Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Mar 2026

Property Address: 17 Burra Close, Glenmore Park NSW 2745

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

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

Original Inspection Date: Thu, 19 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
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Client's Phone Number:	
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

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

Timber Pest Risk & Recommendations

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

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

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

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

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Slab Edge

- 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:

- Exterior Roof Surface - Second Storey.

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

- Roof Exterior.

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

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Duct work

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Inclement weather conditions prevented inspection of roof exterior

- Insulation

- Lack of suitable access or entry point

- Stored items

- Rugs

- Roof framing - not trafficable

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Window Safety – Restriction Devices Missing.
Information:	Observation Classification: ⚠ Caution

Condition Overview:

Window restriction devices were found to be missing or not installed on one or more windows, particularly in bedroom areas. According to safety guidelines, where the floor surface below the window is 2 metres or more, windows must be fitted with either permanent screens or restriction devices to reduce the risk of falls.

Safety Implications:

If left unaddressed, this presents a significant fall hazard, particularly for children, and could result in serious injury in the event of an accidental fall.

Recommendations:

It is strongly recommended that window restriction devices be installed in all applicable locations. A qualified window specialist should be engaged to assess and fit appropriate restriction mechanisms to comply with current safety standards. This should be treated as a preventative safety measure and addressed as soon as possible.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Bathroom & Ensuite
Finding:	Major Defect – Cracked Floor Tiles to Bathroom and Ensuite
Information:	Observation

At the time of inspection, cracking to multiple floor tiles was observed in the main traffic areas outside the shower zones within both the Bathroom and Ensuite, located on the upper level of the dwelling. These areas are constructed over a suspended timber floor system. The cracking appeared to affect several tiles and was not isolated to a single point, indicating a broader issue rather than incidental damage.

Implication

The pattern and location of the cracking suggest the likelihood of substrate movement and/or inadequate rigidity of the underlying floor structure or tile underlay. In suspended timber floor systems, excessive deflection, insufficient sheet flooring thickness, poor installation of tile underlay, or deterioration of supporting structural members can result in tile failure.

This condition is considered a major defect as it may indicate ongoing movement within the floor system. Continued movement can lead to further tile cracking, loosening of tiles, and potential failure of waterproofing membranes. Once compromised, waterproofing may allow moisture ingress into the subfloor structure, which can contribute to timber decay, mould growth, and deterioration of associated building elements.

In addition to functional concerns, the defect detracts from the overall condition and serviceability of the wet areas and may require significant rectification works depending on the underlying cause.

Recommendation

It is recommended that a suitably qualified and licensed builder be engaged to undertake a comprehensive assessment of the floor structure, including the adequacy of the substrate, framing, and tile underlay system. Further investigation may require removal of sections of the tiled surface to determine the extent of movement and condition of the supporting elements.

Appropriately qualified trades, such as a licensed tiling contractor and/or bathroom renovation specialist, should be engaged to carry out rectification works. These works may involve structural stiffening of the floor, replacement of the substrate and underlay, reinstallation of compliant waterproofing, and retiling of the affected areas.

Limitations

This assessment is based on a visual inspection only. No invasive inspection, removal of finishes, or structural testing was undertaken at the time. The full extent of the defect and any underlying structural issues could not be determined and may be greater than observed. Further investigation is required to confirm the cause and scope of necessary repairs.








Minor Defect

Finding 3.01

Building: Main Building
Location: Front Elevation
Finding: External Timber Elements – Weather Exposure and Maintenance.
Information: Findings:

• External timber components of the building, which are frequently exposed to harsh weather conditions, show signs of wear and lack adequate protective treatment.

• In areas where timbers have not been properly painted or sealed, deterioration is likely to progress at an accelerated rate due to constant exposure to moisture, UV radiation, and temperature changes.

• Without timely intervention, the condition of these timbers may continue to degrade, potentially requiring replacement in the short-term future.

