. Localised impact damage and surface cracks to tiles are also evident in some areas, consistent with long-term use and general ageing. In accordance with the pre-inspection agreement, these minor and cosmetic conditions are generally excluded from reporting unless they constitute a major defect, safety risk, or significant structural concern. Their presence should therefore be considered part of normal wear and tear for a property of this type and era. The absence of specific reference to every instance of cracking, minor tile damage, grout deterioration, or plaster imperfections should not be taken to imply that such conditions do not exist; rather, they fall within the expected scope of ongoing ageing and general usage over time. Where cracked or significantly deteriorated tiles occur in wet areas, periodic maintenance is recommended to prevent moisture entry into underlying surfaces. Repair or replacement may be undertaken at the client's discretion to improve appearance and function.





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:	All Areas
Finding:	Conditions Conducive to Termite Activity
Information:	The following areas and environmental conditions were identified as conducive to termite activity. These conditions increase the risk of concealed termite entry and should be addressed through appropriate maintenance, repairs, improved drainage, additional monitoring, or the installation of a compliant termite management system.

Absence of a Termite Management System

No durable notice or evidence of a termite management system was identified on site. Without a barrier system, the property is at higher risk of concealed termite ingress.

Recommendation: Where no system exists, install a compliant termite management system and retain all documentation for future reference.

Inadequate Hot Water System (HWS) Overflow

The HWS overflow discharges directly to ground, resulting in constant moisture at the building perimeter. Excess moisture provides conditions favourable to termite activity.

Recommendation: Connect the overflow to suitable stormwater drainage to divert water away from all structural elements.

Inadequate Air Conditioner Overflow Drainage

Air conditioner condensation lines discharging near walls can cause damp soil conditions, attracting termites.

Recommendation: Ensure AC overflow pipes are connected to appropriate stormwater drainage.

No Drain to External Tap

External taps without drainage provisions allow pooling at the base of walls, increasing moisture levels.

Recommendation: Install a drainage system or concrete plinth that directs runoff away from the structure.

Blocked Gutters and Downpipes

Blocked gutters were noted to cause overflow, directing water onto walls and foundations. Excess moisture increases termite attractivity.

Recommendation: Clean and maintain gutters and downpipes regularly.

Old Tree Stumps and Garden Beds

Stumps and garden beds near the dwelling provide both moisture and cellulose, creating ideal termite feeding sites.

Recommendation: Remove decaying stumps and avoid positioning garden beds directly against walls.

Timber Fences, Decks, and Landscaping Timbers

Timbers installed directly into soil without separation provide a direct food source for termites.

Recommendation: Use treated or termite-resistant timbers and ensure separation from soil.

Insufficient Slab Edge Exposure

Areas where slab edges are concealed by soil, paving, or render create undetectable termite entry paths.

Recommendation: Maintain a minimum of 75 mm slab edge exposure in accordance with relevant standards.

Blocked or Covered Weep Holes

Soil, paving, or render obstructing weep holes restricts ventilation and provides concealed entry routes.

Recommendation: Ensure all weep holes remain unobstructed and visible.

Elevated Moisture Meter Readings

Higher-than-normal moisture readings in wall or timber elements indicate hidden moisture sources and increased susceptibility.

Recommendation: Investigate all sources of moisture and undertake immediate rectification.

Overall Recommendations

• Rectify all identified conducive conditions through appropriate maintenance and repair.

• Implement routine moisture monitoring and schedule regular timber pest inspections.

• Install or upgrade a termite management system for long-term protection.

• Where mature trees are present, test-drill trees over 100 mm in diameter to assess potential termite activity.

• Where high-risk conditions or concealed areas exist, consider invasive inspection prior to purchase or during further investigation.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Damp Proofing Specialist

- Licensed Plumber specialising in Roof Plumbing

- Licensed Plumber

- Licensed Electrician

- Mould Remediation Specialist

- 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

- After completing a comprehensive building and timber pest inspection of Unit 9/300 Jersey Rd, Plumpton, the dwelling is assessed as being in below-average condition for its age, with multiple defects—primarily moisture-related—requiring further investigation and rectification before the property can be considered sound. Significant mould growth was identified throughout numerous rooms, supported by high moisture metre readings to ceilings and walls, along with visible damp staining, deteriorated paint finishes, and delamination of internal linings . These conditions indicate prolonged moisture exposure, inadequate ventilation, and possible concealed water ingress not detectable during a visual inspection.

Bathroom areas recorded elevated moisture readings adjacent to the shower recess, suggesting that the waterproofing system is likely failing or non-compliant with expected performance levels . Cracked tiles, deteriorated junctions, and displaced tile work provide further evidence of ongoing leakage risk. Given that wet area waterproofing is concealed, internal damage behind wall linings cannot be ruled out and may require invasive investigation to determine the extent of hidden deterioration.

