



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 31 Margherita Ave, Bateau Bay NSW 2261,  
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, 13 Feb 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: 31 Margherita Ave, Bateau Bay NSW 2261, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Jas Randhawa Ph: 0432 637 637  
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Company Name: Jim's Building Inspections Hornsby

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Company Address and Postcode: Beecroft 2119

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Company Contact Numbers: 0432 637 637

## 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: 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 conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

## 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 for its age generally with safety hazards, minor defects and recommendations.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Garage, Water Tanks, Retaining Walls, Footpath
Other Timber Bldg Elements	Architraves, Door Frames, External Joinery, Floating Floor, Internal Joinery, Doors, Skirting Boards, Stair Railing, Staircase, Window Frames, Veranda Posts
Roof	Tiled, Pitched, Timber Framed
Storeys	Single
Walls	Brick Veneer, Timber Framed and Clad
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
- Gardens
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- Stumps
- The Site
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

## Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Landscaping
- Overhanging vegetation
- Pipework
- Roof framing - not trafficable
- Stored items
- Sarking
- Solar Panels
- Vegetation
- Wallpaper or Wall Coverings
- 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:	Under Cover Patio
Finding:	Excessive Spacing Between Staircase Railings
Information:	The spacing between the vertical railings (balusters) on the staircase is measured to be more than 125 mm at the time of inspection.

This exceeds the maximum allowable spacing as per Australian safety standards, posing a potential safety hazard, particularly for young children who may be at risk of falling through or getting trapped in the gap. This was not a requirement when the house was built.

Reference to Australian Standards:

□ According to the National Construction Code (NCC) of Australia, specifically Volume Two (Building Code of Australia - Class 1 and Class 10 Buildings), and the referenced Australian Standard AS 1926.1-2012 - the following applies:

- Clause 2.3 of AS 1926.1-2012 states that the maximum clear opening between vertical members of a barrier (such as balusters on a staircase) must not exceed 125 mm. This is to prevent a child from passing through or becoming entrapped.
- Additionally, the NCC Volume Two, Part 3.9.2 (Balustrades), aligns with this requirement for residential buildings, ensuring that any barrier on a staircase or raised platform must prevent falls and ensure safety. While the NCC directly references balustrade heights and other specifications, the 125 mm spacing rule is a widely accepted standard for child safety in residential settings, often cross-referenced with AS 1926.1 for consistency.

Safety Concern: □ The excessive spacing of more than 125 mm between the railings fails to comply with the above standards, creating a risk of injury or entrapment, particularly for young children. This defect could allow a child to slip through the gap or get their head or limbs stuck, leading to potential injury or a fall from height.

Recommendation: □ To rectify this defect, the spacing between the railings should be reduced to 125 mm or less. This can be achieved by installing additional balusters or a secondary barrier (such as a mesh or panel) to close the gap. Any modifications should be carried out in accordance with the NCC and relevant Australian Standards, and a qualified professional should be consulted to ensure compliance.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Yard - Back
Finding:	Inadequate Site Drainage - Exterior Areas
Information:	At the time of inspection, inadequate site drainage was observed around the perimeter of the building, which can lead to water pooling and insufficient runoff management.

This condition may result in moisture being absorbed by the foundation or lower walls, potentially leading to rising damp, cracks in brickwork, erosion of the soil around the building, or structural issues over time. Water pooling can also create ideal conditions for mould growth, contribute to the deterioration of exterior materials, and act as conducive conditions for termite activity, as termites are attracted to areas with elevated and persistent moisture levels.

It is recommended that proper site drainage be installed, such as redirecting water flow away from the building or incorporating drainage systems, to prevent further damage and ensure the long-term stability of the structure.

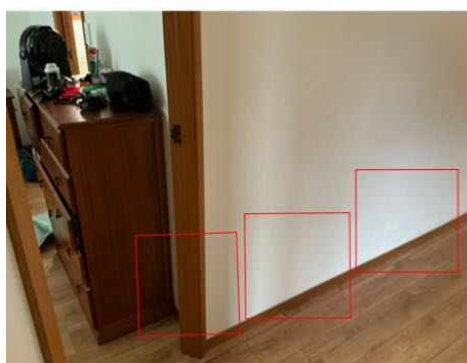
To address the inadequate site drainage, a qualified landscaper or drainage specialist should be engaged to design and install appropriate drainage solutions, such as grading the ground away from the building or installing French drains, surface drains, or downspout extensions. If more complex issues are present, such as damage to the foundation or moisture entering the walls, a structural engineer may need to assess the situation, and a builder may be required for repairs.



