



Building and Timber Pest Inspection Report

Inspection Date: Mon, 09 Mar 2026

Property Address: 601 Pacific Hwy, Wyoming NSW 2250,
Australia



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	Special conditions or instructions

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

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

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date Mon, 09 Mar 2026

Modified Date Tue, 10 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 601 Pacific Hwy, Wyoming NSW 2250, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: This report must be read in full and in conjunction with Section D5 – Assessment of the Overall Condition of the Property. The entire report should be reviewed to properly understand the findings, limitations, and context of the inspection.

The inspection and report reflect the condition of the property at the time of inspection only. Conditions

may change due to weather, occupancy, use, maintenance, or further deterioration. This report is valid for 90 days from the date of inspection. A re-inspection within 30 days is recommended, particularly where defects or elevated risk conditions have been identified.

This report focuses on the identification of safety hazards, major defects, and significant minor defects that may reasonably affect the property's condition, safety, serviceability, or value, or that may require repair, further investigation, or allowance in the foreseeable future. It is not an exhaustive list of all minor defects, cosmetic issues, or general wear and tear consistent with the age and use of the dwelling.

A non-invasive moisture meter was used as an auxiliary aid during the inspection. The instrument operates on a scale of 0–999, with readings above 200 considered elevated. Moisture readings are interpreted in conjunction with observable building condition and do not, on their own, confirm active leakage. As this was a visual, non-destructive inspection, concealed moisture-related damage may exist and cannot be ruled out.

The full extent of any termite damage, fungal decay, or concealed timber pest activity could not be determined due to inaccessible or concealed areas behind linings and finishes. Where applicable, further invasive inspection by a licensed pest controller may be required. Ongoing termite management and regular timber pest inspections are recommended.

A drone was used to assist with visual inspection of roof areas where safe physical access was limited. The inspection was visual only and did not allow confirmation of concealed components or fixings. Further close-access inspection may be required. Due to the wet weather conditions, drone inspection time was limited and the entire roof was not inspected.

Any verbal advice provided before or after the inspection is general in nature and does not form part of this written report.

The inspection was carried out during wet weather following an extended period of rain and high humidity. Environmental moisture levels at the time of inspection were elevated, which can influence moisture meter readings in building materials.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	3
Orientation	South East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Retaining Walls, Shed
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Eaves, Fascias, Internal Joinery, Skirting Boards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer
Weather	Raining

Section C Accessibility

Areas Inspected

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

- Exterior
- Gardens
- Interior
- Posts
- Roof Exterior - Part
- Roof Void - 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:

- Areas of skillion or flat roof - no access
- Ceiling cavity in carport
- Roof Exterior - Part
- Subfloor.
- 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:

- Ceiling linings
- Debris in gutters
- Decking
- Floor coverings
- Insulation
- 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: Gutters, Downpipes

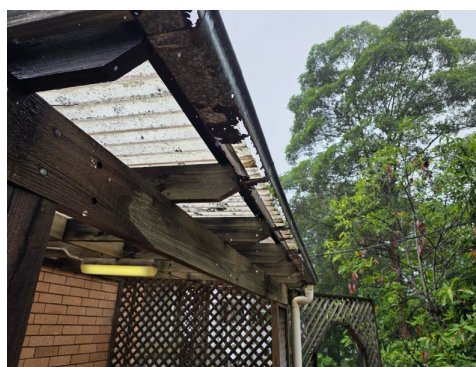
Finding: Roof Drainage System Defects – Gutters, Downpipes and Associated Deterioration

Information: Multiple defects were observed to the roof drainage system. Several downpipes were disconnected or improperly connected, allowing roof water to discharge directly onto the ground adjacent to the building. Gutters were heavily filled with debris and appeared blocked, and a section along the driveway side had sagged, allowing water to accumulate and overflow during rainfall. The gutter attached to the front pergola was also heavily corroded with sections rusted through. Deterioration to fascia boards was noted at external corners, which may be associated with prolonged moisture exposure.

