



Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Mar 2026

Property Address: 30 John St, South Tamworth NSW 2340,
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: Tue, 24 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 30 John St, South Tamworth NSW 2340, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jason Leto Ph: 0452 303 303
Email: Cecilhills@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Cecil Hills

Company Address and Postcode: Bossley Park 2176

Company Email: Cecilhills@jimsbuildinginspections.com.au

Company Contact Numbers: 0452 303 303

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: 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 on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. 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 such as an engineer, surveyor or other trade or specific rectification or maintenance works. 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).

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

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

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	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Carport, Footpath
Other Timber Bldg Elements	Door Frames, Doors, Fascias, Floorboards, Architraves, Internal Joinery, Skirting Boards
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	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.

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- 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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Areas of low roof pitch preventing full inspection

- Appliances and equipment
- Above safe working height
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- External finished ground level
- Furniture
- Floor coverings
- Old disused HWS in roof cavity incl associated plumbing
- Porch
- Rugs
- Stored items
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: Carport
Finding: Gutters Damaged/Deteriorated
Information: Breakage and deterioration occurs generally when the building materials have either aged and decayed with excessive moisture, or as a result of damage (accidental or deliberate).

Repair and/or replacement of these materials is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A licensed roof plumber should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.





Finding 2.02

Building:	Main Building
Location:	Carport
Finding:	Brick Pier - Impact Damaged
Information:	A brick pier supporting the carport structure was observed to be out of plumb, with visible displacement and dislodged brickwork.

The condition appears consistent with possible impact damage, resulting in movement of the pier. This is of concern as the pier forms part of the structural support to the carport roof. While other adjacent piers appear to be in satisfactory condition, the affected pier shows clear signs of structural disturbance.

Out-of-plumb and displaced masonry elements may compromise the load-bearing capacity and stability of the supported structure if not addressed.

Masonry elements are required to be constructed plumb, stable, and free from damage that may affect structural performance.

It is recommended that the client arrange for assessment by a suitably qualified structural engineer or builder. Remedial works may include realignment, rebuilding, or replacement of the affected pier to restore structural integrity and ensure the ongoing support of the carport.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Entry
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of of the home.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements. This can be seen in the photos.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.02

Building: Main Building
 Location: Entry
 Finding: Eaves - Sagging General
 Information: Sagging to the eaves was evident at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time.

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.

Sagging eaves are susceptible to the attraction of excessive moisture, and are therefore considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.

A roofing plumbing or general handyman is recommended to perform rectification works as soon as possible. Subsequent water damage is likely to result over time if left unattended.



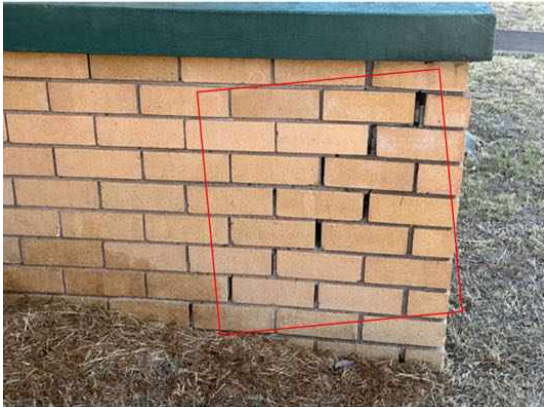
Finding 3.03

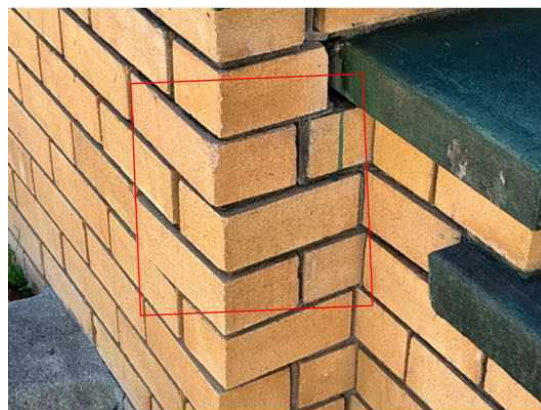
Building: Main Building
 Location: Porch
 Finding: Brickwork - Step cracking
 Information: Step cracking was identified to the brickwork in various areas at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural

engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 3.04

Building:	Main Building
Location:	Carport
Finding:	Cracking - Driveway Distinct
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.05

Building:	Main Building
Location:	Carport
Finding:	Substandard Repair Works
Information:	The works that have been repaired appear to be completed to a substandard level.