Recommendations:

1. Protective Treatment:

• External timbers should be adequately treated—either painted or sealed—to protect against further weathering.

• A licensed painting contractor or experienced handyman should be engaged to carry out the necessary surface preparation and treatment.

2. Repair or Replacement:

• Where timber elements have already deteriorated beyond restoration, repairs or replacement will be necessary.

• A qualified carpenter should be appointed to assess and carry out any required structural or cosmetic timber repairs.

Conclusion:

To prolong the life of external timber elements and prevent further degradation, prompt treatment and ongoing maintenance are essential. Untreated or poorly protected timbers will continue to deteriorate under environmental exposure, leading to avoidable replacement costs if not addressed in a timely manner.






Finding 3.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Flashing - Defect & Recommendation
Information:	Observation:

Cracking was observed in sections of the roof flashings. These materials, typically composed of metal, lead, or similar weather-resistant components, are critical for sealing junctions between the roof covering and adjoining building elements.

Function of Flashings:

Roof flashings are designed to prevent water ingress by directing water away from vulnerable joins, such as those around chimneys, skylights, valleys, and wall-roof intersections. When functioning correctly, they are an essential component of the roof's overall waterproofing system.

Implications:

Damaged or deteriorated flashings significantly increase the risk of water penetration into the internal structure of the property. Over time, this can result in:

- Internal water damage (e.g., ceiling stains, plaster deterioration)
- Timber rot and structural degradation
- Premature ageing of surrounding roofing materials
- Development of secondary defects due to persistent moisture exposure

Recommendation:

It is recommended that a licensed roofing plumber or qualified carpenter be engaged as soon as possible to assess and repair the affected flashings. Prompt remediation will help prevent further water damage and ensure the roof plumbing system remains functional and weatherproof.

Finding 3.03

Building:	Main Building
Location:	Roof plumbing
Finding:	Downpipe – Damaged Connection.
Information:	Findings:

• One or more downpipe connections on the property are not adequately sealed to the stormwater drainage system.

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

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

Implications:

• Moisture-Related Building Defects:

Inadequate roof drainage can result in prolonged damp conditions around the foundations, potentially contributing to structural movement, subfloor moisture

ingress, and long-term building degradation.

• Non-Compliance Risk:

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

• Timber Pest Risk:

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

Recommendation:

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

• Inspect all roof plumbing and stormwater discharge points

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

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

Conclusion:

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

Finding 3.04

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

Observation:

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

Limitations:

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

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

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

Observations & Risks:

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

• Prolonged moisture exposure can contribute to:

• Dampness and structural deterioration

• Movement of footings or erosion of subsoils

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

• Best practice site drainage includes:

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

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

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

Recommendation:

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

• Evaluate the current site grading and surface runoff conditions

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

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

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

Finding 3.05

Building:	Main Building
Location:	Laundry
Finding:	Door - Binding on Floor Covering (insufficient clearance).
Information:	Observation:

Binding or rubbing was observed between the bottom edge of the door and the floor covering during normal operation. The door does not open or close freely due to insufficient clearance.

Possible Cause:

This issue is commonly caused by:

• Swelling or warping of the door

• Changes in flooring height (e.g. new carpet, tiles, or floating floors)

• Minor misalignment of door hinges or frame

Implications:

If left unresolved, continued friction may:

• Damage the door or floor surface

• Lead to wear of associated hardware (e.g. hinges)

• Restrict proper function and ease of access

Recommendation:

The bottom edge of the door should be trimmed or planed to provide adequate clearance, and the edge sealed appropriately after adjustment.

Rectification can be carried out by a qualified carpenter or general handyperson, depending on the extent of adjustment required and at the client's discretion.

Finding 3.06

Building:	Main Building
Location:	Laundry
Finding:	Door stop - Missing.

