Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Thu, 12 Mar 2026

Property Address: 19 Patherton Place, Narellan Vale NSW 2567

Contents

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

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

Original Inspection Date:	Thu, 12 Mar 2026
Modified Date:	Fri, 13 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	19 Patherton Place, Narellan Vale NSW 2567
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• Another manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning
• Due to:
• Low clearance or restricted access to parts of the roof void,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive inspection is highly recommended once access is gained.

Termite Protection
• Recommend obtaining records and maintenance history from the previous owner or strata manager.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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 good condition with some minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Shed, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Landscaping Timbers

- Interior

- Gardens

- Roof Void - Part

- Roof Exterior

- Slab Edge

- Wall Exterior

- Trees

- Timber Retaining Walls

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 low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- 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:

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Ceiling linings

- Duct work

- External finished ground level

- Furniture

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Lack of suitable access or entry point

- Insulation

- Roof framing - not trafficable

- Rugs

- Stored items

- Vegetation

- 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: **Medium**

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Eaves
Finding:	Defect – Eaves Sheeting Showing Water Staining
Information:	

Observation

At the time of inspection, sections of the eaves to the property were observed to be in a visibly poor condition. Water staining was noted to the eaves sheeting in this area. The staining appeared consistent with previous moisture exposure. The inspection of the eaves was limited to a visual assessment from accessible areas only, and concealed cavities within the eaves could not be inspected.

Implication

Water staining to eaves sheeting commonly indicates that moisture has previously entered the area. This may occur for a number of reasons including poor roof drainage, overflowing or blocked gutters, leaking roof plumbing, or minor roof covering defects. While the staining currently appears to be primarily cosmetic, ongoing moisture entry can lead to deterioration of the eaves lining, paint failure, and in some cases the development of fungal decay or mould within concealed areas if the source remains unresolved.

Recommendation

The affected areas should be monitored during and following periods of rainfall to determine whether active water ingress is occurring. If further staining, moisture or deterioration is observed, a suitably qualified roofing contractor should be engaged to investigate and identify the source of the leak and undertake any necessary remedial repairs. Once the source of moisture has been addressed, maintenance works such as cleaning, sealing, and repainting of the eaves may be undertaken to restore the appearance of the structure.

Finding 3.02

Building:	Main Building
Location:	Exterior - rear
Finding:	Site/Yard Drainage – Below Average.
Information:	Defect – Below Average Site Drainage

Observation:

Site drainage in the inspected areas appears to be below average, with no surface drains observed at the time of inspection. Ground surfaces and paved areas adjacent to the building do not appear to be adequately graded to facilitate effective surface water runoff.

Limitations:

• The general adequacy of site drainage is not fully assessed under the scope of a Standard Property Inspection Report.

• Observations are based solely on conditions present at the time of inspection.

• In dry conditions, drainage issues may not be visible, but may become apparent during periods of heavy or sustained rainfall.

Observations & Risks:

• Water should not be allowed to accumulate against the base of external walls or around the perimeter of the dwelling.

• Prolonged moisture exposure can contribute to:

• Dampness and structural deterioration

• Movement of footings or erosion of subsoils

• Conditions that are conducive to timber pest activity, including termites, which are attracted to moist environments

• Best practice site drainage includes:

• Paved surfaces falling away from the building by at least 25mm over the first metre

• Bare ground sloping away by at least 50mm over the first metre

Failure to meet these minimum drainage falls increases the risk of water ingress, foundation issues, and secondary building defects.

Recommendation:

• A licensed plumber and/or landscaping contractor should be engaged to:

• Evaluate the current site grading and surface runoff conditions

• Install or upgrade surface water drainage (e.g. strip drains, spoon drains, grated channels) as required

• Improve grading around the building to ensure water flows away from the structure

Addressing these issues proactively will assist in protecting the structural integrity of the building, while also reducing environmental conditions favourable to termite activity.