Where roof drainage systems do not function correctly, uncontrolled roof water discharge can occur and ongoing moisture exposure to surrounding building elements may result. A roofing plumber should be engaged to assess and rectify the guttering and downpipe system as required, and a builder should address any associated building deterioration. This should be done as a matter of urgency to prevent further moisture exposure and deterioration.







Finding 2.02

Building: Main Building

Location: Verandah

Finding: Severely Decayed Veranda Post – Driveway Side

Information: A veranda support post located below the affected gutter section on the driveway side was observed to be severely decayed at its base due to fungal decay. The lower portion of the post has deteriorated and the post has dropped, meaning it no longer appears to be providing effective support to the veranda structure. Continued deterioration may affect the stability of the supported structure.

A builder should be engaged to assess and rectify as required. This should be done as a matter of urgency.



Finding 2.03

Building: Main Building

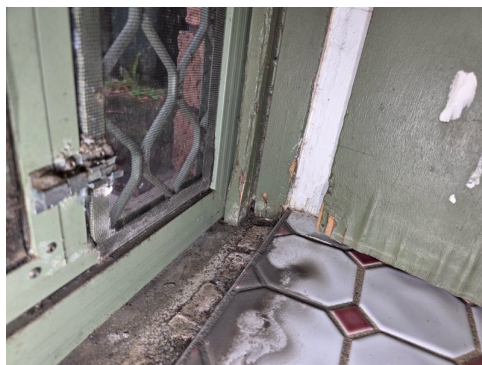
Location: Laundry

Finding: Severe Timber Decay – Laundry External Door Frame and Door

Information: The lower sections of the external laundry door jamb and architrave were observed to be heavily deteriorated due to fungal decay. The bottom of the laundry door is also delaminating and shows clear signs of prolonged moisture exposure and moisture damage. Continued deterioration may affect the function of the door and allow ongoing moisture exposure to surrounding building elements. Concealed damage could not be ruled out during a non-invasive inspection.

A builder should be engaged to assess, carry out a further investigation to determine the extent of any concealed damage, if any, and to rectify as required. This should be done without delay.





Minor Defect

Finding 3.01

Building: Main Building

Location: Living Room

Finding: Timber Decay to Window Bottom Rail – Living Room Corner Window

Information: The external bottom rail of the corner window in the living room was observed to be deteriorated due to fungal decay. The timber shows clear signs of moisture-related breakdown and no longer appears to be providing full weather protection to the window assembly. Slightly elevated moisture readings were also recorded to the internal window framing and concealed deterioration within the surrounding wall structure cannot be ruled out.

A builder should be engaged to assess and repair or replace the affected timber components as required. This should be carried out as soon as practicable to prevent further deterioration.



Finding 3.02

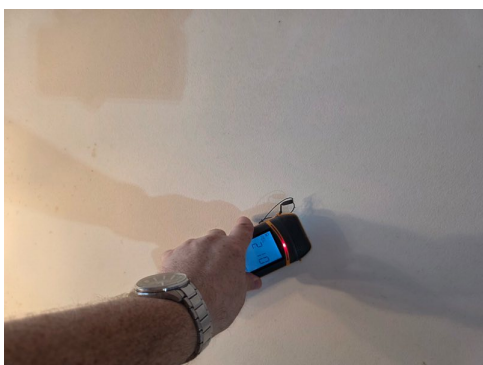
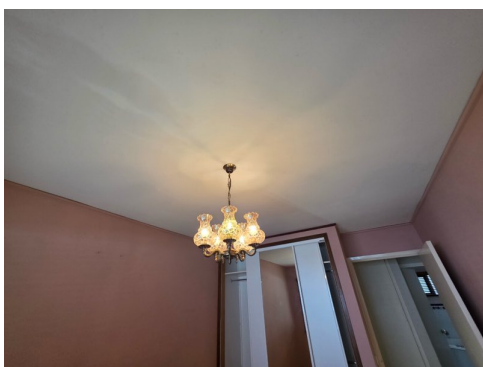
Building: Main Building