### Finding 3.02

Building: Main Building  
 Location: Hallway Opposite Master En-suite Shower  
 Finding: Shower Damp - Adjacent Bathroom (Monitoring)  
 Information: At the time of inspection, elevated moisture levels were detected on the wall adjacent to the shower area. While no visible water damage or deterioration was noted, the presence of moisture suggests possible seepage or condensation associated with regular shower use.

At this stage, no immediate action is required. However, the area should be monitored over the next 12 months for any signs of deterioration such as staining, bubbling paint, or mould growth. It should be noted that moisture ingress of this nature does not generally resolve without intervention, and at some point remedial works are likely to be required. Should conditions worsen, the client is advised to engage services of a licensed plumber or waterproofing specialist to rectify the issue of moisture before this minor defect turns into major defect.





### Finding 3.03

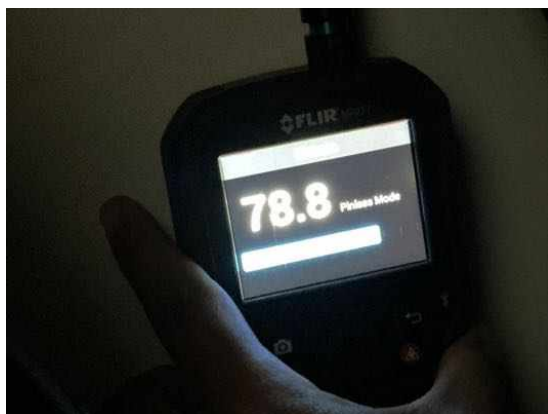
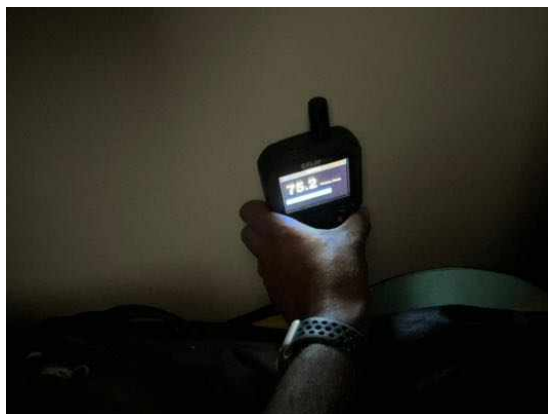
Building:	Main Building
Location:	Bedroom 3
Finding:	Lateral Damp/Rising Damp (Monitoring)
Information:	There are two possible reasons for the type of moisture staining observed: lateral damp or rising damp.

Lateral damp refers to moisture entering from the surrounding ground and moving sideways into the base of the wall. This often appears in walls that retain soil or are close to external ground levels. Over time, this can contribute to deterioration of internal finishes such as bubbling or peeling paint.

Rising damp occurs when moisture travels upward through porous materials like bricks or mortar. This can happen if the original damp proof course (DPC) has deteriorated, been bridged by external ground levels, or if moisture is entering from the opposite side of the wall.

At this stage, no immediate rectification work is required, but the area should be monitored over the next 12 months. If any signs of bubbling paint, peeling, or further moisture staining appear along the bottom of the wall, the client is advised to engage a damp-proofing specialist to confirm whether a membrane, DPC repair, or other moisture management works are required.





### Finding 3.04

Building:	Main Building
Location:	Garage
Finding:	Crack in concrete slab - Category 2
Information:	A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

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



### Finding 3.05

Building:	Main Building
Location:	Entry
Finding:	Door Weatherstrip - Missing
Information:	It was noted at the time of inspection, the door weatherstrip was missing.

The absence of a door weatherstrip could be due to wear and tear, improper installation, or deliberate removal. The implications include increased energy loss, reduced insulation, potential water leaks during rain, and a compromised seal, allowing drafts and noise to enter the space. Replacing the missing weatherstrip is advisable to maintain energy efficiency, weather protection, and overall comfort within the enclosed area.

A general handy man should be appointed to install the weatherstrip at owners discretion.