Finding 3.03

Building: Main Building
Location: Exterior - rear
Finding: Downpipe – Unconnected.
Information: Findings:

• One or more downpipes on the property are not connected to an appropriate stormwater drainage system.

• As a result, roof runoff is being discharged directly onto the ground at the base of the building perimeter.

• This can lead to excessive dampness in surrounding soil, which may allow water to track beneath the structure.

Implications:

• Moisture-Related Building Defects:

Inadequate roof drainage can result in prolonged damp conditions around the foundations, potentially contributing to structural movement, subfloor moisture ingress, and long-term building degradation.

• Non-Compliance Risk:

Discharging roof water onto the ground—particularly where runoff enters adjoining properties—may be non-compliant with local building codes and plumbing regulations.

• Timber Pest Risk:

Persistently damp conditions near or under the structure can create an environment highly conducive to termite activity and other timber pests.

Recommendation:

It is strongly recommended that a licensed plumber be engaged to:

• Inspect all roof plumbing and stormwater discharge points

• Repair, replace, or install appropriate downpipes and drainage infrastructure to ensure all roof runoff is directed into a compliant stormwater system

• Assess for any secondary effects of prolonged moisture exposure near the building

Conclusion:

The current roof plumbing setup poses both compliance and moisture-management concerns, with the potential to contribute to structural or pest-related issues. Prompt rectification by a qualified professional is advised to ensure proper water management and protect the integrity of the building.

Finding 3.04

Building: Main Building

Location: Ensuite
Finding: Toilet pan - Loose.
Information: Observation:

The toilet pan in this location was found to be slightly loose and unstable at the time of inspection. Movement was noted when gentle pressure was applied.

Possible Cause:

This minor defect is likely due to the ageing of the toilet fixture, deterioration of original fixings or adhesive, or possible minor impact damage. No visible signs of water leakage were observed during the inspection.

Implications:

While currently minor, if left unattended, ongoing movement may cause:

• Further loosening or instability

• Deterioration of seals

• Potential for minor water leakage over time

Recommendation:

Although this is not considered urgent, it is advisable to have a licensed plumber inspect and secure the toilet pan using appropriate materials such as concrete or sanitary-grade silicone. This will help maintain stability, ensure proper function, and prevent future issues.

Finding 3.05

Building: Main Building
Location: Bathroom
Finding: Minor Defect – Moisture Detected to Shower Alcove Wall.
Information: Observation

At the time of inspection, dampness was evident to the wall within the shower alcove. Moisture meter testing indicated minor to moderate elevated moisture readings to sections of the wall below the tap fittings and along the lower wall areas adjacent to the shower.

The condition suggests the possible presence of moisture ingress associated with the shower fixtures or fittings. It is suspected that sealant around the tap penetrations may be inadequate or deteriorated, or that minor leakage may be occurring from plumbing fixtures or associated connections. The inspection was limited to a non-invasive visual assessment and the removal of fixtures or wall finishes was not undertaken.

Implication

Unmanaged moisture within shower recess areas can contribute to the gradual deterioration of wall linings and surrounding building materials. Persistent damp conditions may also facilitate the development of mould or fungal growth over time, particularly in areas subject to frequent moisture exposure. If left unaddressed, ongoing moisture ingress may lead to further deterioration of finishes and concealed structural elements.

Recommendation

A licensed plumber should be engaged to inspect the shower tap fittings and associated plumbing to determine the source of the moisture and undertake repairs where necessary. This may include resealing around tap penetrations, tightening or repairing fittings, or rectifying any minor plumbing leaks identified.

In addition, sealant to junctions around fixtures, penetrations, and tiled surfaces should be maintained in good condition and grout lines kept sealed and intact to minimise the risk of moisture ingress in the future. Regular monitoring and maintenance of wet area seals is recommended as part of routine property upkeep.