The property also presents extensive wear and tear consistent with ageing, including cracked paving tiles, damaged boundary fencing, surface deterioration to external timbers, and swollen internal door materials resulting from moisture absorption . While many of these are minor, their widespread presence reinforces the overall decline of the dwelling’s condition.

Roof inspections identified blocked gutters, displaced roof tiles, weathered flashings, and general

deterioration to the roof covering, all of which raise the risk of moisture penetration during adverse weather events. Accumulated debris and organic growth further compromise the roof drainage system and may contribute to moisture-related defects internally . The roof void also contains deteriorated or torn sarking, displaced insulation, moisture staining, loose electrical cabling, and poor ducting installation, limiting access and increasing the likelihood of concealed defects within ceiling spaces .

Although no live termite activity or timber pest damage was identified at the time of inspection, several conditions conducive to termite activity were present—including damp soil conditions, poor drainage, blocked gutters, lack of slab edge exposure, and no evidence of an existing termite management system . These issues elevate the long-term termite risk and require prompt rectification in line with AS 3660 recommendations.

Due to the extensive obstructions noted throughout the dwelling—including insulation, stored items, furniture, and restricted ceiling access—there remains a high risk of undetected defects, and the limitations of the inspection must be considered carefully . Only an invasive inspection would allow full assessment of concealed areas potentially affected by moisture or timber pests.

In summary, the dwelling requires substantial remedial works, including moisture source identification, mould remediation, repairs to roof drainage elements, invasive bathroom waterproofing assessment, rectification of deteriorated building elements, and improvement of ventilation. A follow-up inspection is strongly recommended once access is improved and initial repairs are completed, along with annual timber pest inspections in accordance with AS 3660.2.

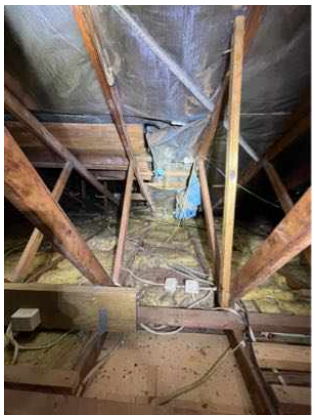
For further information, advice and clarification please contact Steve Ahn on: 0413 377 511

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Condition of Building Elements in the Roof Void
Information:	During the inspection of the roof void, numerous building elements were found to be in poor and deteriorated condition. Significant sections of the ceiling insulation were displaced, compressed, and contaminated with debris, reducing its thermal effectiveness. Several roof timbers exhibited moisture staining and darkened areas consistent with past or ongoing water ingress, particularly around sections of damaged sarking and torn reflective membrane. The roof sarking was found to be extensively deteriorated in multiple locations, with large breaches, sagging sections, and delaminated areas exposing the underside of the roof sheeting. This deterioration increases the risk of roof leaks, reduces condensation control, and compromises the overall performance of the roof system. Loose and unsecured electrical cabling was also noted across the joists, with cables draped haphazardly over framing members and insulation, representing a potential safety concern and not meeting best-practice installation standards. Numerous loose timbers, old construction offcuts, and accumulated debris were present throughout the roof void, contributing to restricted access and limiting safe inspection of concealed areas. Some framing elements showed signs of past movement, with visible distortion and moisture-affected surfaces in the vicinity of older roof penetrations and repair patches. Vent ducting was also poorly supported in areas, with sections of flexible ducting resting on the insulation rather than being adequately suspended. Overall, the roof void displayed a combination of aged materials, inadequate maintenance, moisture impact, and substandard service installation, and further assessment by appropriate licensed trades is recommended to identify required repairs and reinstate safe and compliant conditions within the space.



Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Condition of Building Elements in the External Roof
Information:	Upon completion of the inspection, the tiled roof surface was found to exhibit general age-related wear, including widespread moss and lichen growth, organic debris accumulation and discolouration consistent with a roof of this vintage. Numerous roof tiles displayed minor chipping and surface erosion, and a small number were identified as displaced or poorly seated, which may reduce the roof's weatherproofing capability during periods of heavy rainfall. Gutters in several sections were obstructed with leaf litter and debris, preventing effective drainage and increasing the risk of overflow into eaves and wall cavities if left unmaintained. Flashings around roof junctions and penetrations showed signs of previous patching and weathering and may not be providing optimal moisture protection. While no active leaks were noted at the time of inspection, the overall condition indicates that routine maintenance is necessary, including cleaning of gutters, reinstating displaced tiles, and sealing or upgrading junction flashings to ensure the roof continues to perform as intended. Periodic monitoring is recommended, and a roofing contractor should be engaged to address these maintenance items.

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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