



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 12 Mar 2026

Property Address: 25 Stanley St, Blacktown NSW 2148,  
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.

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Original Inspection Date Thu, 12 Mar 2026

Modified Date Wed, 08 Apr 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 25 Stanley St, Blacktown NSW 2148, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode:

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Company Email:

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Company Contact Numbers:

## 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 combined Building and Timber Pest Inspection has been carried out in accordance with AS 4349.1 – Inspection of Buildings – Pre-Purchase Inspections – Residential Buildings and AS 4349.3 – Inspection of Buildings – Timber Pest Inspections, in line with the pre-purchase agreement.

- The inspection is limited to a visual, non-invasive and non-destructive assessment of the readily accessible areas of the property at the time of inspection.
- No dismantling, removal of wall or ceiling linings, excavation, destructive testing, structural load testing or engineering calculations were undertaken.
- The assessment was confined to visible and accessible surfaces only. Concealed areas including (but not limited to) wall cavities, subfloor spaces with restricted clearance, roof void areas with limited or unsafe access, behind stored goods, beneath insulation, under floor coverings, within fixed cabinetry, landscaped areas and external ground interfaces were not fully visible and may contain defects not identified at the time of inspection.
- The timber pest inspection does not include detection of termites or other timber pests within concealed structural elements, underground areas or inaccessible voids. The absence of visible termite activity at the time of inspection does not guarantee that activity has not previously occurred or will not occur in the future.
- Ongoing termite management and regular inspections (generally at intervals not exceeding 12 months, or more frequently in high-risk environments) are strongly recommended.
- Building services including plumbing, drainage, electrical installations, gas services, mechanical ventilation, air-conditioning systems, fire safety systems, security systems and appliances were not tested for operational compliance or performance unless otherwise stated within the report.
- This report reflects the condition of the property at the date and time of inspection only. Conditions may change due to weather events, structural movement, occupancy, renovations, concealed defects or other external factors.
- This report does not constitute structural certification, compliance certification, engineering design verification or a warranty of future performance.
- Where significant structural movement, moisture ingress, drainage concerns, safety hazards, termite damage or conducive conditions are identified, further investigation by a suitably qualified structural engineer, licensed builder, pest management professional or relevant specialist contractor is recommended prior to exchange or settlement.
- This report is prepared exclusively for the named client for pre-purchase purposes and must not be relied upon by third parties without written consent.
- The report is generally considered valid for a period of 90 days from the date of inspection, provided no material change has occurred.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

## Section B General

### General description of the property

|                            |  |
|----------------------------|--|
| Building Type              | Detached, Residential  |
| Company or Strata title    | No   |
| Floor                      | Brick Stumps or Piers, Masonry Foundations, Part Slab and Part Subfloor, Slab on ground, Suspended Timber Frame  |
| Furnished                  | Unfurnished  |
| Occupied                   | Unoccupied   |
| No. of bedrooms            | 3  |
| Orientation                | North East   |
| Other Building Elements    | Carport, Driveway, Fence - Post and Rail Construction, Garage, Shed  |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Door Frames, Doors, Eaves, External Joinery, Floating Floor, Floorboards, Internal Joinery, Parquetry Flooring, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Weatherboards, Window Frames |
| Roof                       | Pitched, Tiled, Timber Framed  |
| Storeys                    | Single   |
| Walls                      | Light Weight Wall Clad, Weatherboards  |
| Weather                    | Fine   |

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Stumps
- Subfloor - Part
- The Site
- 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.
- Site - Part.
- Subfloor - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- 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
- Debris in gutters
- Debris or rubbish
- Decking
- Duct work
- Evidence of recently painted walls or ceilings

- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Old disused HWS in roof cavity incl associated plumbing
- Patio
- Pipework
- Porch
- Proximity of perimeter fence to building
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building: Main Building

Location: Yard - Side

Finding: Timber Deck – Damaged / Safety Hazard

Information: The external deck was observed to be broken in parts at the time of inspection. The affected area showed visible damage and deterioration to the decking, which was apparent during the visual assessment.

This condition is significant because broken deck elements may no longer perform as intended under normal use.

Depending on the extent of the damage, the defect may create uneven surfaces, sharp edges, unstable footing, or localised structural weakness.

As a result, the damaged deck presents a safety hazard to occupants and visitors using the area. The defect should be treated as a priority safety concern due to the risk of injury.