Works that have not been completed finished to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



Finding 3.06

Building:	Main Building
Location:	Laundry
Finding:	Damaged/Deteriorated
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of these materials is advised to ensure that additional

secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.07

Building: Main Building

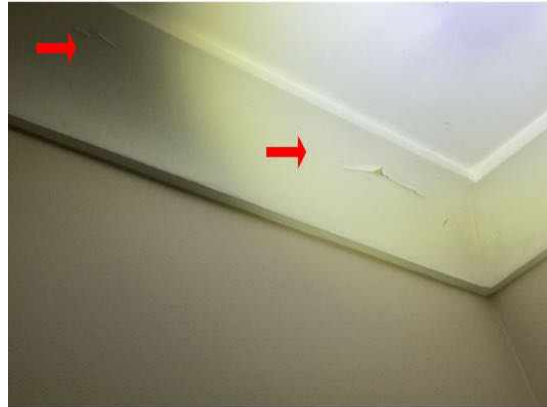
Location: Bedrooms

Finding: Paint - Interior Deteriorated

Information: The internal paintwork as shown throughout the home, including but not limited to walls, ceilings, architraves, and skirtings, shows signs of wear, damage, or incomplete finishing and requires attention to restore a consistent and protective surface. While issues with internal paintwork are often considered cosmetic in nature, deteriorated or missing paint can also contribute to secondary defects such as staining, moisture absorption, or surface degradation over time.

Areas with flaking, scuffed, or patchy paint should be properly prepared by sanding, filling, and levelling before repainting. In locations where the lack of adequate paint protection has resulted in damage to the underlying surface, further repair or replacement of the affected materials may be necessary prior to painting.

It is recommended that a qualified painting contractor be engaged to carry out the required works to improve the visual presentation of the interior and provide adequate protection for internal surfaces. Alternatively, the homeowner may undertake these works in accordance with manufacturer guidelines and industry best practices.



Finding 3.08

Building: Main Building

Location: Hall

Finding: Floors - Squeeking/Bouncing

Information: The internal flooring was identified as being bouncy as pictured at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring structures, which require packing.



Finding 3.09

Building:	Main Building
Location:	Hall
Finding:	Cracking - Plasterboard
Information:	Fine cracks in plasterboard, while occasionally noticeable, are typically regarded as cosmetic defects and do not usually signify structural damage. These cracks often result from separation between building materials and finishes (e.g., paint, plaster) along joints. In most cases, such cracks can be addressed through minor repairs such as sanding, filling, or repainting, which should be carried out by a qualified painter or general handyman.

However, regular monitoring of these cracks is essential. If any cracks show signs of widening, lengthening, or increasing in number, it is advisable to contact a building inspector for further assessment.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
 Location: All External Areas
 Finding: Garden Beds - Conditions Conducive to Termites
 Information: Garden beds were observed in direct contact with the building's perimeter across various areas of the property. In some areas, untreated timber and mulch were used. This configuration, combined with regular watering or hosing, creates conditions conducive to termite activity and increases the risk of termite ingress into the structure.

Garden beds placed against external walls, particularly those incorporating untreated timber or excessive mulch, can retain moisture and create hidden entry points for termites. This undermines the effectiveness of termite barriers, compromises weep hole visibility, and elevates the risk of concealed termite activity that may lead to structural damage.

While the National Construction Code (NCC) and Australian Standards (e.g., AS 3660.1) do not prohibit garden beds, they stress the importance of protecting structures from termite risk by maintaining clear inspection zones and ensuring that termite management systems are not compromised.

Weep holes must remain visible and unobstructed to facilitate inspection and drainage.

Required Rectification:

To mitigate the risk of termite ingress:

All garden beds should be kept at least 50–100 mm below the level of the damp-proof course and weep holes.

Mulch and soil must be kept clear of wall bases to allow visual inspection.

Use only treated or termite-resistant materials if garden features are installed near the building perimeter.

Implement regular pest inspections and engage a licensed pest control specialist to assess and manage termite protection systems.

The current placement and construction of garden beds present a termite risk and deviate from best practice recommendations for termite management. Rectification and professional input from both a landscaper and pest management specialist are

advised to ensure the building remains protected while achieving the desired landscape design.



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Timber Materials In Direct Ground Contact- Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptible arises because of timber, when in contact with soil and dampness, create an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as part of the building construction or incorporated into fencing, the presence near or on the ground can become a pathway for termites to access And damage the property.

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

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

To mitigate the risk of termite activity it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally

the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

Regular inspections, proactive maintenance and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventative measures is crucial for maintaining a termite free environment and avoiding potentially costly damage and future repairs.



Finding 6.03

Building: Main Building
 Location: All External Areas >
 Finding: Bridging Of Physical Barriers - Patios/Porches
 Information: Breaching is the spanning of a physical termite barrier or inspection zone so that subterranean termites are provided with an entry point over or around that barrier.

The concrete porch/patios are providing a concealed entry point at the time of the inspection. Where the location of the porch is retrospectively installed against an external wall this will provide a concealed entry point for termites.

The client should consider gaining further advice from a timber pest technician as to treatments required in this area. It is recommended that obtaining such advice be a short-term priority.



Finding 6.04

Building: Main Building
Location: Carport
Finding: Overhanging Vegetation
Information: Trees and dense vegetation are overhanging the roof and obstructing the gutters, creating a risk of blocked drainage systems and contributing to debris accumulation. In addition to maintenance issues, such conditions increase the risk of moisture retention near the roofline and can create a conducive environment for pests, including termites.

Implications:

Blocked Gutters and Drainage: Leaves and branches can clog gutters and downpipes, leading to overflow, water damage, and potential ingress into the roof or wall structures.

Increased Pest Risk: Overgrown vegetation in close contact with the building may provide bridging access for termites and other pests, particularly if plant matter is in contact with timber components.

Property Maintenance: Excessive vegetation may damage roof materials, eaves, or external finishes during wind events, and can hinder access for inspections or repairs.

It is recommended that all overhanging branches and vegetation be trimmed back to create adequate clearance from the building structure and gutters. This will help maintain effective roof drainage and reduce the likelihood of pest activity. If there are concerns about pest presence—especially termites—it is advisable to engage a licensed pest control professional for inspection and, if necessary, treatment.





Finding 6.05

Building:	Main Building
Location:	Exterior walls - rear
Finding:	HWS - Disconnected overflow
Information:	The Hot Water System overflow was found NOT to be connected to the storm water drainage and is creating excessive moisture in the surrounding area.

Poorly aligned materials can and will lead to further damage to nearby areas.

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



Finding 6.06

Building:	Main Building
Location:	Subfloor
Finding:	Stored Items - Subfloor
Information:	At the time of inspection, various stored items and leftover building materials were observed within the subfloor area of the dwelling. Subfloor areas are required to remain clear and unobstructed to allow for adequate ventilation, routine inspection access, and to prevent the accumulation of moisture and pests.

The storage of materials and general items in this space can obstruct air flow, potentially contributing to poor ventilation and the buildup of damp conditions, which may lead to timber decay, mould growth, or termite activity. Additionally, stored items can conceal defects or damage within the subfloor, delaying their detection and rectification.

It is recommended that all stored items and debris be removed from the subfloor area to maintain compliance with good building practice and to preserve the structural and environmental integrity of the subfloor space.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- The building, compared to others built of a similar age of construction, appears to be mostly in good condition.

It does however have some defects that were found and that will require some remedial attention and maintenance. These issues, left unmanaged, may develop into major defects in the future and become a costly excessive to rectify at that later stage.

Where water services are connected, wet area components including shower recesses, Bobs, vanities, toilets, and associated tiling may be tested using brief water flow to identify any obvious signs of leakage.

It should be noted that these tests are limited in nature and may not detect slow or intermittent leaks, particularly in unoccupied homes where wet areas are not subject to regular use. Additionally, if silicone, liquid sealant, or masonry waterproofing products have been recently applied they may be temporarily mask defects. Such treatments are not permanent waterproofing solutions and may deteriorate over time.

The inspection is visual and non-invasive. Water testing is limited to short duration observations and does not replicate prolonged, everyday use. As such, leaks or waterproofing failures may go undetected at the time of the inspection and may only become evident after extended use of wet areas.

The absence of visible leakage at the time of inspection does not guarantee the long-term integrity of waterproofing systems. Regular monitoring and ongoing maintenance of all wet areas is strongly advised. Undetected leakage may lead to deterioration of building materials and create conditions conducive to timber pest activity.

This summary should be read in conjunction with the defects in the body of the report

SAFETY HAZARDS

None

MAJOR DEFECT

Carport Pier Damage
Carport Gutter Deteriorated

MINOR DEFECTS

Read in conjunction with the body of the report these minor maintenance issues will require attention, if left unmaintained, some of these defects may become costly in the future and develop into major defects overtime if not taken care of.

Obstructions are as follows but not limited to:

Furniture
Fix joinery
Floor coverings
Blinds/curtains
Soft furnishings
Art and frames to walls
Ducting to the roof space
Rain water tanks
Stored Goods
Bins

Additional Information

It is recommended that areas that were not able to be inspected be made available and further inspection undertaken.

PEST REPORT SUMMARY

When compared to other buildings of a similar age, the properties condition is outlined in section A – overall condition timber pest of this report with the risk grading for undetectable defects detailed in section C – accessibility: undetected defect risk timber pest. Additionally, the presence of obstructions is documented in section C – accessibility: obstructions and limitations.

To safeguard the property and mitigate the risk of timber infestation, it is essential that a comprehensive timber pest management plan be implemented and maintained. This should be done by engaging a licensed pest management technician who can develop and oversee a tailored pest control strategy. It is strongly recommended that a full pest inspection be conducted in accordance with Australian standards AS4349.3. Or AS3660.2 at intervals of no more than 12 months or as specified by the pest management plan. For enhanced protection the installation of a new termite treatment is advised to ensure a long-term prevention and control.

This report must be read in its entirety to fully understand all the items identified as potential defects and areas of concern. Skipping sections or reading parts in isolation could lead to an incomplete understanding of the inspection findings and their implications.

It is important to note that IF fixtures such as baths, showers, toilet, vanities, kitchen sinks are not currently in use or have not been used for an extended period, moisture readings in these areas may not exhibit significant variations. This can result in potentially misleading conclusions regarding the presence of absence of moisture issues.

Under the visual inspection criteria required for a pre-purchase pest inspection it is not possible to definitely determine the existence of leaks or moisture related defects. Therefore, if a more accurate assessment of potential water leaks or moisture intrusion is needed, it is recommended That the client request a special purpose inspection that includes more in-depth testing and diagnostic tools. In the absence of such an inspection it should be assumed that elements such as showers may be prone to leakage.

This comprehensive approach insures that the property owner or potential buyer is fully informed and can take the necessary steps to mitigate risk and maintain the structural integrity and value of the property.

Please read every defect individually and ask for clarification that you may require

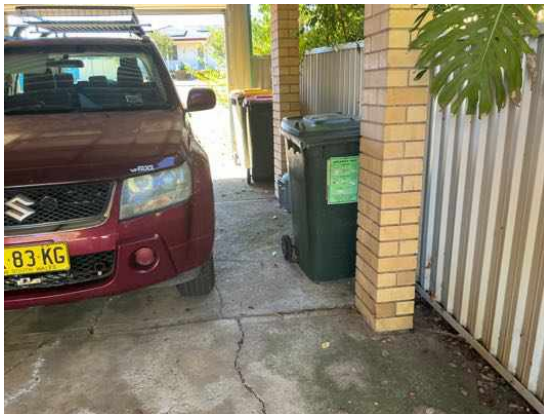
For further information, advice and clarification please contact Jason Leto on: 0452 303 303

Section D Significant Items

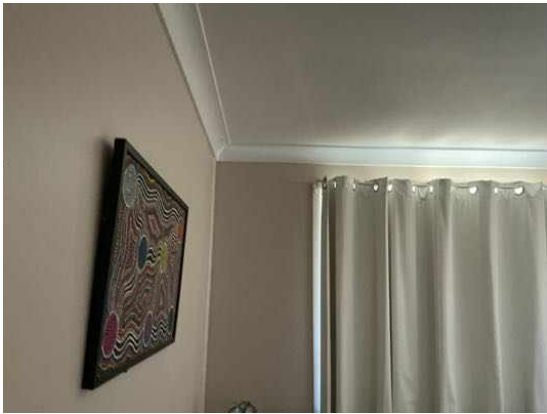
The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All 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: All Internal Areas
Finding: Smoke Detectors and Alarms
Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this is highlighted as a caution only.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial

buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



Noted Item

Building: Main Building
 Location: All Wet Areas
 Finding: Taps, Drainage and Toilets Tested
 Information: During the inspection, taps, draining systems and toilets were checked for both water flow and drainage efficiency, as well as inspected for any visible signs of leakage at the time of the inspection. No issues were noted in these areas ,unless highlighted in a separate ,no immediate remedial work appears to be necessary for these items. Any relevant photo's Documenting these inspections may be found in the additional photo section for reference.

However, it is important to note that while a thorough inspection of cupboards and cabinetry was conducted the presence of instructions such as stored items or fixtures may have limited full visibility of potential water damage or hidden defects. These obstructions can conceal underlying issues that may not be immediately visible during the initial inspection. Furthermore, conditions can change after the inspection has been carried out and defects or damage could be revealed once obstructions are removed or as time progresses.

Given this, it is strongly recommended that a reinspection be conducted after all obstructions have been removed from the cupboards to allow for a full thorough assessment of these areas. This will ensure that any concealed damage or defects are identified and addressed in a timely manner. Regular maintenance and monitoring of plumbing and drainage systems are also advised to insure long-term functionality and to prevent future problems from arising.



Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Photos added Moisture Readings - Wet Areas
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Photos added Moisture Readings - Other Areas
Information: Additional photos are provided for your general reference.





Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Additional Photos Roof
Information: Additional photos are provided of the general roof area for your general reference at the time of inspection.





Noted Item

Building: Main Building
Location: Roof Void
Finding: Additional Photos Roof Void
Information: Additional photos are provided of the general roof void for your general reference at the time of inspection.





Noted Item

Building: Main Building
Location: Subfloor
Finding: Additional Photos - Subfloor
Information: Additional photos are provided for your general reference



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.