Finding 3.06

Building:	Main Building
Location:	Toilet (WC)
Finding:	Defect – Inoperative Exhaust Fan and Inadequate Ventilation (Toilet Compartment).
Information:	Observation

At the time of inspection, the exhaust fan servicing the toilet compartment was tested and found to be non-operational. No other form of external ventilation, such as an operable window, was observed within the room.

The inspection was limited to operating the visible fan switch only. No dismantling of the fan unit, electrical components, or associated ducting was undertaken to determine the exact cause of the fault.

Implication

Sanitary compartments require adequate ventilation to assist with the removal of odours and moisture generated during normal use. Where ventilation is inadequate or non-operational, odours may accumulate and humidity levels may increase within the confined space.

Over time, poor ventilation conditions may contribute to condensation, dampness, and the potential development of mould or fungal growth on surfaces if the condition remains unmanaged.

Standards Reference

Ventilation requirements for sanitary compartments are outlined in:

- AS 1668.2 – Mechanical Ventilation in Buildings (Exhaust Systems)
- National Construction Code (NCC) – Clause 3.8.5.2 Ventilation Requirements

Where a toilet compartment does not have compliant natural ventilation (such as an openable window), mechanical exhaust ventilation is generally required to remove air

directly to the outside.

Recommendation

A licensed electrician and/or suitably qualified ventilation contractor should be engaged to inspect the exhaust fan and associated electrical components to determine the cause of the fault and undertake repairs or replacement as required.

If natural ventilation is not available, a compliant mechanical exhaust fan should be installed or reinstated to ensure adequate ventilation of the toilet compartment. Rectification is recommended to improve ventilation and maintain suitable hygiene conditions within the room.

Finding 3.07

Building:	Main Building
Location:	Garage
Finding:	Ceiling Linings – Uneven or Sagging Surfaces.
Information:	Observation:

Uneven sagging ceiling linings were observed in various areas throughout the property. At the time of inspection, the condition appeared to be minor and cosmetic in nature, however, further investigation in particular the ceiling to the garage area.

Cause:

This is a common occurrence in homes of similar age and construction, often caused by the gradual deterioration or loosening of original fixings, such as nails, screws, or adhesives used to secure ceiling sheets.

Recommendation:

• Remedial works may be recommended to improve appearance and prevent further sagging or detachment.

These may include:

• Re-securing sheets using appropriate modern fixings

• These works can be carried out by a qualified plasterer or painter,

• Ongoing monitoring is advised to detect any worsening of the condition or further movement over time.

Finding 3.08

Building:	Yard
Location:	Fencing
Finding:	Retaining Walls – Treated Pine Sleepers.
Information:	The retaining walls on the property are constructed from treated pine sleepers and are currently concealed and assessed to be in average condition.

Observations:

Minor leaning was noted in some areas, indicative of typical movement and wear expected with this type of construction and its age. While not currently severe, ongoing deterioration is likely over time.

Although the sleepers are treated to resist decay and pests, prolonged exposure to varying weather conditions can diminish the effectiveness of the treatment. As the treatment breaks down, the timber becomes increasingly susceptible to wood rot, general decay, and potential termite activity.

Recommendation:

Regular monitoring of the retaining walls is advised. Should further movement, leaning, or signs of timber decay become evident, it is recommended that a qualified landscaping contractor be engaged to assess the structure and undertake repair or replacement as necessary.

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
Finding: Plumbing and/or yard drainage - Conducive conditions..
Information: Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Site/Yard Drainage – Below Average.

• Downpipe – Unconnected.

Finding 6.02

Building: Main Building
Location: Yard
Finding: Garden Beds Against Building – Conducive to Termite Activity..

Information: Observation:

Garden beds were observed directly against the perimeter of the building. This condition can result in water pooling or retention during rainfall or from regular watering/hosing, which may lead to moisture ingress beneath the structure.

Risks:

• Persistent moisture buildup around the base of the building creates an environment that is conducive to termite activity and timber decay.

• Plants and vegetation close to or in contact with external walls can provide shade and cover, further increasing the likelihood of termite infestation.