#### Finding 1.02

Building: Main Building

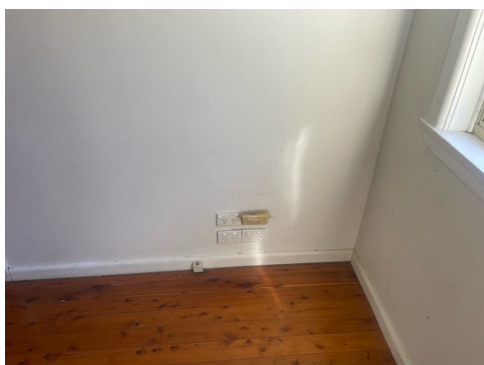
Location: Bedroom

Finding: Electrical Socket – Broken and Unsafe Condition

Information: An electrical socket was observed to be broken at the time of inspection. The cover plate and protective components were damaged, leaving the socket in a compromised condition.

Broken electrical fittings can expose live wiring or conductive parts, presenting a potential electric shock hazard to occupants. This is considered a serious safety issue that requires urgent attention.

It is strongly recommended that a licensed electrician be engaged as soon as possible to repair or replace the damaged socket to restore safe and compliant operation.



### Finding 1.03

Building: Main Building

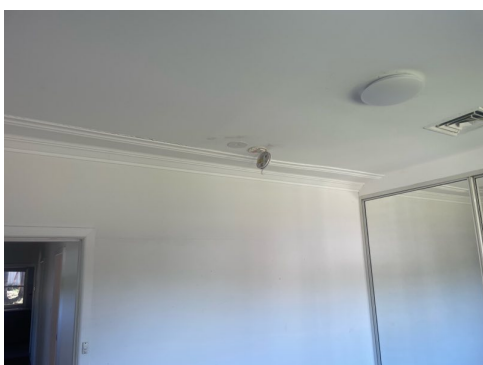
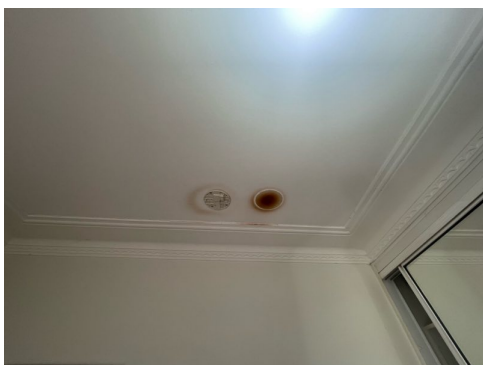
Location: All Areas

Finding: Fire Alarm System – Not Installed / Not Operational

Information: At the time of inspection, a fire alarm system was not installed and/or was not operational within the dwelling. The absence or non-functioning of a fire alarm system presents a significant safety hazard, as it may delay the early detection of fire and reduce the available warning time for occupants to safely evacuate the premises.

Fire alarm systems are a critical life-safety measure intended to provide early warning in the event of fire, particularly during sleeping hours. Without a functional system, occupants may be exposed to an increased risk of injury or loss of life due to smoke inhalation or fire spread.

This matter is considered a safety issue and requires prompt attention. It is recommended that the installation and/or rectification of the fire alarm system be carried out by a suitably qualified and licensed contractor to ensure the system is provided and operating in accordance with the applicable regulatory requirements at the time of installation.



## Major Defect

### Finding 2.01

Building: Main Building

Location: Driveway

Finding: Cracking - External Concrete Paving Damage Category 3 - Wide Cracks (2mm - 4mm)

Information: Wide cracks were identified in external concrete paving. Wide cracks are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged.

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.

Wide cracks may also have a more significant structural cause, such as subsidence of soils.

Where the crack is located adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.



## Finding 2.02

Building: Main Building

Location: Driveway

Finding: Perimeter Fence – Impact Damage

Information: During inspection, the perimeter fence, constructed from a steel frame with corrugated steel infill panels, was noted to have sustained damage due to an impact load. The affected section shows distortion and misalignment, with visible bending that reduces both its presentation and structural integrity.

The damaged area appears consistent with force applied directly to the panels and frame.

This has resulted in an uneven surface and compromised finish, detracting from the overall appearance of the boundary structure.

This defect was identified along the perimeter fence during the inspection. It is recommended that a competent contractor be engaged to assess the extent of the damage and carry out necessary repairs or replacement to restore the fence to a serviceable and presentable condition.



### Finding 2.03

Building: Main Building

Location: Driveway

Finding: Roof gutter – Damage observed

Information: At the time of inspection sections of the roof guttering were found to be damaged. The gutter is dented and misshaped in areas and may be pulling away from the fascia in places. This type of damage can change the way water flows and prevents the gutter from working as designed during rainfall.

Damaged gutters can cause water to overflow and discharge down external walls or over the edges of the roof.

Over time this can lead to staining and decay of fascia and eaves linings and may contribute to moisture issues around the base of the building including possible dampness in walls or slab movement. Overflowing water can also create slip hazards on paths and entry areas.

Further assessment and repair of the affected guttering by a licensed roof plumber or roofing contractor is recommended.

Works may include straightening, re-fixing or replacing damaged sections so that water is collected and discharged correctly to the downpipes and stormwater system. Repairs should be carried out as a priority before periods of heavy rain.



