Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 2 Jan 2026

Property Address: 20 Riddell Cres, Blackett NSW 2770, Australia

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: Fri, 2 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	20 Riddell Cres, Blackett NSW 2770, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Steve Ahn Ph: 0413 377 511 Email: Wentworthville@jimsbuildinginspections.com.au
	99825C
Company Name:	Jim's Building Inspections (Wentworthville)
Company Address and Postcode:	Ashfield 2131
Company Email:	Wentworthville@jimsbuildinginspections.com.au
Company Contact Numbers:	0413 377 511

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	
Other Building Elements	Footpath, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Skirting Boards, Window Frames
Roof	Timber Framed, Tiled, Pitched
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

- Interior

- Roof Exterior

- Roof Void

- Stumps

- Subfloor

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

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

Obstructions and Limitations

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

- Appliances and equipment

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

- Ceiling linings

- Debris in gutters

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Rugs

- Stored items

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

- Suspected Asbestos Debris

- Wall linings

- Vegetation

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

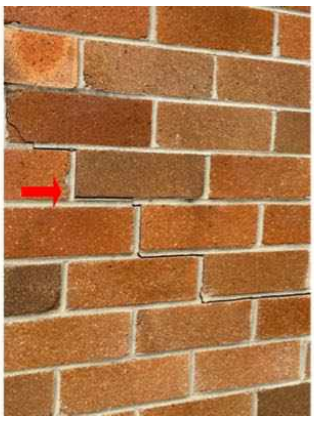
Minor Defect

Finding 3.01

Building:	Main Building
Location:	Fencing
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.02

Building:	Main Building
Location:	Walls
Finding:	Minor cracks on Brickwork
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a minor movement on foundation during settlement, separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature. Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer. Always contact a building inspector should cracks widen lengthen or become more numerous.



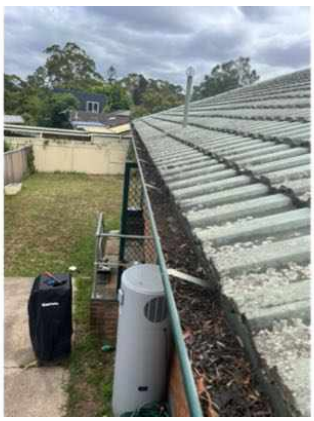
Finding 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Finding 3.04

Building: Main Building

Location: All Areas

Finding: Minor Cracks

Information: The interior cracks at wall corners or wall junctures with ceilings may have developed due to the separation of building materials caused by differential moisture levels or wood shrinkage during the framing drying process. Additionally, the cracks around openings, doors, and windows appear to be the result of inadequate installation of timber studs during the construction stage.

While these cracks may be noticeable, they are typically considered to be cosmetic issues and do not usually indicate any structural damage. Repairing such cracks can generally be done through minor sanding, filling, and repainting. It is important to have these repair works carried out by a qualified painter or a licensed handyman.

Regular monitoring of all cracks is recommended. If cracks widen, lengthen, or increase in number, it is advisable to contact a building inspector for further assessment.

Regenerat

Finding 3.05

Building: Main Building

Location: All Areas

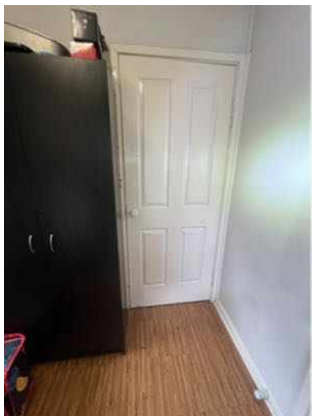
Finding: Door Binding or Jamming

Information: It appears that there is a problem with this door as it is binding or jamming during normal operation. This defect not only affects the functionality of the door but also poses a risk for other building elements such as damage to the floor covering.

There could be various reasons behind the binding of the door, ranging from minor issues like poor installation or damaged hinges to major structural problems such as damage to the subfloor.

For minor issues, it is recommended to hire a qualified carpenter or handyman to carry out the necessary repairs as per the client's discretion.

In some cases, the binding of the door may be caused by termite activities. In such instances, it is recommended to monitor the situation closely or conduct an invasive inspection to identify the root cause of the problem.