• Garden beds may also conceal weep holes, slab edges, or termite barriers, reducing visibility during inspections and allowing for undetected termite entry.

Recommendation:

It is strongly recommended that garden beds be removed or relocated away from the building perimeter. Maintaining a clear inspection zone around the structure helps reduce moisture retention and improves visibility during regular pest inspections. This preventative measure significantly lowers the risk of termite ingress and related structural damage.

Finding 6.03

Building: Main Building
Location: Exterior - left side
Finding: Overflow Management – Risk of Termite Activity..
Information: Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

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

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

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

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• None identified at the time of inspection.

SAFETY HAZARDS
• None identified at the time of inspection.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared average on the day of inspection..
• Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.

• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes were in serviceable condition with no active leaks noted.
• Downpipes in average condition.

Recommended actions:
• Clean remove debris from valley.
• Connect downpipes to stormwater system.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in good condition overall, with no major visible defects.

External Walls
• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed.

Building Perimeter
• Ensure that surface water drains away from the building at all times.
• Garden beds and vegetation should be cleared from direct contact with external walls to reduce moisture retention and limit pest access.

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• The HWS (DOM: 20/08/2024)
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in good condition with minor wear and tear.
• No evidence of active ceiling leaks or water damage observed at the time of inspection.

Some minor unevenness was noted in ceiling surfaces, which is not uncommon in properties of this age and construction. While no signs of detachment were visible, it's important to note that ceiling panels may become loose or detach over time, and such issues may not be apparent during a visual inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is

recommended.

Windows & Doors
• All accessible windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition good
• Bathroom recently renovated? consider confirming waterproofing certification.
• Elevated moisture readings were found in the shower at the time of inspection, further investigation recommended.
• Recommend sealing tiles and grout to prevent moisture ingress.

Kitchen
• The kitchen was in good condition overall with no visible defects.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

Timber Decay
• No Wood rot observed at the time of inspection.

Moisture Conditions
• Elevated moisture detected in the shower at the time of inspection using a Tramex Moisture Encounter Plus.
• Moisture in the shower area is conducive to timber pest activity, rectifying is recommended

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access to roof void area due to roof framing & areas of low pitch or clearance.
• Full access is required to allow for a more comprehensive assessment, a re-inspection is recommended after access is made available.

Termite Management System

• A durable sticker for a termite management system was found.
• Recommend obtaining documentation and maintenance history from the previous owner or pest controller.

KEY RECOMMENDATIONS

• Defects found should be rectified promptly to avoid escalation.
• Consider obtaining documentation for termite management system.
• Seek documentation for bathroom renovations (e.g., waterproofing certificates).
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Perimeter Slab Edge
Finding: Slab Edge Inspection Zone – Not Maintained..
Information: Observation:

An inspection zone of at least 75mm should be maintained between the bottom course of brickwork and any adjoining surface (e.g., paving, soil, turf, or concrete) to allow for visual detection of termite activity. This area, known as the exposed slab edge, is a critical part of termite management and monitoring.

Risk:

If the slab edge is concealed by render, landscaping, cladding, soil, or other obstructions, termites may gain undetected access to the structure. Without a clear inspection zone, there is a high risk of concealed termite entry, particularly where no physical or chemical barrier can be confirmed.

Additional Note:

In some cases, determining the type of slab construction (e.g., waffle pod, conventional) may require review of original building plans or advice from a qualified builder or architect.

Recommendation:

• Ensure that the slab edge is kept fully exposed around the perimeter of the building.

• Remove any obstructions such as soil, mulch, paving, or cladding that may hinder visibility.

• Where the slab edge cannot be fully exposed, it is strongly recommended that timber pest inspections be carried out every 6 to 12 months to monitor for termite activity and minimise risk to the structure.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of termite workings / damage was not visible at the time of inspection
Information:	No visible evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Annual pest inspections are advised in order to identify such workings.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed

structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building: Main Building
Location: All Areas
Finding: Wood borer activity - not identified..
Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: All Areas
Finding: Fungal decay - Absent at the time of inspection..
Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building: Main Building
Location: All Areas
Finding: Proposal for Termite Risk Management – AS 3660.2 Compliance..
Information: Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Tile Assessment
Information:	Access & Limitations

Fully accessible – Single storey

Notes:

The roof covering was inspected from accessible areas of the roof surface and surrounding vantage points. The inspection was limited to a visual assessment of readily accessible areas only and does not include destructive testing or the removal of roofing materials. Concealed defects may exist that were not visible at the time of inspection.

Roof Covering Type

Concrete Tiles

Notes:

The roof covering is constructed of concrete tiles. The roofing material type was confirmed by visual inspection at the time of the assessment.

Tile Fixing & Alignment

Tiles adequately fixed

Notes:

The roof tiles appeared to be adequately seated and generally well aligned at the time of inspection. Tile courses appeared reasonably uniform with no significant displacement or widespread lifting noted from the areas viewed.

Ridge & Hip Cappings

Bedding and pointing sound

Notes:

Ridge and hip cappings were observed to be generally intact with bedding and pointing appearing serviceable at the time of inspection. No significant displacement or failure was noted. As with all cementitious pointing, deterioration can occur over time due to weather exposure and periodic maintenance may be required.

Flashings & Penetrations

Flashings intact and sealed – Minor deterioration noted

Notes:

Flashings observed around roof junctions and penetrations appeared generally intact and serviceable at the time of inspection. Minor hairline cracking and early deterioration were noted in sections of sealant and pointing, which is consistent with normal weathering.

Flashings to the Dutch gables appeared serviceable; however, minor maintenance may be required over time to maintain effective sealing. Flashings around visible roof penetrations such as vents and flues appeared adequately sealed where viewed. No evidence of active water entry was observed at the time of inspection.

Valleys & Drainage Channels

Debris present in valley

Notes:

Timber debris was observed within a roof valley. While the valley iron appeared serviceable and functional, the presence of debris may restrict water flow and contribute to potential water backup during periods of heavy rainfall.

Removal of the debris is recommended to maintain proper drainage and prevent the possibility of water overflow beneath adjacent roof tiles. Ongoing periodic cleaning of roof valleys is recommended as part of routine maintenance.

Moisture & Water Entry

No visible signs of leaks

Notes:

No evidence of active water penetration or moisture staining associated with the roof covering was observed at the time of inspection. It should be noted that the assessment was carried out under the weather conditions present on the day, and leakage may only become evident during or after periods of heavy or wind-driven rainfall.

Roof Sarking / Underlay

Sarking installed and visible

Notes:

Roof sarking was observed from within accessible areas of the roof space. Where visible, the sarking appeared to be installed beneath the roof tiles. The condition of concealed areas could not be confirmed.

Roof Penetrations & Fixtures

Fixtures secure

Notes:

Visible roof penetrations and fixtures appeared to be securely installed and adequately

sealed where observed. Older or previously resealed penetrations should be monitored over time, as sealants may deteriorate with age and exposure.

Guttering & Downpipes (Viewed in Association)

Guttering appears functional

Notes:

The guttering observed in association with the roof covering appeared generally serviceable and free from significant obstruction at the time of inspection. Regular cleaning and maintenance of gutters and downpipes is recommended to prevent water overflow which can lead to moisture ingress beneath roof tiles or into roof spaces.

General Condition

Satisfactory overall

Notes:

The roof tiles and associated roofing components were observed to be in generally satisfactory condition for their apparent age. Tiles appeared well seated with no widespread cracking, displacement, or deterioration noted from accessible areas.

Isolated wear consistent with normal ageing and environmental exposure may occur over time, and periodic maintenance is recommended to preserve the performance and service life of the roof covering.

Additional Information

Photographs were taken at the time of inspection for reference purposes. Conditions may vary depending on weather patterns, seasonal changes, and ongoing maintenance practices.

Inspector’s Comments

The tiled roof covering was observed to be in generally sound and serviceable condition at the time of inspection, with no evidence of active leaks identified.

Timber debris was present within one of the roof valleys and should be removed to

ensure unobstructed water flow and reduce the risk of water backup during heavy rainfall events.

Routine maintenance, including periodic cleaning of roof valleys and gutters and occasional repointing of ridge tiles where required, is recommended to assist in maintaining effective waterproofing and extending the serviceable life of the roof system.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Limited Accessibility..
Information:	Observation:

Access to the roof void was restricted due to several limiting factors, including:

- Low roof pitch
- Non-trafficable framing
- Inaccessible or obstructed areas
- Presence of insulation and A/C Unit & Ductwork

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.






Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sink – Overall Condition & Recommendations.
Information:	Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit

• Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.

• It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.

Noted Item

Building:	Main Building
Location:	Laundry
Finding:	Laundry - Taps/Plumbing/Drainage.
Information:	Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

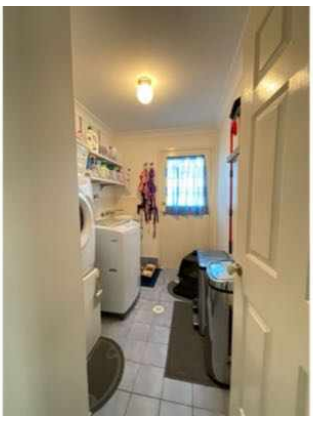
• The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.

• No visible signs of significant water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

Recommendations:

• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

• Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.



Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at

the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• Moisture readings (as documented in the report) suggest some retained moisture in the shower walls. Further investigation by a qualified plumber or waterproofing specialist is advised to confirm any underlying issues.

• The condition of grout appeared to be serviceable, with some areas potentially requiring cleaning or replacement.

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate

assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	Ensuite
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be good.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom, however, the cover is damaged and needs replacing.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be slightly loose.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

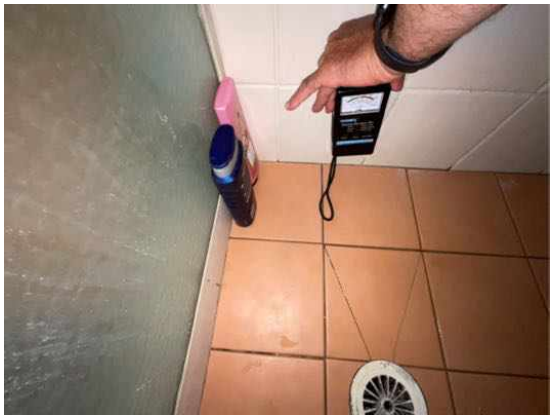
• No visible water damage was observed to the vanity cabinetry at the time of inspection.

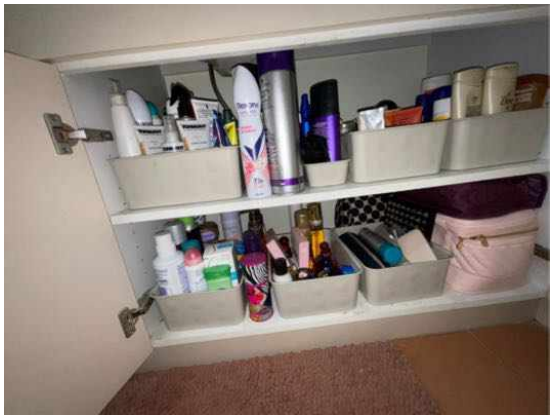
• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.