### Finding 2.04

Building: Main Building

Location: Pergola

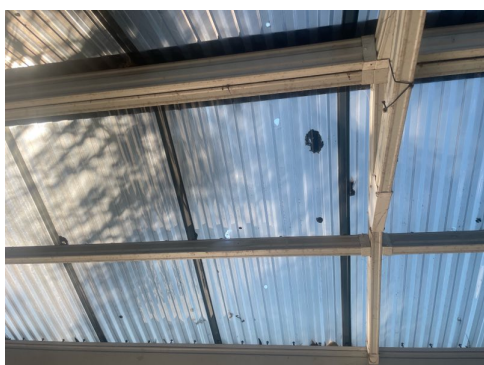
Finding: Corrugated Roof Sheeting – Damaged Clear Sheeting

Information: During inspection of the exterior roof covering, sections of the clear corrugated roof sheeting were found to be cracked and damaged. This material is typically used for skylight or patio roofing and is often made of polycarbonate or fibreglass, both of which can become brittle over time due to UV exposure and temperature changes.

The damage allows potential water ingress and reduces the weatherproofing performance of the roof.

In addition, cracks and surface deterioration may compromise the sheet's strength, posing a risk of breakage under load or during maintenance.

It is recommended that the damaged clear sheets be replaced by a qualified roofing or patio contractor. When replacing, a UV-stabilised polycarbonate or similar high-durability product should be used to ensure long-term resistance to weathering and maintain light transmission.



### Finding 2.05

Building: Main Building

Location: All Areas

Finding: Brick Pier / External Wall – Leaning Pier and Cracking

Information: A brick pier supporting the dwelling was observed to be leaning at the time of inspection. In the same general area, a noticeable crack was also observed to the external wall associated with the main structure.

This condition is significant because the brick pier appears to have moved out of plumb and may no longer be providing adequate support as intended.

The associated wall cracking is consistent with structural movement, settlement, displacement, or deterioration affecting the supporting elements of the building.

As a result, the defect is considered a major structural concern and may also present a safety risk if movement is ongoing or the support capacity has been reduced. Further movement may lead to additional cracking, distortion, and instability to the affected part of the structure.







### Finding 2.06

Building: Main Building

Location: Bathroom

Finding: Subfloor Area Under Bathrooms – Timber Deterioration and Wood Rot

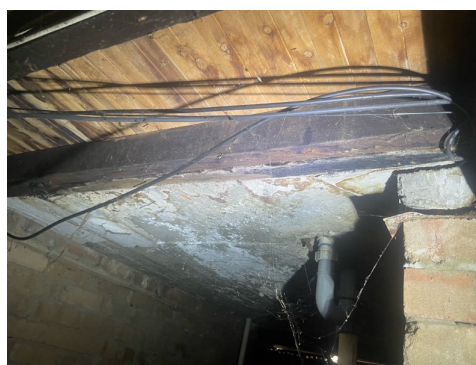
Information: The subfloor structures located beneath the bathrooms are showing signs of deterioration and wood rot (fungal decay) affecting the timbers. It is suspected that this defect has developed as a result of prolonged damp conditions in the subfloor, most likely linked to bathroom wet area use, plumbing leaks, or inadequate ventilation.

Damp conditions cause timbers to lose their strength and capacity to support loads, reducing the ability of the subfloor structures to bear the weight of the building as originally intended.

If left untreated, the deterioration will worsen over time, leading to serious structural faults in the flooring above, along with a range of secondary defects such as uneven floors, cracking finishes, or localised settlement.

The presence of wood rot in this location is also conducive to termite infestation. As timber stumps and bearers may be in direct contact with damp soil, concealed termite entry is possible.

Once timbers become weakened by rot, their natural resistance is reduced, making them far more vulnerable to attack. Rectification or replacement of affected elements is required, and where deterioration is widespread, sections of the subfloor structure may need full replacement. Consultation with a structural engineer or a registered builder specialising in re-stumping and subfloor repairs is strongly recommended without delay.



### Finding 2.07

Building: Main Building

Location: Bathroom

Finding: Shower Screen - Leaking (Sides)

Information: The shower screen was noted as leaking through sides at the time of inspection.

The shower enclosure in the bathroom exhibits a defect characterized by moisture buildup and potential leakage at the base where the shower door meets the wall and floor tiles. Visible signs include deteriorated caulking, indicating that the waterproof seal has been compromised.

This issue not only affects the aesthetic appeal of the bathroom but also poses a risk of water damage to adjacent structures and surfaces.

Immediate attention is required to re-caulk and seal the affected areas to prevent further moisture penetration and to maintain the integrity of the shower enclosure.

The client is advised to engage the services of a professional plumber to rectify the issue prior to Handover.