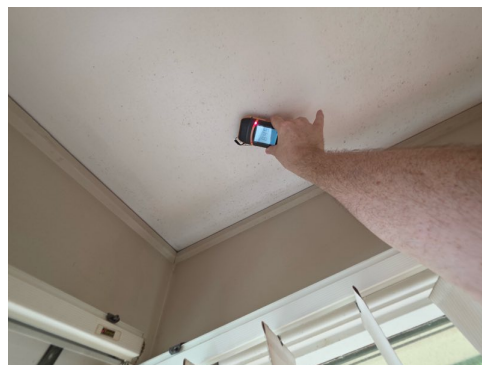
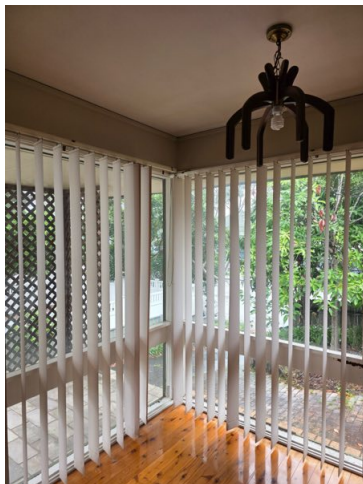
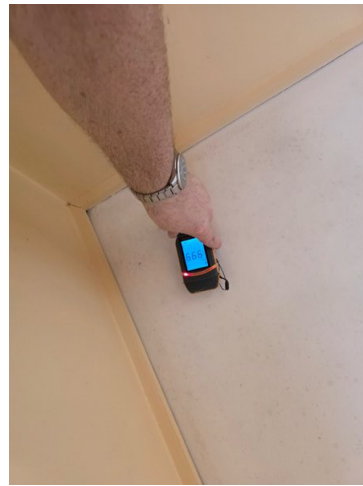
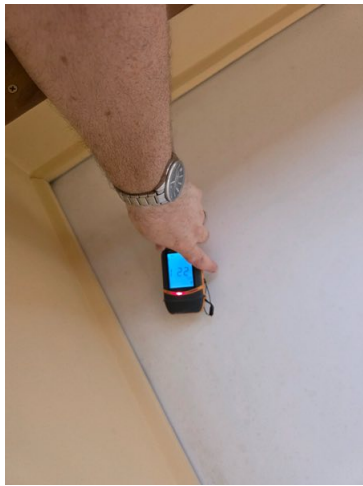
Location: Bedrooms 1 & 2

Finding: Ceiling Staining and Suspected Mould Growth

Information: Yellow spot-like staining was observed to sections of the ceiling linings in Bedrooms 1 and 2. In addition, small spot-like marks consistent with suspected mould growth were noted to the ceiling corners, particularly to the external wall corner of Bedroom 2 where elevated moisture readings were recorded. A similar condition was observed in the living room corner above the window as well. These conditions indicate ongoing moisture presence and may be associated with condensation, humidity, or possible moisture ingress.

Concealed deterioration within ceiling materials cannot be ruled out during a visual inspection. A licensed builder should investigate the source of moisture and carry out rectification as required. This should be addressed without delay to prevent further deterioration.





Finding 3.03

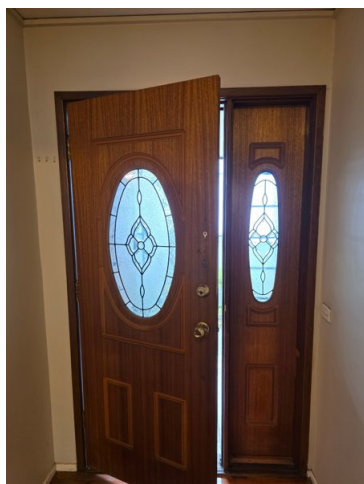
Building: Main Building

Location: Front door

Finding: Cracked Leadlight Glass – Front Entry Door

Information: Cracking was observed in the leadlight glass panel in the front entry door. Cracked glass may deteriorate further over time and can present a breakage hazard if the panel becomes unstable.