### Finding 3.06

Building:	Main Building
Location:	Bedroom - Master
Finding:	Windows - Moisture
Information:	At the time of inspection, moisture was noted to sections of the window frames. This

condition may be the result of minor water ingress from external sealant deterioration or flashing defects, or alternatively internal condensation build-up, particularly during cooler weather or where ventilation is limited.

The client is advised to ensure that all external window perimeters, joints and sealant lines are properly sealed and maintained to prevent water penetration. It is also recommended that adequate ventilation is maintained internally to minimise condensation build-up.

If staining, deterioration or further moisture becomes evident, a suitably qualified contractor should be engaged to assess and rectify as required.



### Finding 3.07

Building:	Main Building
Location:	All Areas
Finding:	Sealant/Grouting - Missing or Damaged
Information:	At the time of inspection, areas of missing and/or deteriorated sealant and grout were noted in this area. This condition can allow water to penetrate behind finishes, which may lead to moisture ingress, deterioration of waterproofing membranes, mould growth, and potential leaks into adjoining areas over time. If left unaddressed, this may result in costly repairs and hidden water damage.

It is recommended that a licensed plumber (or suitably qualified tradesperson experienced in wet area sealing) be engaged to assess the affected areas and reinstate compliant waterproof sealant and grout as required, ensuring all junctions are properly sealed to prevent further water ingress.

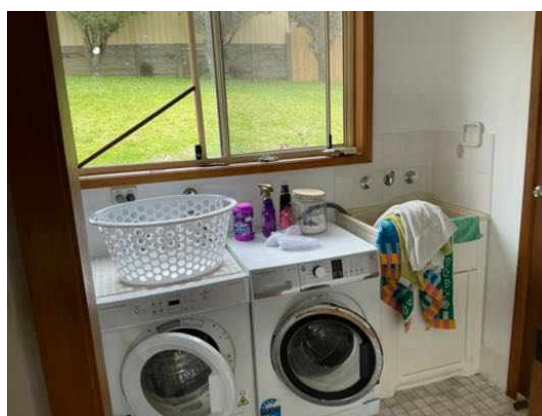


Finding 3.08

Building:	Main Building
Location:	Laundry
Finding:	Laundry - No Exhaust Fan Installed
Information:	At the time of inspection, it was noted that the laundry area is not equipped with an exhaust fan.

The absence of mechanical ventilation in a confined space such as a laundry can lead to the accumulation of excess moisture and humidity, particularly during the use of washing machines and dryers. Over time, this can result in condensation build-up on walls and ceilings, increasing the risk of mould and mildew growth, which may cause health issues such as respiratory irritation and allergies. Additionally, persistent damp conditions can contribute to the deterioration of paint, plaster, and other building materials, potentially leading to more extensive and costly repairs.

A licensed electrician should be appointed to carry out this work to ensure the fan is installed safely and in accordance with Australian electrical standards at clients own discretion.



### Finding 3.09

Building:	Main Building
Location:	Under Cover Carport
Finding:	Joist Connection - Insufficient
Information:	The ceiling/floor joist to the whaling plate/beam connection is not sufficient. The joists should be sufficiently fastened with secure connection with joist hangers.

While fastening is insufficient, and there is potential for movement warping or deformation of the joists and potentially structural failures. This generally only occurs in old homes which do not have more contemporary building approaches.

Where the joist to the walling plate/beam is inadequate, repairs are likely to be required as soon as possible. A registered builder or carpenter should be appointed to perform remedial works as soon as possible.



### Finding 3.10

Building: Main Building

Location: Subfloor

Finding: Subfloor Site Drainage - Inadequate

Information: At the time of inspection, inadequate site drainage was observed under the subfloor, allowing water to accumulate and fail to drain effectively, creating a hazardous condition. This is a common defect in houses constructed on brick stumps, where poor site grading and limited subfloor ventilation can contribute to ongoing moisture retention. The resulting water pooling may lead to structural deterioration from prolonged dampness, mould and mildew growth, and create conditions conducive to termite activity. These issues can also impact indoor air quality and pose safety risks to occupants.

The client is advised to engage a licensed plumber or builder experienced in drainage and foundation work to assess and implement suitable solutions, such as improving site grading, installing appropriate drainage systems, and enhancing moisture barriers. In addition, the installation of mechanical subfloor ventilation is recommended to improve air circulation, assist with moisture control, and reduce the risk of ongoing damp-related issues.