### Finding 2.08

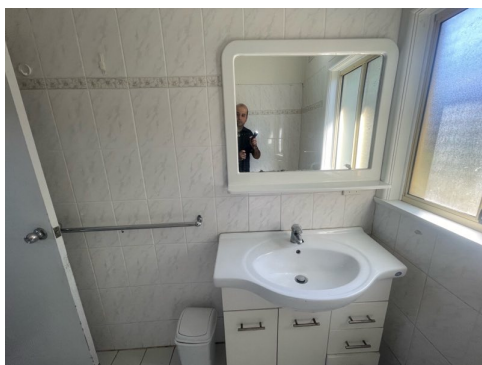
|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Bathroom   |
| Finding:     | Bathroom Vanity – Damaged (Scratches, Water Staining, Wear & Tear, Broken Shelf)   |
| Information: | The bathroom vanity was observed to be in a damaged condition at the time of inspection, including visible scratches to the vanity surfaces, water staining, general wear and tear, and a broken internal shelf. This condition affects both presentation and serviceability of the fixture. |

The observed staining and deterioration may be consistent with ongoing moisture exposure (splashing, minor leakage, or poor drying/ventilation) combined with normal use over time.

Where laminated or painted finishes are scratched, worn, or water stained, the protective coating can be compromised, which may allow moisture absorption and lead to swelling, delamination, and progressive deterioration of the cabinet materials.

It is recommended that the client arrange further assessment and repair or replacement of the affected vanity components as required to restore function and reduce the risk of further deterioration.

If water staining is active or worsening, it is also recommended that the plumbing and surrounding junctions (basin waste, taps, silicone seals, and adjacent wall/floor interfaces) be checked to confirm there is no ongoing leak contributing to the damage.



### Finding 2.09

Building: Main Building

Location: Bathroom

Finding: Damp Evident – Shower Alcove and Adjoining Wall

Information: During the inspection, damp was evident to the lower meter of the wall in the shower alcove. This type of defect is quite common in wet areas and is suspected to be caused by moisture permeating through deteriorated grouting and sealant. A leaking pipe within the adjoining wall remains a possible cause.

Moisture readings were also elevated on the back wall adjoining the bedroom and wardrobe, suggesting the damp is not confined to the shower recess alone and may be affecting adjacent areas of the property.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either from external intrusion or internal condensation and leaks. In shower areas, damp is typically due to internal water leaks or excessive moisture exposure.

If unmanaged, damp conditions will likely lead to the growth of mould and fungi, deterioration of building materials, and eventual compromise of structural integrity.

The World Health Organisation highlights that excess moisture on indoor materials facilitates the growth of moulds, fungi, and bacteria, which emit spores and other particles into the air, often linked to respiratory and broader health issues.

It is recommended that a qualified plumber or bathroom specialist be engaged immediately to determine the precise source of moisture and carry out appropriate rectification works.

If mould growth is significant, consultation with a specialist environmental health inspector should also be considered. Regular maintenance of sealants and grout in wet areas is essential to prevent recurrence of moisture-related issues in the future.





### Finding 2.10

Building: Main Building

Location: Roof Void

Finding: Sarking - Missing

Information: Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction).

Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.



## Finding 2.11

Building: Main Building

Location: Roof Void

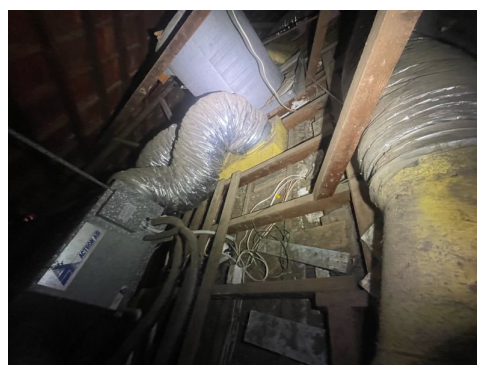
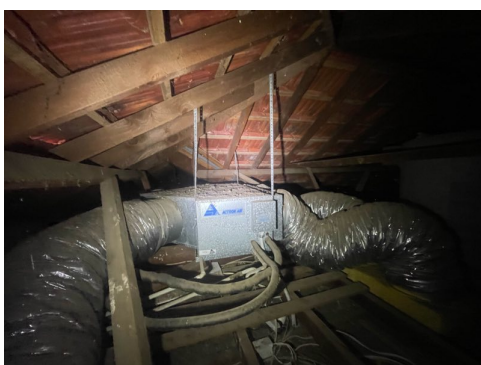
Finding: Roof Void – Insulation

Information: Upon inspection of the roof void, insulation was noted as present, however sections were not fitted properly. Uneven coverage and areas of displacement reduce the effectiveness of the insulation, leaving parts of the ceiling space inadequately protected.