A glazier should be engaged to assess and rectify as required. This should be done at the owner's discretion.



Finding 3.04

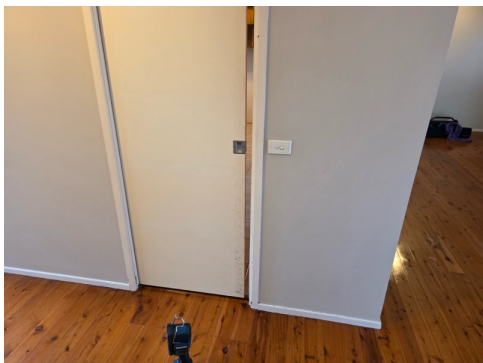
Building: Main Building

Location: Dining Room

Finding: Non-Operational Light Switch – Dining Room

Information: A light switch in the dining room was tested and did not operate. Non-operational electrical fittings may indicate a fault in the switch or associated wiring.

A licensed electrician should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.05

Building: Main Building

Location: Kitchen

Finding: Elevated Moisture and Minor Water Damage – Kitchen Sink Cabinet

Information: Elevated moisture readings were recorded to the cabinet carcass beneath the kitchen sink. Minor deterioration was observed to the cabinet base along with water staining to the shelf above. This indicates ongoing or previous moisture exposure in the cabinet area and concealed deterioration in surrounding cabinetry cannot be ruled out.

A licensed plumber should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.





Finding 3.06

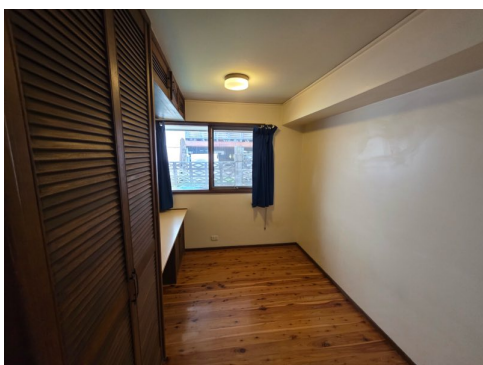
Building: Main Building

Location: Bedrooms

Finding: Non-Operational Window Winders – Multiple Windows

Information: Several window winders were tested and did not operate. Non-operational winding mechanisms can prevent windows from opening or closing correctly and may affect ventilation and security.

A builder should be engaged to assess and rectify as required. This should be done at the owner's discretion.





Finding 3.07

Building: Main Building

Location: Yard - Side

Finding: Corroded Sewer Vent Pipe

Information: The metal sewer vent pipe was observed to have a rusted hole through its face approximately halfway up its height. Corrosion holes can allow sewer gases to escape and may allow continued deterioration of the pipe.

A licensed plumber should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.08

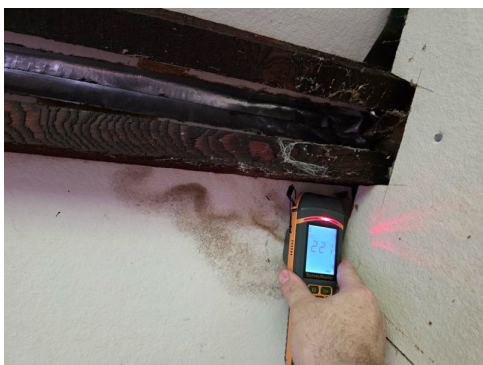
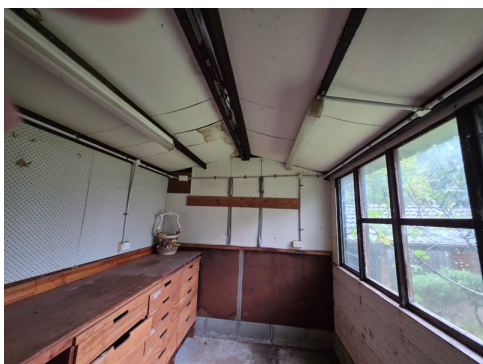
Building: Shed

Location: All Internal Areas

Finding: Water Staining and Elevated Moisture – Shed Ceiling Linings

Information: The shed ceiling linings appear to be a chipboard-type material and multiple sheets displayed visible water staining. Elevated moisture readings were also recorded in several areas, indicating ongoing or recent moisture exposure. Continued moisture exposure may lead to progressive deterioration of these sheet materials.