Information: Internal Door – Missing or Inadequate Door Stop

Defect Classification: Minor Defect / Maintenance Item

Condition Overview:

A door stop is either missing or inadequate to prevent the door handle from contacting and potentially damaging the adjacent wall. While this may appear minor, all building elements contribute to the functionality and longevity of the structure.

Recommendations:

It is recommended that a suitable door stop be re-installed or replaced to prevent ongoing impact damage. This is a minor maintenance task and can typically be completed by a general handyman at the client's discretion.

Finding 3.07

Building: Main Building
Location: Kitchen
Finding: Sealant to splash back - Missing.
Information: Observation

During the inspection, it was noted that the sealant to the splashback areas is missing and the architrave to the window has degraded. This condition exposes junctions between different materials, such as tiles and countertops, to potential water ingress. Over time, movement between dissimilar materials can cause cracking of grout and deterioration of sealant, particularly when regular maintenance has not been carried out.

Implication

The absence or degradation of flexible sealant and paint deterioration increases the risk of water penetrating underlying building materials. This may lead to moisture-related damage, including timber decay, corrosion of fixtures, mould growth, and

potential damage to cabinetry or wall substrates. Failure to maintain sealant in wet areas can result in ongoing water ingress and accelerated deterioration of associated building components.

Recommendation

A flexible, mould-resistant sealant should be applied to all affected junctions to restore water tightness and accommodate expected expansion and contraction of materials. Regular inspection and maintenance of sealant in areas exposed to water is recommended as part of ongoing property care. Works should be undertaken by a qualified sealant specialist or experienced tiling contractor to ensure proper preparation and application, reducing the likelihood of future water damage.

Finding 3.08

Building:	Main Building
Location:	Hallway > Upstairs
Finding:	Flooring - Creaking or Squeaking.
Information:	Creaking or squeaking noises were noted when walking across sections of the flooring.

This is typically caused by loose boards or sheets rubbing against one another, or against fixings such as nails or joists. Common contributing factors include:

- Use of inappropriate or insufficient fixings
- Nails placed too far apart
- Inadequate adhesive application during installation

While this is generally classified as a nuisance defect and not considered structural, it can be distracting and may worsen over time if not addressed.

Recommendations:

- A general handyman or qualified carpenter may be able to carry out localised repairs

to secure the loose flooring, at the client's discretion.

• If the issue persists or worsens, further investigation into the flooring installation method may be warranted.

Finding 3.09

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet pan - Loose.
Information:	Observation:

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

• No leaks were observed during the flushing process.

• The toilet operated normally with no signs of malfunction or abnormal water flow.

Possible Cause:

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

Implications:

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

• Further loosening or instability

• Deterioration of seals

• Potential for minor water leakage over time

Recommendation:

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

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls
Finding:	Plumbing and/or yard drainage - Conducive conditions..
Information:	Observation: Drainage Issues Around Property

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

Timber Pest Risk Assessment:

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

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

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

Recommendation:

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

Related Building Defects:

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

• Downpipe – Damaged Connection.

• Site/Yard Drainage – Below Average.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water Pooling from HWS and Air Conditioning Overflows

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

Timber Pest Risk Assessment:

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

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

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

Recommendation:

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

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

Finding 6.03

Building:	Yard
Location:	Yard - Back
Finding:	Tree Stumps and Termite Risk..
Information:	Tree stumps that are in direct contact with soil and exposed to moisture create conditions highly conducive to termite activity. These stumps offer both a food source and shelter, making them an ideal environment for termite infestation.

When subjected to excessive moisture, tree stumps are prone to decay and fungal growth (wood rot), which further attracts subterranean termites. In some cases, tree stumps in ground contact can even serve as nesting sites for active termite colonies.

Recommendations

• It is strongly recommended that all tree stumps on the property, particularly those in contact with soil, be removed as soon as possible to reduce the risk of attracting termites to the structure.

• Where removal is not feasible, a further invasive inspection—such as drilling and internal testing—should be conducted to determine the presence of termite activity.