Poorly fitted insulation impacts the thermal efficiency of the dwelling, leading to higher energy costs for heating and cooling. Gaps or uneven coverage allow unwanted heat to enter during summer and warmth to escape during winter.

In addition, insulation that is not properly placed can reduce soundproofing performance.

To achieve consistent coverage and optimum performance, the insulation should be re-fitted correctly throughout the roof void. A licensed contractor can adjust or top up the insulation as required to ensure full coverage and improved energy efficiency.



## Minor Defect

### Finding 3.01

Building: Main Building

Location: Pergola

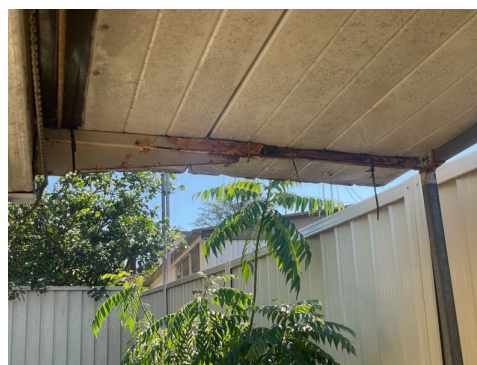
Finding: Building element - Rusted or corroded

Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

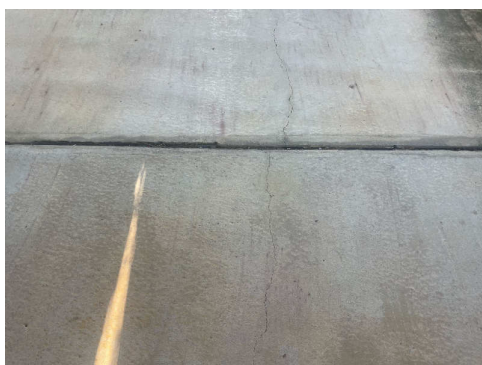
Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



### Finding 3.02

Building: Main Building

|              |  |
|--------------|--|
| Location:    | Carport  |
| Finding:     | Cracking - Damage Category 2 - Noticeable (up to 5mm)  |
| Information: | <p>Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.</p> <p>Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.</p> <p>Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.</p> <p>Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.</p> |



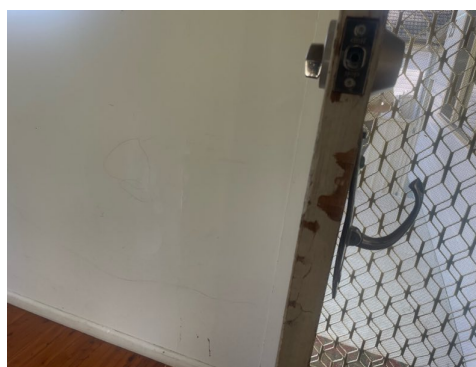
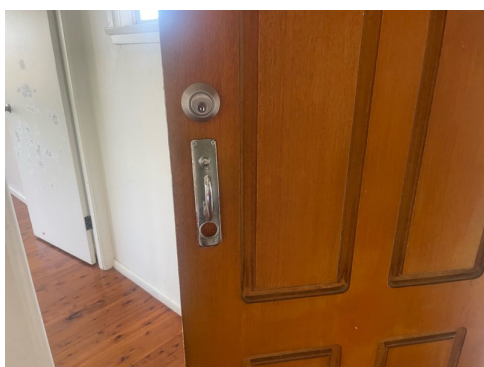
### Finding 3.03

|           |                                |
|-----------|--------------------------------|
| Building: | Main Building                  |
| Location: | Entry                          |
| Finding:  | Door handle – Missing or loose |

**Information:** During the inspection a door handle was found to be missing or loose. The handle is not fixed firmly to the door so it moves when used or is not present where it should be installed.

This type of defect often happens due to normal wear and tear poor installation or loose or missing screws over time. A loose or missing handle can affect the correct operation of the door and may reduce security and privacy and in some cases create a minor safety risk if the door cannot be opened or closed easily.

Repair or replacement of the affected door handle by a suitably qualified tradesperson is recommended. Works may include tightening and refixing the existing hardware or installing a new handle set so that the door operates smoothly and the opening can be used and secured as intended.