A builder should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.





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: Yard - Front

Finding: Deck - Concealed or inaccessible deck substructure

Information: The substructure of the decking in the front yard was not accessible for inspection due to low clearance, ground contact, or cladding. Inaccessible areas such as this prevent a full visual inspection and create conditions conducive to concealed termite entry or timber decay, as any damage or activity may remain undetected until it becomes extensive.

Where practical, the deck should be modified to allow adequate clearance and access for future inspection. Where modification is not possible, the risk of concealed attack remains. In such cases, it is essential that a licensed pest controller establish an ongoing termite management plan and carry out regular timber pest inspections every 6–12 months.

This matter should be addressed without delay to ensure concealed areas are monitored and managed effectively.



Finding 6.02

Building: Main Building

Location: Yard - Side

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds, particularly those constructed from untreated timber, were noted adjacent to the dwelling. These create a highly conducive environment for termite activity due to the combination of retained soil moisture from watering, direct soil contact, and the organic material in the soil and timber edging. Such conditions increase the risk of concealed termite ingress into the property, as termites can travel through the garden beds and enter the structure undetected.

Where practical, garden beds should be removed, relocated, or modified so that they do not abut the dwelling. Where this is impractical or undesirable, the risk of concealed termite activity remains. In these cases, a licensed pest controller should establish an ongoing termite management plan, and regular timber pest inspections should be carried out every 6–12 months to assist in protecting the property against infestation.



Finding 6.03

Building: Carport

Location: Storage Room

Finding: Stored Timber – Termite Conducive Condition

Information: Stored timber was observed in the storage room at the rear of the carport. Timber stored against or close to structures can create conditions conducive to termite activity and may attract termites to the vicinity of the building.

A licensed pest controller should be engaged to assess and advise as required. Ongoing termite management is recommended, including timber pest inspections every 6–12 months. This should be done at the owner's discretion.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: Multiple

Finding: Fungal - Fungal decay observed in timber elements

Information: Fungal decay was observed in timber elements in the fascia boards, window frame, verandah post, laundry door jamb and shed fly screen frame. Fungal decay (commonly referred to as wood rot) occurs when timber remains damp for extended periods, allowing fungal spores to colonise and break down the wood fibres. This process reduces the strength, durability, and integrity of the timber.

Decay is typically caused by poor drainage, regular wetting, or direct contact with soil or saturated surfaces.

Recommend a licensed builder or pest manager assess the extent of deterioration and replace or treat affected timbers as necessary. Regular timber pest inspections should be carried out every 6–12 months. Rectify without delay.





Evidence of wood borer activity and/or damage

Finding 8.01

Building: Carport

Location: Store Room

Finding: Wood borer activity in stored firewood

Information: Evidence consistent with wood borer activity was observed in a piece of stored firewood in the shed area. Numerous small round exit holes were visible in the timber, which is typical of wood borer infestation. The affected timber does not form part of the building structure.

Infested firewood can act as a harbourage for timber pests and may introduce or sustain pest activity on the property if stored close to the dwelling. The affected timber should be removed from the site or stored well away from the building. Regular timber pest inspections should continue at intervals of approximately 6–12 months to monitor conditions.



Evidence of a previous termite management program

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Registered Roofing Contractor
- Registered/Licensed Builder
- 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

Overall, the property appears to be in generally fair condition for a building of its age, with most observed issues relating to maintenance items and localized deterioration typical of buildings exposed to ongoing weathering and moisture over time.

Several major defects were identified during the inspection which require attention. The roof drainage system displays multiple defects, including disconnected downpipes, blocked and distorted gutters, and corroded sections of guttering. These conditions are preventing effective roof water disposal and are allowing uncontrolled water discharge around the building. A severely decayed verandah support post was also observed, which no longer appears to be providing adequate support to the structure and should be addressed without delay. In addition, severe timber decay to the external laundry door frame and door was identified, which has resulted from prolonged moisture exposure and will require repair or replacement.