• If termite activity is confirmed or suspected, chemical treatment of the stump should be carried out by a licensed pest technician to prevent further infestation.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

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

MAJOR DEFECTS
• Cracking to multiple floor tiles was observed in both the upstairs Bathroom and Ensuite, constructed over a suspended timber floor. The extent and pattern of cracking indicate likely movement or inadequate support within the underlying floor structure, which is considered a major defect.

Ongoing movement may lead to further tile failure and potential compromise of waterproofing, allowing moisture ingress and subsequent damage to structural elements.

A qualified builder should be engaged to investigate the cause, with likely rectification involving structural floor repairs and replacement of tiles and waterproofing by appropriate trades.

SAFETY HAZARDS
• Caution – Missing Window Restriction Devices (Upper Level)
Upstairs windows lack restriction devices where required under current building regulations (i.e. where

openings are ≥2m above ground and <1.7m from internal floor level).
Risk: Fall hazard, particularly for children.
Recommendation: Strongly recommend installing compliant window restriction devices as a safety precaution.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared average on the day of inspection, in particular the rear/right side of the property.
• Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

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

Recommended actions:
• Repair connection to downpipes and stormwater system.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• Flashing to the front lower roof show signs of minor cracking/deterioration, recommend sealing or repairing cracks.
• Roof not fully accessible due to height limitations
• Roof was not inspected due to rain and safety limitations.
• Due to limitations a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

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

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable

• The HWS (DOM: 17/09/2018)
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

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

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

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

Bathroom
• Overall condition average
• Cracking identified to the flooring to both Bathroom and Ensuite.
• No elevated moisture readings were found behind the shower at the time of inspection.
• Monitoring after more frequent use is advised, and further invasive inspection may be warranted if leaks recur.
• Recommend sealing tiles and grout to prevent moisture ingress.
• No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

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

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

TIMBER PEST REPORT SUMMARY

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

Timber Decay

• No Wood rot observed.

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.

Trees & Landscaping
• Remove stumps from around the yard.
• Tree stumps are highly conducive to infestation and should be removed immediately.

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

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

KEY RECOMMENDATIONS
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Defects found should be rectified promptly to avoid escalation.
• Consider obtaining documentation for termite management system.
• Engage a roofer for closer inspection of roof tile condition.
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Garage
Finding: Additional Photos - Obstructions and Limitations
Information: Obstructions & Inspection Limitations

The following photographs illustrate obstructions and restricted areas that impeded full inspection of the property at the time of assessment.

These obstructions—including stored items, fixed furniture, floor coverings, or limited access areas—may conceal defects or conditions not visible during the inspection. It is important to note that significant issues such as moisture damage, termite activity, or structural faults can exist behind or beneath obstructed areas.

Recommendation:

It is strongly advised that all obstructions be removed and a re-inspection be carried out to ensure a thorough assessment of the previously inaccessible areas. This will allow for a more accurate evaluation of the property's condition and the identification of any concealed defects.

Noted Item

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

An inspection zone of at least 75mm should be maintained between the bottom

course of brickwork and any adjoining surface (e.g., paving, soil, turf, or concrete) to allow for visual detection of termite activity. This area, known as the exposed slab edge, is a critical part of termite management and monitoring.

Risk:

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

Additional Note:

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

Recommendation:

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

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

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

Noted Item

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

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

Limitations of the Inspection:

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

inaccessible areas.

Recommendation:

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

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

Noted Item

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

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

Noted Item

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

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

Causes:

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

Consequences:

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

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

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

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

Recommendation

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

Noted Item

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

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

Recommendation

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

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..

Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

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

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

Noted Item

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

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

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

Rationale:

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

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

Preventative Measures May Include:

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

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

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

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

Noted Item

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

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

• Low roof pitch

• Non-trafficable framing

• Inaccessible or obstructed areas

• Presence of insulation, A/C Unit & Ductwork

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

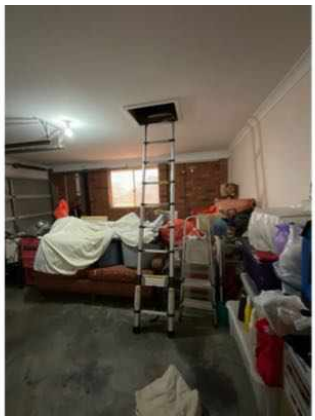
A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

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

Recommendation:

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








Noted Item

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

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

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

• Stored items under the sink obstructed access, limiting a full inspection of the

plumbing and internal cabinetry.

Recommendations:

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

• Flexible, mould-resistant sealant should be applied at wall junctions and other wet-area interfaces to prevent water ingress and potential damage. This is considered routine maintenance, and damaged or missing sealant should be replaced as needed.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained. A sealant specialist or tiling contractor may be engaged to carry out these works where necessary.

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

Noted Item

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

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

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

Recommendations:

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

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

Noted Item

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

SHOWER:

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

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

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

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

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

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

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom. A heat lamp was not operating.

VANITY UNIT:

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

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

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

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

IMPORTANT NOTE:

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

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

hidden structures.

Noted Item

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

SHOWER:

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

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

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

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

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

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

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

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

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

TOILET:

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

VANITY UNIT:

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

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

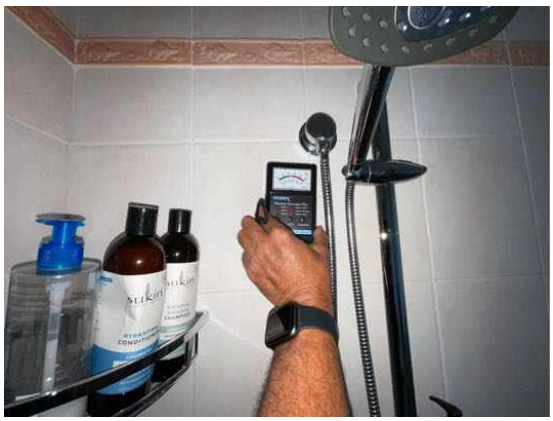
• No visible water damage was observed to the vanity cabinetry at the time of inspection.

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

IMPORTANT NOTE:

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

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



Noted Item

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

Toilet:

• No leaks were observed during the flushing process.

• The toilet operated normally with no signs of malfunction or abnormal water flow.

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

Noted Item

Building: Main Building
Location: All Areas
Finding: Water Pressure – Observation Only.
Information: During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with

plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

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

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

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

Recommendation:

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

Noted Item

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

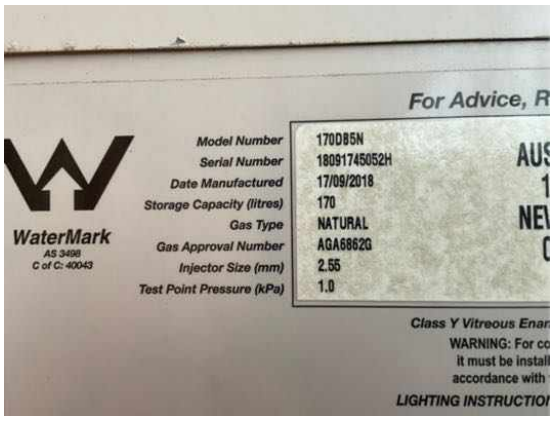
• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

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

current safety and compliance standards.

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

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



Noted Item

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

Please note:

This information is provided as a general caution only.

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

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

• All smoke detectors be tested monthly by the homeowner.

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

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

Noted Item

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

Important Note:

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

Limitations:

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

Recommendation:

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

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

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

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

management program

Noted Item

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

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

Recommendations:

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

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

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

• The installation date

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

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

Summary:

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

• Physical barriers

• Chemical treatments

• Baiting systems

- Regular inspections and monitoring

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

Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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