### Finding 3.04

**Building:** Main Building

**Location:** All Internal Areas

**Finding:** Cracking - Damage Category 2 - Noticeable (up to 5mm)

**Information:** Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

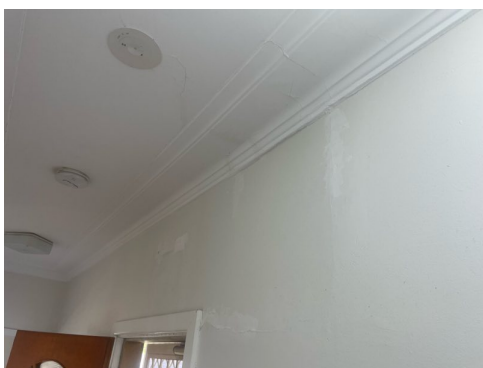
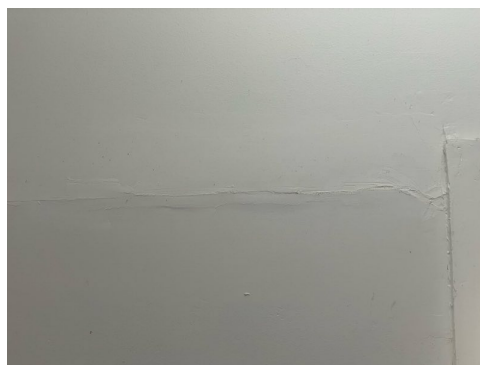
Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired.

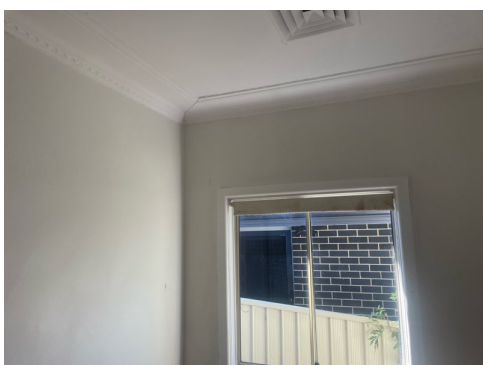
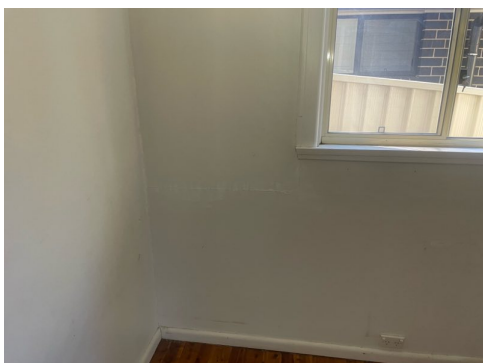
A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.





### Finding 3.05

Building: Main Building

Location: Bathroom

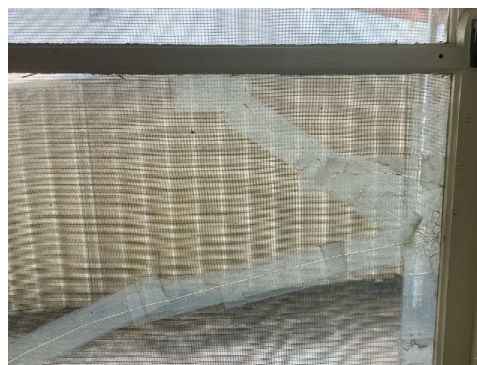
Finding: Damage to Window Glazing

Information: At the time of inspection, a localised chip was observed on the surface of a full-height window. The damage appears to be point impact in nature, affecting only a small area of the glass. The window in question is constructed from a thick glazing panel, which is most likely toughened or laminated safety glass, as typically used for full-height installations.

While the structural integrity of the glass currently appears unaffected, any point damage on safety glass can potentially propagate over time, particularly in toughened glass where delayed failure is a known risk.

If laminated, the interlayer may continue to hold the glass together even if further cracking occurs, but this does not eliminate the need for rectification.

It is recommended that a qualified glazing professional be engaged to further assess the extent of the damage and advise whether repair (if feasible) or replacement is required to maintain safety and performance standards.



### Finding 3.06

Building: Main Building

Location: All Internal Areas

Finding: Damaged Cabinetry Throughout Property

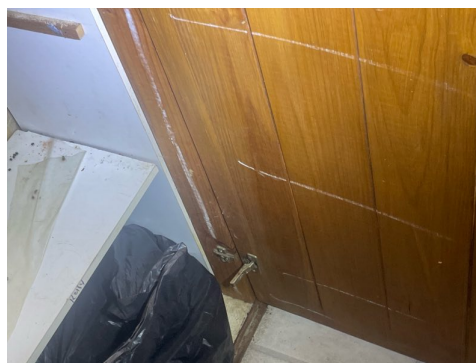
Information: All cabinetry within the property, including kitchen units, bathroom vanities, wardrobes, and other built-in storage, was found to be damaged. Observed defects include worn surfaces, broken shelves, missing handles, and general deterioration consistent with age, wear and tear, and improper use.

The extent of damage significantly reduces the functionality, presentation, and service life of the cabinetry.

In some areas, the defects also compromise safe and practical use.

It is recommended that the damaged cabinetry be repaired or, where beyond reasonable repair, replaced. A qualified cabinetmaker or relevant tradesperson should be engaged to restore the cabinetry to a safe, functional, and serviceable condition.