A number of minor defects and maintenance items were also noted throughout the property. These include localized moisture readings, isolated deterioration to some building components, minor operational issues with fittings, and general maintenance matters. These items are not uncommon for properties of this age and construction and should be addressed progressively to prevent further deterioration and maintain the building in serviceable condition.

From a timber pest perspective, evidence of fungal decay was observed in several timber elements, indicating prolonged moisture exposure in some areas. While no active termite activity was identified at the time of inspection, several conditions conducive to termite activity were noted around the property. Ongoing termite management is recommended, including regular timber pest inspections every 6–12 months.

Access to the subfloor area was restricted due to the small size of the access opening, and this area could not be fully inspected. Conditions or defects may exist in areas that were not accessible at the time of inspection.

Subject to the rectification of the major defects and the progressive management of the maintenance items identified, the building should continue to perform as intended.

For further information, advice and clarification please contact James Kerins on 0429 360 124

The following items were noted as -For your information

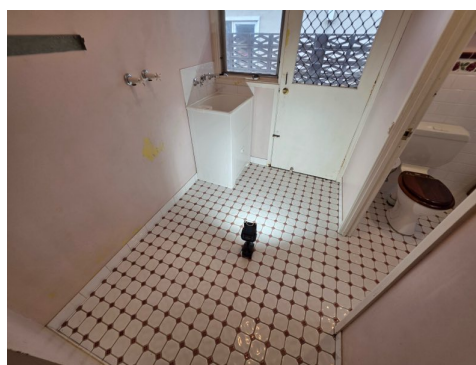
Noted Item

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

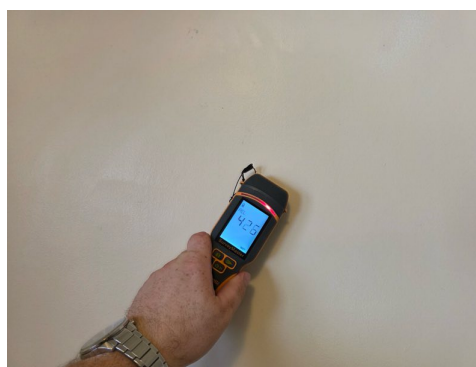
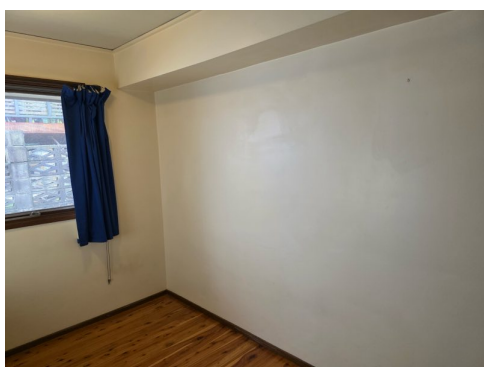
Building: Main Building