### Finding 3.11

Building: Main Building  
Location: Under Cover Carport  
Finding: Lichen Growth - Roof Sheets  
Information: Lichen growth is observed on the surface of roof sheets. This growth appears as patches of green, gray, or yellowish material adhering to the roofing material.

Lichen is a complex organism resulting from a symbiotic relationship between fungi and algae or cyanobacteria. This growth typically occurs in areas that are damp, shaded, and receive minimal sunlight. Roof sheets that retain moisture due to poor drainage, insufficient slope, or the presence of debris. Rough or porous roofing materials that provide a suitable substrate for lichen attachment and growth.

Lichen retains moisture, which can lead to the growth of other organisms, such as moss, and increase the risk of water damage or leaks. Over time, persistent lichen growth can contribute to the degradation of roofing materials, especially if left untreated.

It can be removed by scraping. Use a soft-bristle brush or plastic scraper to gently remove lichen from the roof surface. Avoid using metal tools that could damage the roofing material. Use a pressure washer with a low-pressure setting to wash away loose lichen. Be cautious to avoid damaging the roof with high-pressure water. Always make sure you have the safety gear on.

Alternatively client is advised to engage services of a professional handyman or landscaper to get it removed.





### Finding 3.12

Building: Main Building  
 Location: Driveway, Footpath  
 Finding: Crack in concrete slab - Category 2  
 Information: A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

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





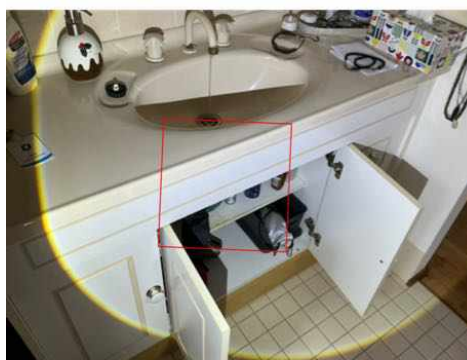
### Finding 3.13

Building: Main Building

Location: Bathroom

Finding: Plumbing Fixtures - Corrosion

Information: The plumbing fixture has minor corrosion and buildup around the plumbing joints and pipes under a sink, likely resulting from persistent leakage. Over time, continuous leaks can lead to mineral deposits, causing corrosion and weakening the pipes. Additionally, older plumbing materials, such as galvanized steel or iron, are more susceptible to rust and degradation, especially if they have not been regularly maintained or replaced. This issue is exacerbated by improper maintenance, such as neglecting small leaks or failing to clean mineral buildup. To address this, it is crucial to have a professional plumber inspect the system, repair any leaks, and replace corroded sections with modern, durable materials like PVC or copper.



### Finding 3.14

Building: Main Building

Location: Front Left

Finding: Downpipe - Rusted/Corroded

Information: At the time of inspection, sections of the downpipe were observed to be rusted and showing signs of corrosion. This deterioration is likely due to prolonged exposure to moisture, standing water within the pipe, or insufficient drainage maintenance. Over

time, corrosion can weaken the pipe, leading to leaks, blockages, or complete failure of the downpipe, reducing the effectiveness of the stormwater drainage system.

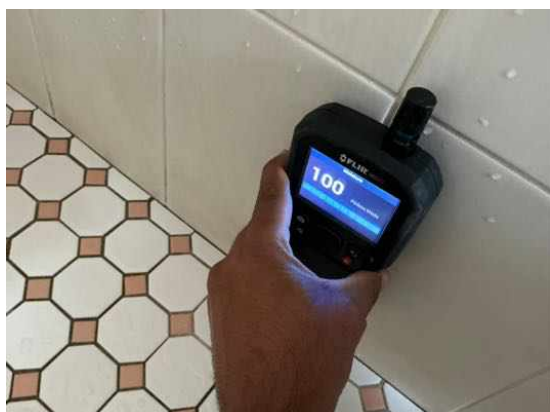
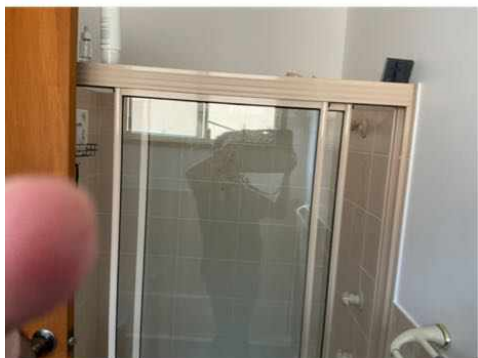
It is recommended that a licensed roof plumber be engaged to replace the rusted or corroded sections and ensure the downpipe is securely fitted and functioning correctly. Regular cleaning and inspection are advised to prevent further corrosion and maintain effective water flow.