### Finding 3.07

Building: Main Building

Location: Laundry

Finding: Tiles - Cracked or damaged

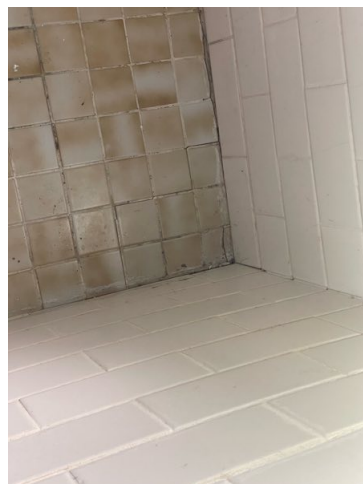
Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

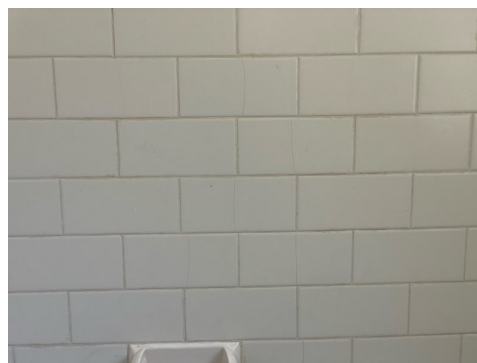
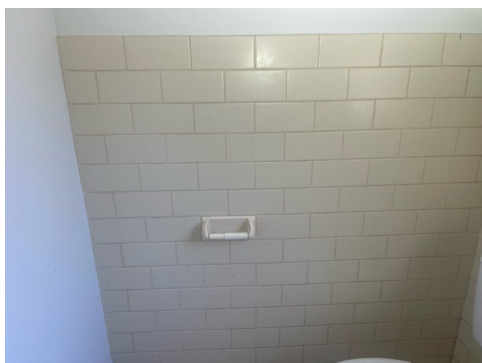
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

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 3.08

Building: Main Building

Location: Laundry

Finding: Water Damage - Vanity

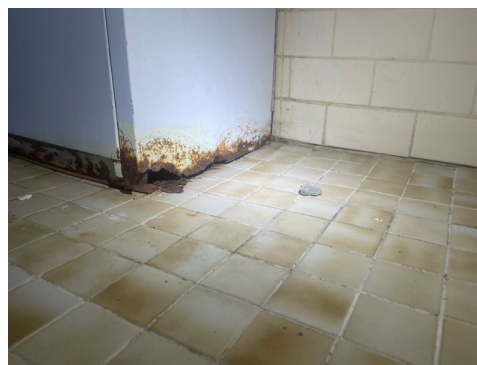
Information: Water damage was observed on and around the vanity unit at the time of inspection. The damage includes swelling, staining, and deterioration of cabinetry and finishes, indicating ongoing or past water exposure. Such defects can compromise both the structural integrity of the vanity and the surrounding bathroom finishes.

The most likely causes of this defect include leaking taps, faulty plumbing connections, defective seals, or overflowing basins. Moisture may also infiltrate from the wall or countertop junctions if waterproofing is inadequate, allowing water to penetrate concealed areas.

At the time of inspection, moisture levels were elevated around the affected vanity, confirming that water ingress is active or has recently occurred. Prolonged exposure to moisture can lead to timber decay, corrosion of fittings, mould growth, and deterioration of adjacent walls and flooring.

If left unaddressed, water damage can worsen over time, resulting in compromised cabinetry, mould contamination, odours, and potential structural damage to surrounding elements. This also increases the risk of health concerns and additional repair costs.

It is recommended that a licensed plumber investigate the source of the leak and rectify any defective pipework, taps, or seals. Following remediation, the vanity unit and any affected finishes should be repaired or replaced as required, ensuring the area is properly waterproofed to prevent recurrence.



### Finding 3.09

Building: Main Building

Location: Bathroom

Finding: Tiles - Cracked or damaged

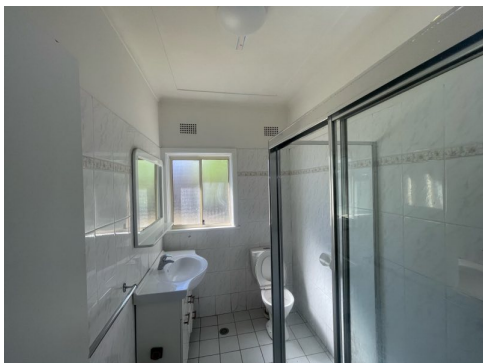
Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

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.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

### Finding 5.01

Building: Main Building

Location: Yard - Back

Finding: Evidence of wood borer activity identified

Information: Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites.

Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time.

Replacement of affected timbers may be considered by the client for superficial reasons.