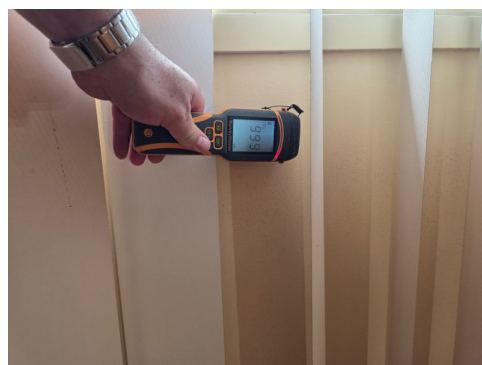
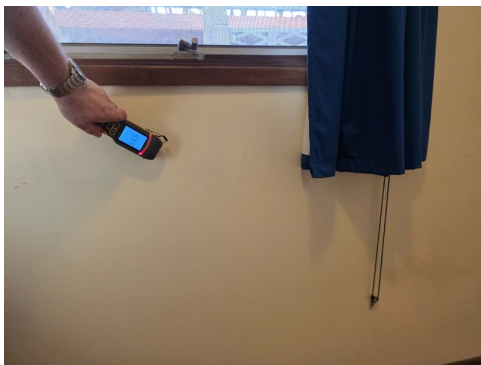
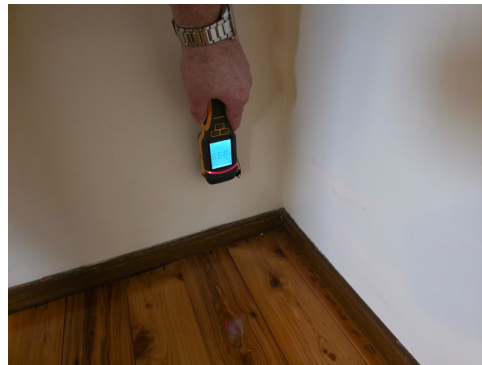
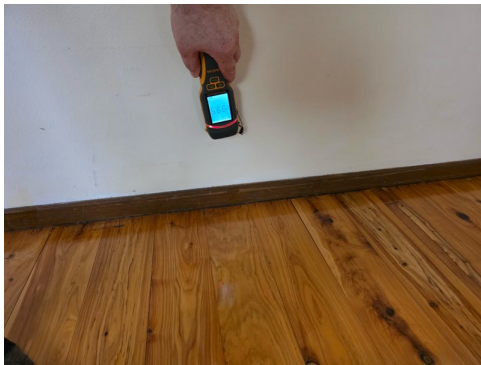
Location: Bedrooms, Living room

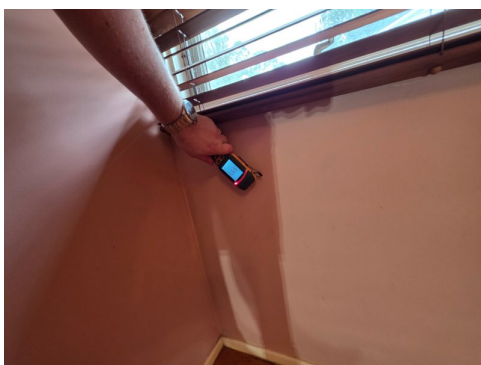
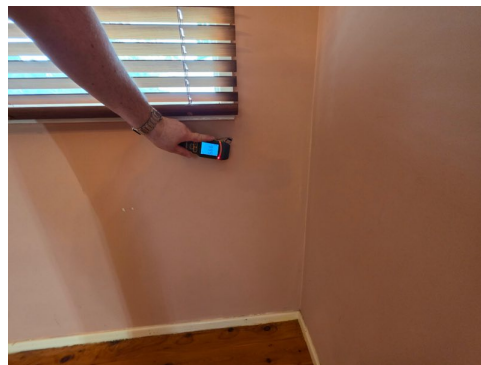
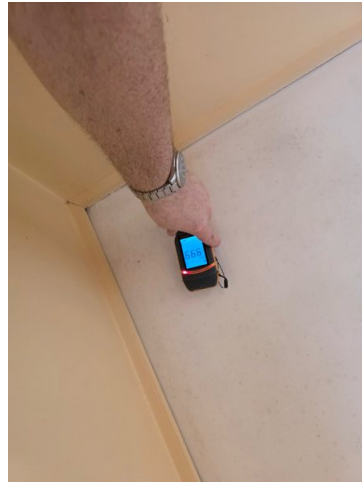
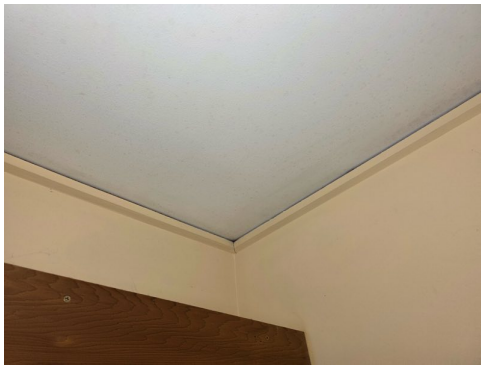
Finding: Elevated Moisture Readings – Multiple Internal Walls