Finding 3.06

Building: Main Building

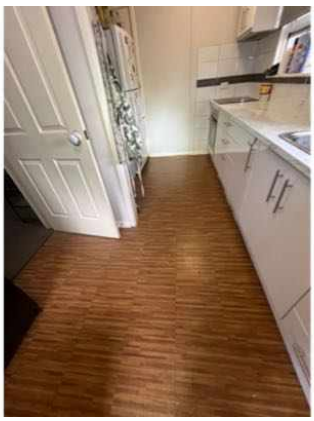
Location: Kitchen

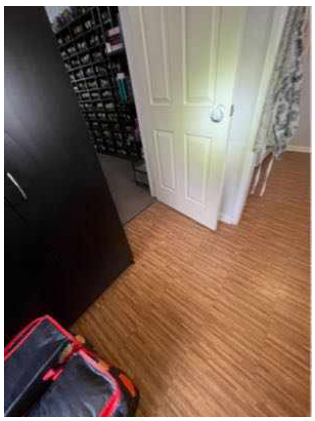
Finding: Squeaking Floors

Information: During the inspection, creaking was noted in sections of the floating floor system throughout the upstairs hallway and adjoining bedrooms. The noise appears to occur when pressure is applied to specific boards, which is typically caused by minor movement within the floor assembly. This movement often results from loosened board connections, inadequate underlay support, slight deflection in the subfloor, or friction between board edges when walked upon. The condition is consistent with typical behaviour found in floating laminate or hybrid flooring systems, particularly in high-traffic areas where wear or slight expansion and contraction may occur over time.

Although no significant structural deflection was evident in the surrounding building elements, ongoing creaking may indicate progressive loosening of the boards or deterioration of the underlying substrate. If the noise increases in frequency or if

localized areas begin to feel noticeably soft or excessively bouncy underfoot, it is recommended that the client seek further assessment from a licensed handyman or Registered Builder. Remedial actions may include re-securing affected areas, replacing or adjusting sections of flooring, or installing additional support beneath the impacted boards to restore stability and reduce noise transmission.





Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Cracked tile in the Shower Recess
Information:	Cracks were observed in the tiles within the shower recess during the inspection. To address this issue, a temporary fix has been applied using sealant. Although the cracks seem minor, it's important to note that this area is constantly exposed to water, which creates the potential for water to seep into adjacent walls and flooring.

If left unaddressed, this could result in water damage, necessitating repairs to affected building components. It is recommended to promptly engage a tiling contractor to prevent further water damage. Additionally, it is advisable to reapply silicone and grout to the remaining tile work to enhance protection against water infiltration. In cases where water damage has already occurred, it may be necessary to enlist the services of a relevant tradesperson to repair the damaged building elements.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

Absence of a Termite Management System

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

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

Inadequate Hot Water System (HWS) Overflow

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

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

Inadequate Air Conditioner Overflow Drainage

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

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

No Drain to External Tap

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

moisture levels.

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

Blocked Gutters and Downpipes

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

Recommendation: Clean and maintain gutters and downpipes regularly.

Old Tree Stumps and Garden Beds

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

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

Stored Timber and Cellulose Materials

Timber offcuts, cardboard, or loose debris in subfloor or external areas provide an ongoing food source.

Recommendation: Remove all loose timber and maintain the subfloor clear of debris.

Cracked Walls and Foundations

Cracks in masonry or foundations may create concealed entry points for termites and moisture.

Recommendation: Seal all cracks and continue to monitor for ongoing building movement.

Overall Recommendations

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

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

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

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

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






Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Asbestos Inspector

- Licensed Plumber

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

- Following completion of the building and timber pest inspection, the dwelling was assessed to be in fair to average condition for a property of its age and construction type, with no major structural defects, safety hazards, or active timber pest activity identified in the accessible areas at the time of inspection . The building is of brick veneer construction supported on brick piers with timber bearers and joists, and overall structural elements appeared serviceable, subject to age-related wear. A number of minor defects and maintenance-related items were identified, including deteriorated fencing, blocked gutters, minor cracking to brickwork and internal linings, door binding, squeaking floors, and a cracked tile within the shower recess. These items are considered typical for a dwelling of this age and, while not currently classified as major defects, will require ongoing maintenance and rectification to prevent progressive deterioration.

No evidence of live termite activity, timber pest damage, fungal decay, or wood borer activity was detected in the areas inspected. However, the property was assessed as moderately susceptible to timber pest activity, primarily due to the absence of a termite management system and the presence of multiple conditions conducive to termite ingress, including moisture at the building perimeter, blocked gutters, drainage issues, cracks in masonry, stored materials, and garden elements close to the structure. Installation of a compliant termite management system and ongoing inspections in accordance with relevant Australian Standards are strongly recommended to manage future risk .

Inspection limitations were significant, with extensive obstructions to internal areas, restricted roof void access, and limited visibility in sections of the subfloor, resulting in a high risk of undetected defects. While no active water leaks were identified using visual inspection, moisture meters, or thermal imaging, an unpleasant odour was noted in the subfloor around the bathroom area, suggesting a possible concealed plumbing issue. Although no active leakage was confirmed at the time of inspection, further investigation by a licensed plumber is recommended to identify the source and reduce the risk of hygiene concerns or moisture-related damage. This inspection was visual and non-invasive only, and concealed defects, including past moisture ingress or timber deterioration, cannot be ruled out without further invasive investigation.

In summary, the property does not present immediate major building or timber pest concerns based on the accessible areas inspected. However, the overall outcome is highly dependent on addressing identified maintenance items, rectifying conditions conducive to termite activity, and acknowledging the limitations of the inspection. Prospective owners should factor in allowances for ongoing maintenance, pest management, and further specialist inspections where recommended.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Gap Around Window Frames
Information:	A gap was observed between the window frame and the surrounding brick wall, indicating inadequate sealing to the window perimeter. This condition may allow moisture and wind-driven rain to penetrate the wall cavity, increasing the risk of dampness, deterioration of internal finishes, and potential concealed damage to adjacent building elements. Sealing to this junction appears deteriorated or incomplete and should be rectified to reduce the risk of water ingress.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detector - Not hardwired
Information:	Smoke detectors were installed. It is recommended that mains operated, battery backup smoke detectors be installed in accordance with the Building Code of Australia (Part 3.7.2) and the relevant Australian Standards. The operation of these detectors should be checked and ensure that operational batteries are fitted prior to occupation.

Noted Item

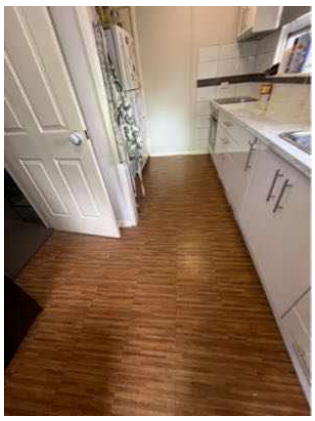
Building:	Main Building
Location:	All Areas
Finding:	Note Regarding Mould and Staining
Information:	It should be noted that the presence of furniture or stored items within the dwelling may restrict airflow and ventilation, particularly behind such items, creating conditions conducive to condensation and subsequent mould or staining.

The inspection and report do not extend to identifying or reporting on mould or staining that may arise from condensation, occupant habits, or inadequate ventilation practices such as failure to regularly open windows.

Furthermore, surface discolouration or mould on timber components, including window frames and doors, due to a lack of routine cleaning and maintenance, is considered a result of fair wear and tear and is therefore outside the scope of this inspection.

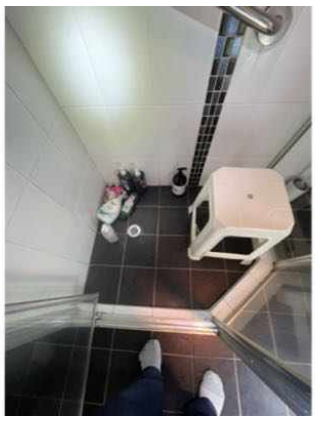
Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Deterioration caused by Fair and Wear and Tear
Information:	Certain forms of deterioration commonly associated with fair wear and tear may not be specifically identified or itemised within this report. Minor cracking to brickwork, mortar joints, render, concrete paving, tiles, plaster linings, and timber beading, along with isolated areas of mortar loss, stiff or tight-operating windows, and similar age-related conditions, are typical of buildings over time and do not necessarily indicate defective workmanship or structural failure. In accordance with the pre-inspection agreement, these minor and cosmetic conditions are generally excluded from reporting unless they constitute a major defect, safety issue, or significant structural concern. As such, the absence of specific reference to these items in the report should not be construed as an indication that they do not exist, but rather that they fall within the scope of accepted fair wear and tear and normal ageing for a property of this type and age.



Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Minimum Moisture Readings Detected
Information:	After assessing the shower recess, the moisture content of the walls within and surrounding the wet area was examined. The readings showed no significant variation between the walls behind the shower and other internal walls, and there were no visible signs of recent moisture-related damage on the surrounding accessible wall surfaces. Based on these findings, the waterproofing system appears to be performing adequately at the time of inspection, with no current evidence of active leakage. However, it must be acknowledged that if the shower has not been used recently, moisture meter readings may not provide an accurate indication of the waterproofing condition. A lack of elevated readings under these circumstances does not conclusively confirm that the shower is free from leaks. It is also important to note that this inspection was conducted using standard visual and non-invasive methods, which have inherent limitations. Such methods cannot reliably detect all types of concealed leaks or membrane failures, particularly those occurring behind wall linings or beneath floor tiles. For a more precise and conclusive assessment, a special-purpose or invasive inspection by a suitably qualified professional is recommended. Until such further investigation is undertaken, the possibility of a leak cannot be entirely ruled out. Furthermore, although no visual evidence of water-related damage was identified, this does not guarantee that moisture ingress has never occurred. Concealed areas may still have been affected in the past, including the potential for timber deterioration or termite-related damage that may no longer be active or visible. Only an invasive inspection would allow the condition of concealed building elements to be fully determined.



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Condition of Building Elements in the Roof Void
Information:	Following completion of the inspection, the roof void was observed to comprise timber-framed roof construction with timber trusses, rafters and battens supporting concrete roof tiles. The primary timber members appeared generally serviceable at the time of inspection, with no visible signs of significant structural failure, active timber decay, or termite damage noted within the accessible areas. However, the roof void was dusty and poorly maintained, with extensive cobwebs present, which is typical of older roof spaces and indicates limited recent access. The bulk insulation was present but unevenly laid and compressed in areas, reducing its overall thermal effectiveness. Some sections appeared displaced, with gaps and inconsistent coverage across the ceiling joists. No reflective sarking or foil insulation was noted beneath the roof covering, which is consistent with older construction and may contribute to reduced thermal performance and condensation risk. Roof tiles visible from within the roof space appeared generally intact, with no obvious daylight penetration observed at the time of inspection. The hot water storage unit located within the roof void showed advanced surface corrosion to the base, indicating age-related deterioration and a potential risk of leakage, and should be monitored and assessed by a licensed plumber. Overall, while the roof structure appeared functional at the time of inspection, maintenance, insulation improvement, and further servicing

of aged components are recommended.