### Finding 3.15

Building:	Main Building
Location:	Both Bathrooms
Finding:	Excessive Moisture - Shower Damp
Information:	At the time of inspection, excessive moisture was noted within the shower area, which is a common issue in wet areas due to the continual exposure to water. This condition is typically caused by moisture seeping through grout lines and settling behind tiles, resulting in localised high-moisture zones. Provided there is no evidence of water staining or elevated moisture readings on the opposite side of the wall, this is considered a minor defect.

However, persistently damp conditions may act as conducive conditions for termite activity, as termites are strongly attracted to moisture-rich environments. It is recommended that the client ensures regular use of the exhaust fan and maintains adequate ventilation after shower use to promote drying and reduce long-term moisture build-up, thereby also reducing the risk of attracting termites.



### Finding 3.16

Building: Main Building  
 Location: Roof Void  
 Finding: Sarking - Damaged  
 Information: Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered roofer should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



### Finding 3.17

Building:	Main Building
Location:	Bathroom
Finding:	Peeling Paint - Bathroom
Information:	During the inspection, it was observed that the paint in the bathroom is peeling in several areas.

This peeling paint could be indicative of underlying issues such as moisture intrusion, not using the exhaust regularly or inadequate surface preparation prior to painting. If left unaddressed, it can lead to further deterioration of the paint and potential damage to the underlying wall surfaces. It is recommended that the affected areas be properly assessed and repaired, including addressing any moisture sources, before repainting to ensure a durable and aesthetically pleasing finish. Regular maintenance of painted surfaces is essential to prevent similar issues in the future.

The client is advised to engage services of a professional painter to fix the issue.



### Finding 3.18

Building:	Main Building
Location:	Laundry
Finding:	Tiles - Cracked and/or Damaged
Information:	Cracking in the tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage.

While the cracking appears to be minor, this area may be exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring. Cracked tiles throughout the household detracts from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects. While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion.

A licensed tiling contractor may be appointed to perform these works. Should these cracks become more numerous, a licensed builder should be appointed to inspect and advice on rectification.

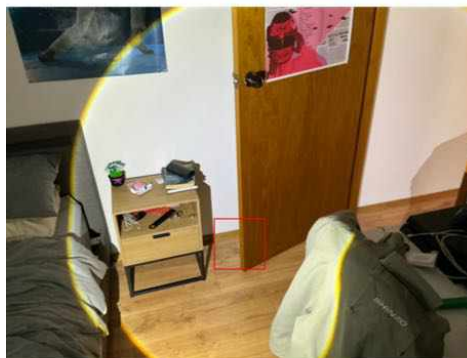


### Finding 3.19

Building:	Main Building
Location:	Bathroom, Bedroom 3
Finding:	Door Stopper(s) - Missing
Information:	At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

The client is advised to engage services of a handyman to install the door stopper.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

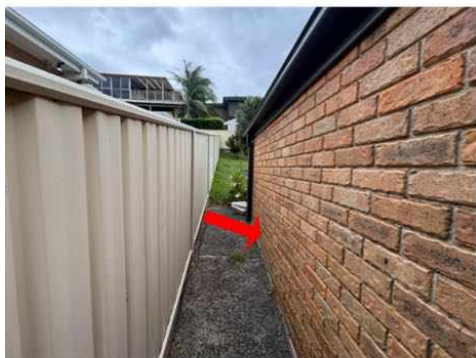
### Finding 6.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.



### Finding 6.02

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging Appliances - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.



### Finding 6.03

Building:	Yard
Location:	All Areas
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility arises

because timber, when in contact with soil and dampness, creates an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as a part of the building's construction or incorporated into fencing, its presence near or on the ground can become a pathway for termites to access and damage the property.

When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened, moisture-laden elements as a bridge into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked.

For any timber in direct contact with the external ground, special attention is required. The combination of moisture, untreated wood, and direct ground contact not only accelerates the decay process but also provides subterranean termites with a straightforward means of ingress into the structure. This entry can lead to termites moving undetected into other vulnerable areas, resulting in potentially significant structural issues and costly repairs.