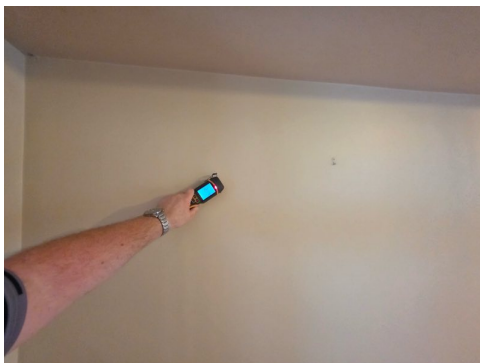
Information: Elevated moisture readings were recorded along several internal perimeter walls, including beneath windows in Bedrooms 1, 2 and 3 and along the rear wall of Bedroom 3. No visible deterioration, swelling, or material breakdown was observed in these areas at the time of inspection. The inspection occurred during wet and humid conditions following recent rainfall, which may influence moisture meter readings in wall linings.

Although no damage was evident, concealed moisture sources or deterioration cannot be ruled out in a visual, non-invasive inspection. It is recommended that the affected areas be monitored and, if moisture levels persist or deterioration becomes evident, a licensed builder should investigate and rectify as required.









Noted Item

Building: Main Building

Location: Roof Void

Finding: Water Staining to Roof Framing – Roof Void Access Area

Information: Water staining was observed on a rafter adjacent to the roof void access opening. Due to access limitations the surrounding area could not be safely inspected and moisture readings were not obtained. It could not be determined during the visual inspection whether the staining represents a historic condition or a current moisture entry point.

If moisture ingress is ongoing, deterioration of roof framing or ceiling materials may occur over time. A roofing plumber should investigate and rectify if required. This should be addressed as soon as practicable.



Noted Item

Building: Main Building

Location: Bathroom, Laundry, Eaves, Meter box

Finding: Suspected Asbestos-Containing Materials (ACMs)

Information: Reporting on asbestos is outside the scope of this inspection. Suspected asbestos-containing material (ACM) was observed in the bathroom, laundry, eave and meter box. Based on our experience in the building industry, there is a higher risk that the identified building elements contain asbestos, particularly given that any home constructed prior to 1990 may contain asbestos in various forms.

No sample testing has been undertaken to confirm the presence of asbestos. We strongly recommend a separate Asbestos Inspection and Condition Audit be carried out by a licensed assessor, which may include laboratory testing for definitive confirmation.

In the meantime, the client is advised to act with caution, especially when considering any disturbance of the material through wear and tear, renovations, extensions, demolition, or maintenance activities.





Noted Item

Building: Main Building

Location: Subfloor

Finding: Subfloor Area – Access Restricted

Information: The subfloor area could not be accessed due to restricted opening size, preventing inspection of the subfloor structure and conditions. A visual inspection was conducted from the opening to the subfloor area. Defects or timber pest activity may exist in areas that were not accessible for inspection.

A builder should be engaged to carry out further investigation as required. This should be done at the owner's discretion.





Noted Item

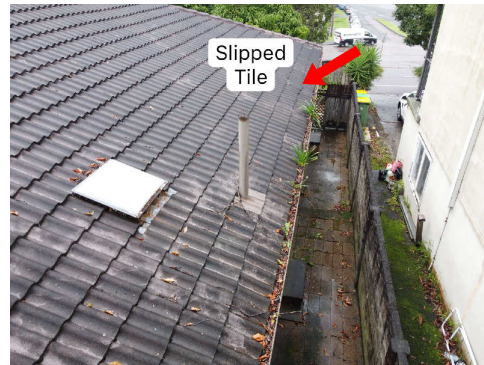
Building: Main Building

Location: Roof Exterior

Finding: Additional Photos - Roof

Information: Additional photos are provided for your general reference







Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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