## Conditions Conducive to Timber Pest Activity

### Finding 6.01

|           |   |
|-----------|---|
| Building: | Main Building                               |
| Location: | Electrical Switchboard                      |
| Finding:  | Termite Management – Durable Notice Missing |

**Information:** During the time of inspection, no durable notice (durable label) was sighted in the switchboard/meter box to indicate an installed termite management system, and no evidence of an active termite barrier or current preventative treatment was identified.

A post-construction chemical termite barrier is strongly recommended, particularly given the history of termite activity, to help protect timber building elements and reduce the risk of concealed termite damage.

It is recommended that a licensed pest controller confirm whether any termite protection exists and its condition, and if not, arrange installation as a short-term priority.

Annual timber pest inspections are recommended in accordance with AS 4349.3 and ongoing termite management practices consistent with AS 3660.2.



### Finding 6.02

**Building:** Main Building

**Location:** Electrical Switchboard

**Finding:** Termite Management System - no evidence of a chemical installation

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

A durable notice should be placed in the switchboard unit to indicate current termite barriers.

At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

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

### Finding 6.03

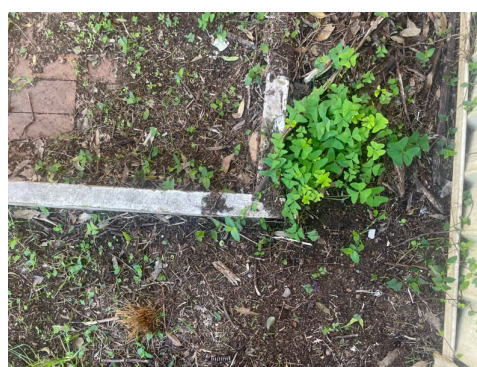
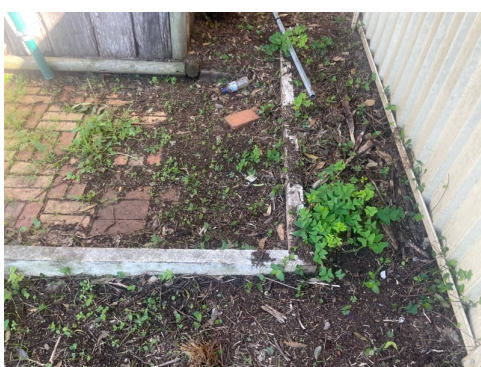
Building: Main Building

Location: Yard

Finding: In ground contact

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

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



### Finding 6.04

Building: Main Building

Location: Building perimeter/interior/subfloor/roof space

Finding: Stored timbers - subfloor space or external area

Information: The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



### Finding 6.05

Building: Main Building

Location: Hot water/Aircon units

Finding: Overflows not plumbed to drainage

Information: The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



### Finding 6.06

Building: Main Building

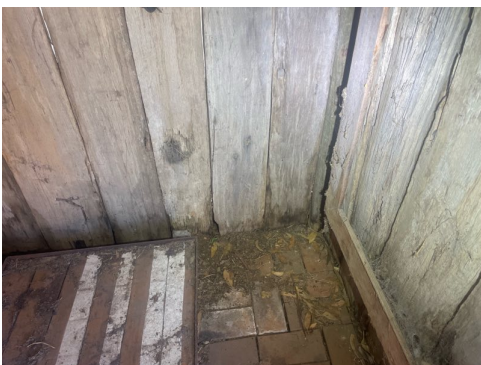
Location: Yard

Finding: Wood rot-external timbers

Information: Wood rot which is technically known as Fungal Decay occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering in the long term or the pooling of water or absorbed moisture from other abutting building materials.

It is advisable to remove these affected timbers to prevent any chance of attack in the future.

Wood decay is more susceptible to termite attack and these timbers should be replaced to limit termite attack.





### Finding 6.07

Building: Main Building

Location: Yard

Finding: Large trees/stumps within 30m of house

Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house. Regular inspections are recommended. Consider test drilling any large trees. A pest controller can be contacted to carry out such testing at the owners discretion.



### Finding 6.08

Building: Main Building

Location: Subfloor

Finding: Excessive subfloor moisture

Information: Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

Excessive moisture is generally caused by inadequate subfloor ventilation and poor site drainage.

It is highly recommended that both subfloor ventilation and site drainage be improved and maintained regularly in order to prevent excessive moisture being present in the external / internal property.



### Finding 6.09

Building: Main Building

Location: Subfloor

Finding: Subfloor Site Drainage - Inadequate

Information: The property exhibits poor drainage under the subfloor, leading to several critical issues. Water can accumulate and does not properly drain away from the subfloor area, creating a hazardous condition.

Here are the few Problems that can arise:

1. Frequent water pooling and stagnation under the subfloor.
2. Risk of subfloor structural damage due to prolonged moisture exposure and attracting termites.
3. Potential for mould and mildew growth, compromising indoor air quality.
4. Safety hazard for occupants due to slippery surfaces and potential electrical hazards.
5. