



Building and Timber Pest Inspection Report

Inspection Date: Mon, 2 Mar 2026

Property Address: 73 Alford St, Quakers Hill NSW 2763,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 2 Mar 2026

Modified Date: Tue, 3 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 73 Alford St, Quakers Hill NSW 2763, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Amar Narayanan Ph: 0468 472 460
Email: Quakershill+01@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections Quakers Hill

Company Address and Postcode: Rydalmere 2116

Company Email: Quakershill+01@jimbuildinginspections.com.au

Company Contact Numbers: 0468 472 460

Special conditions or instructions

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

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

The following apply: At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate to High.

Please be aware that limitations did affect the inspection with inaccessible areas, insulation and stored items meant a complete inspection of the roof space and was not possible. Obstructions such as furniture, stored items and vegetation meant that some areas could not be fully inspected.

NOTE: Any areas which are inaccessible at the time of inspection present a high risk for undetected timber pest or termite activity and/or damage. The client is strongly advised to make arrangements to access inaccessible areas urgently.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Note: The report must be read in its entirety and do not rely solely on the summary.

PLEASE READ ALL DEFECTS IN FULL

THIS REPORT IS SUBJECT TO THE PRE-INSPECTION AGREEMENT. PLEASE ENSURE YOU HAVE READ THIS DOCUMENT AND AGREE TO ITS TERMS PRIOR TO ACCEPTING THE FINDINGS WITHIN THIS REPORT.

PLEASE CONTACT ME FOR A COPY IF YOU HAVE NOT SIGHTED THIS DOCUMENT. AMAR NARAYANAN - quakershill@jimsbuildinginspections.com.au

THIS REPORT WILL FOCUS ON TIMBER PESTS, SAFETY ISSUES AND MAJOR DEFECTS MAINLY. VERY MINOR DEFECTS HAVE BEEN HIGHLIGHTED WITH ARROWS AND CAN BE DISCUSSED FURTHER WITH THE INSPECTOR. THE REPORT WILL NOT PROVIDE COSTINGS FOR REPAIRS ETC AS THIS IS OUTSIDE THE SCOPE OF THE REPORT AND AUSTRALIAN STANDARDS AS4349.1 (2.3.1). A SEPERATE REPORT CAN BE OBTAINED IN RELATION TO COST OF REPAIRS.

PLEASE MAKE SURE YOU READ THE REPORT IN FULL. THE CONCLUSION IS INCLUDED AT THE END OF THIS REPORT.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Fence - Fabricated Metal Fence, Pergola
Other Timber Bldg Elements	Fascias, Floating Floor, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Patio, Porch / Patio, Skirting Boards, Stumps, Timber Wall Panelling, Staircase, Stair Railing, Weatherboards, Eaves, Doors, Deck, Architraves
Roof	Pitched, Timber Framed, Tiles, Flat
Storeys	Single
Walls	Weatherboards, Timber Framed and Clad, Rendered, Brick Veneer (Timber Framed)
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.

- Gardens
- Fencing
- Exterior
- Interior
- Roof Exterior - Part
- The Site
- Landscaping Timbers
- Studio
- Posts
- 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:

- Locked Sheds or Outbuildings.
- Exterior of Roof beyond 3.6 meters, under the Decking
- Areas of skillion or flat roof - no access
- Outside of the fencing.
- Roof Exterior.
- Ceiling Cavity.
- Inside of the fencing.

- Subfloor.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Degree of roof incline too steep for safe access
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Debris or rubbish
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Landscaping
- Overhanging vegetation
- Solar Panels
- Subfloor area - Limited access due to restrictive crawl space
- Stored items
- Vegetation
- Wall linings
- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

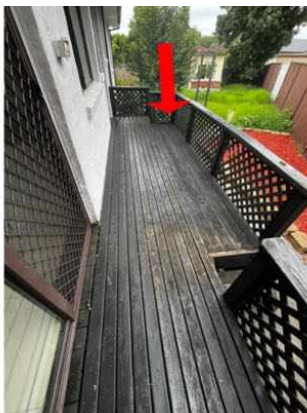
Finding 1.01

Building:	Main Building
Location:	Main house
Finding:	External Timber Deck - Structural Stability
Information:	The load capacity of the external balcony or deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

External stairs to the decking was broken during inspection.

It is highly recommended that a Structural Engineer further assess the external timber balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Main Bathroom >
Finding:	Sealant and grouting - Missing or damaged -
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

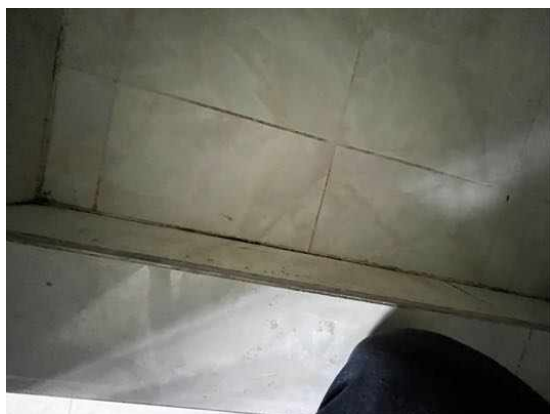
There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible to prevent water ingress







Finding 2.02

Building:	Main Building
Location:	All External Areas
Finding:	Roof plumbing/ downpipes- gutters - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.