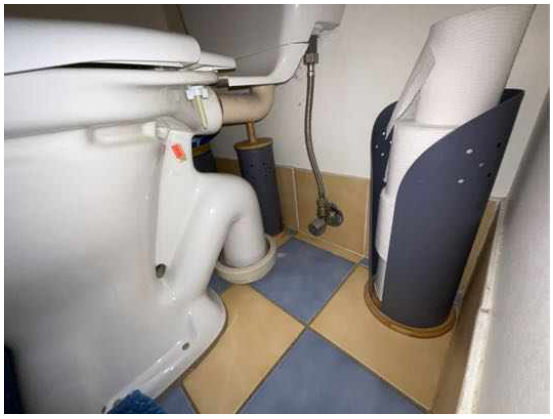
Noted Item

Building:	Main Building
Location:	Toilet (WC)
Finding:	Overall Condition: Toilet.
Information:	TOILET ASSESSMENT

Toilet:

- No leaks were observed during the flushing process.
- The toilet operated normally with no signs of malfunction or abnormal water flow.

• The toilet pan was securely fixed to the floor at the time of inspection.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.
	No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.
	Recommendation:
	It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building: Main Building
Location: All Areas
Finding: Ceiling Condition & Observations.
Information: All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

• At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

Noted Item

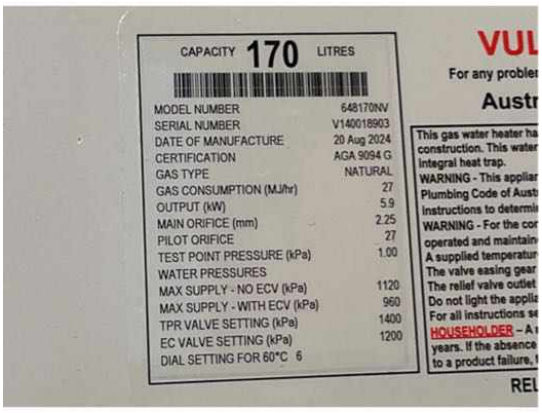
Building: Main Building
Location: All Areas
Finding: Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report. Please note: This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Shower Recess Waterproofing – Visual Assessment Only.
Information:	A visual inspection of the shower recess and surrounding walls was carried out where accessible. No evidence of recent water damage was observed at the time of inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

• Commissioning a special purpose (invasive) inspection by a qualified professional

• Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

The following items were noted as - Evidence of a previous termite management program

Noted Item

Building: Main Building
Location: All Areas
Finding: Termite Management System – Previous Barrier Noted..
Information: Observation:

At the time of inspection, evidence of a previous termite management system was noted, indicated by the presence of a durable notice affixed to the electrical switchboard.

Recommendations:

• The installation of a termite management system is strongly recommended for all properties, particularly those with timber building elements. These systems provide a proactive defence against termite attack and are effective in minimising the risk of concealed termite entry and structural damage.

• The client is advised to contact the pest control provider listed on the durable notice (if identifiable) to obtain further information regarding:

• The type of system installed (e.g., chemical barrier, baiting system, or physical barrier)

• The installation date

• Any warranty conditions, service history, or ongoing maintenance requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

Summary:

A termite management system is a comprehensive strategy to protect a property from termite infestation. It may include a combination of:

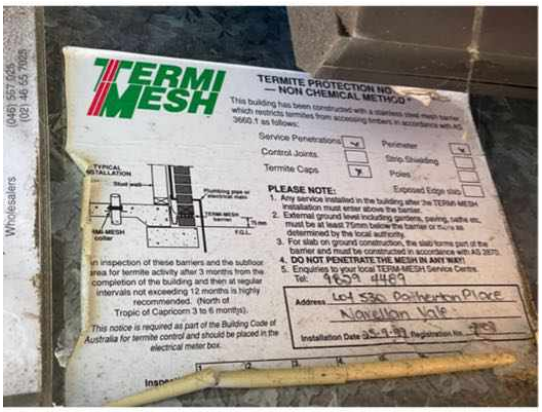
• Physical barriers

• Chemical treatments

• Baiting systems

• Regular inspections and monitoring

These measures work together to reduce the likelihood of undetected termite access and long-term structural damage to the building.



Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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