To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

The client is strongly advised to assess the property for any timber elements that may be in direct contact with the ground and ensure prompt action is taken to remove or treat them effectively. Regular inspections, proactive maintenance, and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventive measures is crucial for maintaining a termite-free environment and avoiding potentially costly damage and future repairs.



### Finding 6.04

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Overflow Disconnected - HWS/AC/Gas - Conducive Conditions to Termites
Information:	The overflow to this service was found to be disconnected from stormwater drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. These damp conditions can lead to secondary defects such as rot, rust, or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



### Finding 6.05

Building: Yard  
 Location: Yard - Back  
 Finding: Tree Stumps - Remove  
 Information: Old tree stumps were found around the property.

Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump.

All tree stumps should be removed where possible or alternatively be test drilled and treated. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Timber pest management plan should be implemented and 6-12 monthly Timber Pest inspections carried out in accordance with AS4349.3 or AS 3660.2.



### Finding 6.06

Building: Main Building  
 Location: Exterior walls - front  
 Finding: Timber Directly Attached to Building  
 Information: At the time of inspection, timber materials were noted to be directly attached to the

external wall of the dwelling. This practice is considered a conducive condition for termite activity, as it provides both a potential food source and concealed entry point for termites into the structure.

It is recommended that the timber be removed, isolated, or appropriately treated to reduce the risk of termite infestation. A licensed pest management specialist should be consulted for further assessment and advice in line with AS 3660.2 (Termite Management).



### Finding 6.07

Building:	Main Building
Location:	Subfloor
Finding:	Stored Timbers - On Site
Information:	The storage of timber around external areas or within subfloor spaces poses a significant risk of attracting termite activity. Timber left exposed to moisture can develop wood rot, creating an ideal environment for termites and other timber pests. When placed directly on the ground or in damp, concealed subfloor areas, this timber can act as a bridge for termites to enter the structure, potentially causing serious and costly damage.

In addition to termites, stored timber can promote mould, mildew, and fungal growth, which may affect both the structure and the health of occupants.

To reduce these risks, it is strongly advised that any stored timber be removed.



### Finding 6.08

Building: Main Building

Location: Meter Box

Finding: Termite Management System - No Evidence of Installation

Information: The application of a post-construction chemical termite barrier is strongly recommended for all properties, especially if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to seek further advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection.

Additionally, the client may want to consult with the vendor to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.



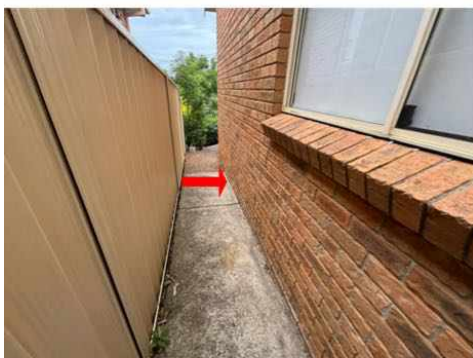
## Finding 6.09

Building: Main Building  
 Location: Yard - Back  
 Finding: Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring  
 Information: Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.



## 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

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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- In summary, the inspection identified a number of safety hazards, minor building defects and some termite risk conditions. A safety concern was noted in relation to excessive spacing between balustrades at the under-cover patio. Minor defects include inadequate site drainage to external and subfloor areas, elevated moisture and dampness issues (including shower damp, lateral/rising damp, excessive bathroom moisture and window frame moisture), Category 2 cracking to the garage slab and driveway/footpath, missing weatherstripping and door stoppers, cracked laundry tiles, peeling bathroom paint, corroded plumbing fixtures, rusted downpipes, damaged roof sarking, lichen growth to roof sheets, insufficient joist connections to the carport, missing exhaust fan to the laundry, and deteriorated or missing sealant and grout to wet areas. The property also presents multiple conditions conducive to termite activity, including bridging of barriers, timber in ground contact, poor drainage, disconnected overflow services creating excess moisture, stored timbers in the subfloor, tree stumps

on site, timber attached directly to the building, and no visible evidence of a termite management system. While no live termite activity or timber pest damage was detected at the time of inspection, the building is considered highly susceptible to timber pests and termite treatment is recommended.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

#### PEST REPORT:

The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest). Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. Anew termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
Location: All External Areas  
Finding: Obstructions and Limitations - External Areas  
Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.