Finding 2.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Upon Inspection it was noted that the Bedroom doors, laundry door and the main doors were all not binding and jamming and were not able to be used for a daily operation.

This prevented the usage of doors locking.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.







Minor Defect

Finding 3.01

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

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

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



Finding 3.02

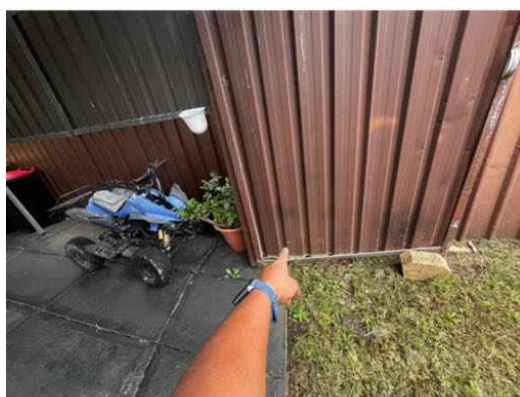
Building: Main Building
Location: Yard

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 3.03

Building:	Main Building
Location:	Main House/Studio
Finding:	Weatherboards - Rotting
Information:	The external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.







Finding 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Upon Inspection The gutters in the property were filled with leaves and rubbish, Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



Finding 3.05

Building:	Main Building
Location:	Eves
Finding:	Ceiling - Water stained
Information:	Water staining to eves ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



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:	Electrical Switchboard
Finding:	Termite Management System - no evidence of a chemical installation no Durable

Information: Notice
The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.





Finding 6.02

Building: Main Building
Location: All Areas
Finding: In ground contact
Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.





Finding 6.03

Building: Main Building

Location: Sub Floor

Finding: Obstructions and Limitations - Subfloor

Information: These photographs are an indication of the obstructions and limitations as there was no access underneath the Sub floor which impeded full inspection of the property at the time of inspection.the external areas of the property.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.

A re-inspection is recommended once the areas are made accessible.



Finding 6.04

Building:	Main Building
Location:	Laundry
Finding:	High Moisture Readings
Information:	All areas of dwellings are checked with particular attention paid to wet areas which were closely assessed to check for moisture levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the house at the time of the inspection.

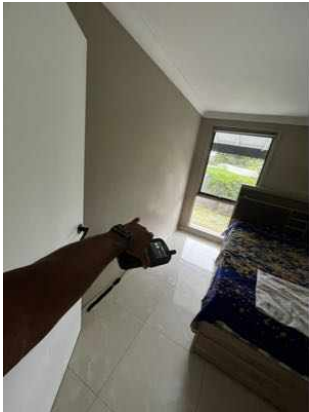
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a “ Donga” visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Some readings for moisture were found in the walls adjacent the showers at the time of inspection.

Wall paneling, wet paper, carpet and fixed cabinetry can obscure termite activity.





Finding 6.05

Building: Main Building
Location: All Areas
Finding: Evidence of Vermin
Information: Evidence of pests or rodents were present in the roof space at time of inspection including animal pings and odor. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents can not enter the roof space as easily.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.





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 Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Asbestos Inspector
- Pest Controller
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- - The house is in Fair condition when compared to houses of a similar age.

In general all wall and ceiling linings were in cladding /Brick /Weatherboard/ all through the house except the wet areas with tiles .

The kitchen and Bathroom were in fair condition overall(Refer to Defects statement Statement)

Rubbish/ Debris found in the seperate shelter lying around. Noted on obstructions and limitations.

The purchaser should ensure all extensions carport, shelter, no roof structures, additional studio and additions are council approved.

All external Weatherboards have shown signs of rotting in the main house / studio with some defects as per statements.

The roof exterior has expected weathering.

High moisture in the bathroom / Laundry are and behind wall paneling.

Limited to no access to inspect subfloor/ Roof Void

Non compliant structures at the backyard present at the time of inspection.

The Gutters should be cleaned and kept debris free at all times. The gutters of the carport have rusted and broken during inspection.

Direct contact to timber and heavy vegetation around the property present during the inspection.

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

The HWS appeared to be in good condition at the time of inspection. However this is not the opinion of the Licensed Plumber. Kindly check for advice.

Further inspection of electrical appliances, plumbing and the air conditioner is advised as reporting on these items is outside the scope of this report.