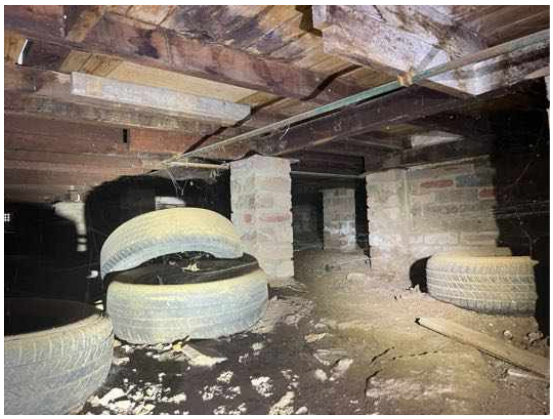






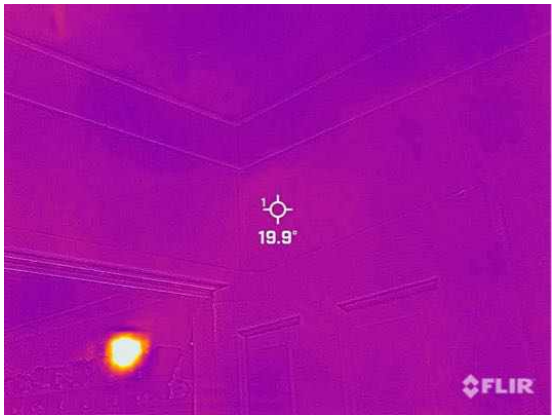

Noted Item

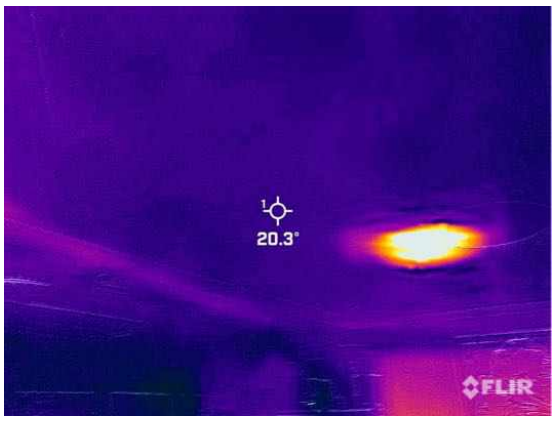
Building:	Main Building
Location:	Subfloor
Finding:	Condition of Building Elements in the Subfloor
Information:	Following completion of the inspection, the subfloor area was observed to comprise brick piers supporting timber bearers and joists, consistent with typical older-style construction. The brick piers appeared generally serviceable, although some showed signs of age-related deterioration and minor surface wear, which is common in subfloor environments. The timber bearers and joists were generally intact at the time of inspection, with no visible evidence of significant structural failure; however, some members exhibited age-related staining and surface marking consistent with historical moisture exposure. The subfloor ground conditions were dry in accessible areas, though debris, stored materials, and limited clearance restricted inspection in parts. Ventilation appeared limited, which may contribute to moisture retention and odour build-up. Notably, an unpleasant odour was detected within the subfloor, particularly in the vicinity of the bathroom area, raising concerns regarding a possible plumbing issue such as a leaking waste pipe, inadequate trap sealing, or sewer gas escape. While no active leaks were visually confirmed at the time of inspection, the presence of odour warrants further investigation by a licensed plumber to identify the source and prevent potential hygiene issues, moisture-related deterioration, or concealed damage to building elements.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos
Information:	Thermal imaging camera was used to detect any active water leaks or/ and termite activities in the property. No water leaks or termite activities were found from inspection by thermal imaging camera. Additional photos are attached for general reference.

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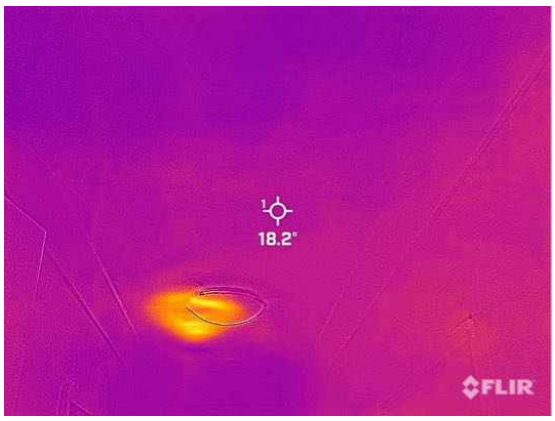
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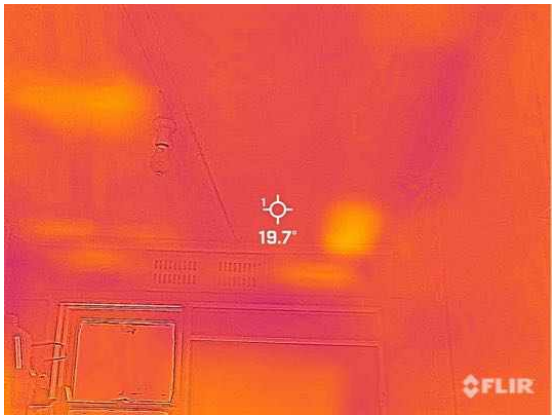
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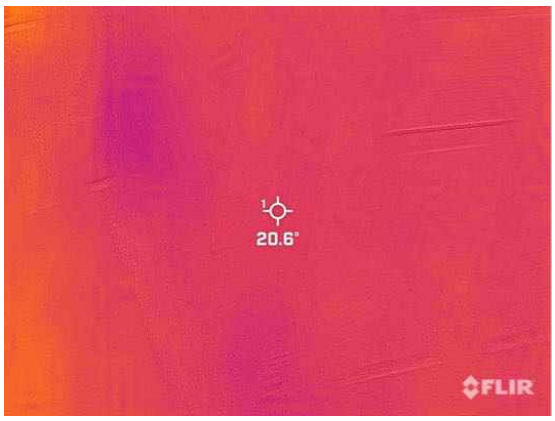
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Definitions to help you better understand this report

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.