### Noted Item

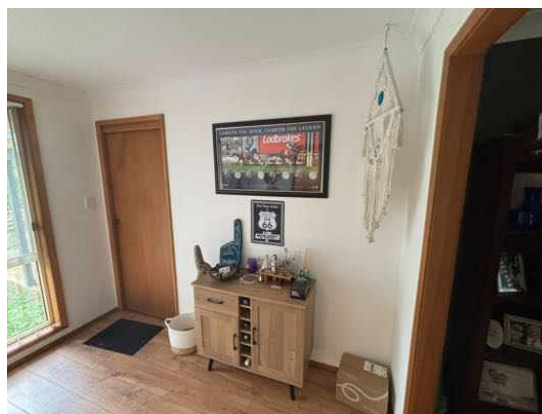
Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or

electrical issues, to deteriorating materials that may not be visible during the initial inspection.

The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.





Noted Item

Building: Main Building  
Location: Roof Void  
Finding: Obstructions, Limitations, and General Roof Space Condition  
Information: The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed.

Obstructions of this nature may conceal a variety of potential defects, including damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected.

It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.





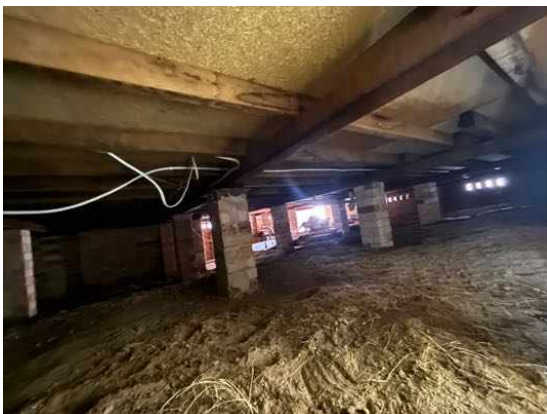
Noted Item

Building: Main Building  
 Location: Subfloor  
 Finding: Obstructions, Limitations, and General Subfloor Condition  
 Information: The attached photographs illustrate the obstructions and access limitations that restricted a full inspection of the subfloor area of the main property at the time of assessment. Items such as stored materials, construction debris, low-hanging services, and insulation impeded movement and visibility within key sections of the subfloor. In addition, the limited crawl height further restricted safe access to inspect critical structural components.

Restricted access and confined spaces can significantly hinder the ability to evaluate important elements such as floor joists, bearers, stumps, drainage, subfloor ventilation, and signs of moisture or pest activity. These obstructions may also conceal defects such as timber decay, water ingress, termite damage, inadequate support, or ventilation issues that are not immediately visible during a limited inspection.

While no major concerns were identified in the accessible areas, a full and unobstructed inspection is necessary to properly assess the overall condition of the subfloor. It is recommended that obstructions be removed and access improved where possible. Once adequate clearance is provided, a re-inspection should be arranged to ensure that any concealed defects can be identified and addressed accordingly. This will assist in providing a more comprehensive understanding of the subfloor's condition and reduce the risk of unforeseen issues.





Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: FYI - Windows and Doors were tested for Operation  
 Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

## Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: FYI - Plumbing and Electrical - Outside of the scope of this inspection  
 Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the

compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

## Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions  
 Information: During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.







### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Moisture Meter Readings
Information:	Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.





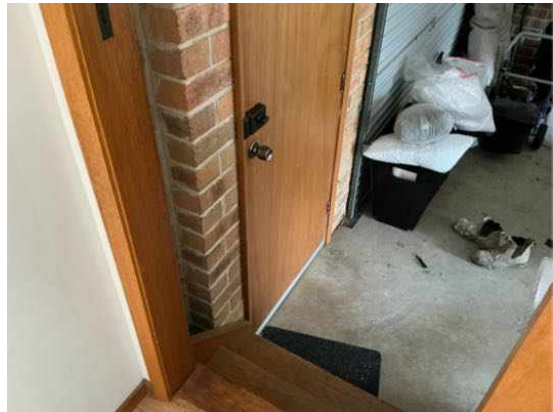
















### Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Additional Roof Photos
Information:	As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed.

Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.









### Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management Recommendation – No Evidence of Chemical Installation
Information:	At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the property has any history of termite activity or is located in a high-risk area.



## Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Subterranean Termite Management Proposal
Information:	A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage.

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the

ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

## 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.