Major and Minor defects were Noted during Inspection (Refer Defect Statement)

The report must be read as a whole to fully appreciate the scope of works required to rectify and ensure the long term structural stability and longevity of the building.

Access into the Subfloor was also NONE as there were stored items which prevented access.

Many minor defects can be rectified and then maintained in the future.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

There was no evidence of previous termite activity in the house at the time of Inspection . There is however a number of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR 277 thermal camera. High moisture readings were found at few places. Photos attached.

*THERE IS NO CURRENT DURABLE NOTICE - FOR TERMITE MANAGEMENT SYSTEM

*All stored timber must be removed.

*Any in ground contact should be removed.

*Overflows should be plumbed to drainage.

*Be aware that stored items and insulation can limit the inspectable areas and may hide defects.

*Further invasive inspections are always recommended in the areas of concern.

I highly recommend an approved barrier treatment be installed. It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

A Pre Purchase inspection report is by its very nature may be negative, as its role is to identify the defects in the property. The reader should consider the positive aspects of the property in their final decision making. Not all the positive aspects will be highlighted in this report.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'Special-Purpose Building Report'

Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

For further information, advice and clarification please contact Amar Narayanan on 0468472460.

For further information, advice and clarification please contact Amar Narayanan on: 0468 472 460

Section E Attachments and Further Comments

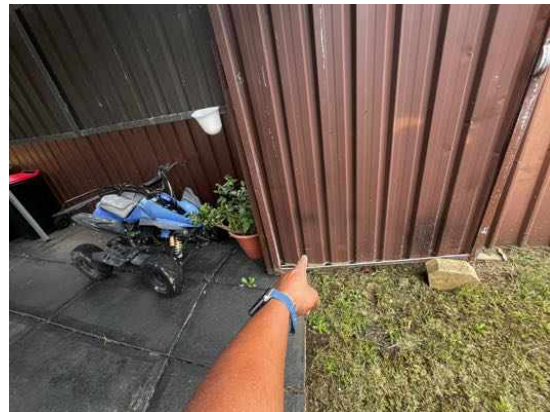
- Defects Report
- Asbestos: A Guide for Householders and the General Public (Feb 2013)
- Termite and Timber Pest Treatment Proposal

Section D Significant Items

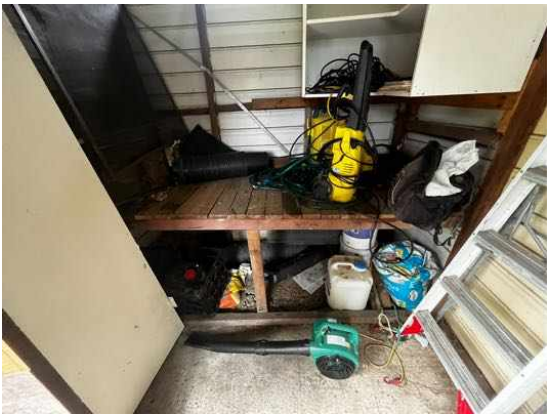
The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

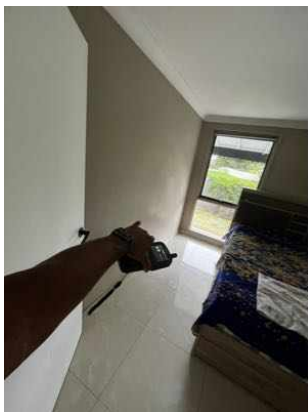












Noted Item

Building: Main Building
 Location: Yard - Back
 Finding: Hot Water Unit
 Information: The HWS appeared to be in good condition at the time of inspection.

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.



Noted Item

Building: Main Building
 Location: All Areas
 Finding: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.





Noted Item

Building: Main Building
Location: Roof Void
Finding: Obstructions and Limitations - Roof space
Information: Roof space no access









Noted Item

Building: Main Building
 Location: Kitchen/ Bathroom
 Finding: Cabinetry Plumbing - Kitchen/ Bathroom
 Information: All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

NOTE: Please be aware that although cupboards have had a thorough inspection,

obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing

asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



Noted Item

Building:	Main Building
Location:	Seperate Studio
Finding:	Additional structure - Non-compliant
Information:	The additional structure that has been affixed to this area of the dwelling does not appear to comply with contemporary building practices and current Australian Standards. While the structure does not currently appear to be unsafe, compliance with such standards ensures the structural integrity of the main dwelling and abutting addition.

As building standards have not been followed, this area provides a heightened risk of the development of building defects. The structural integrity of the area may have been compromised, which creates potential for the development or presence of major

safety issues.

It is highly recommended that any planned repair, remodeling or demolition works be carried out by registered builders. Such works may be necessary in the short-term future to ensure the safety and functionality of the area.





Noted Item

Building:	Main Building
Location:	Roof
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





Definitions to help you better understand this report

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

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

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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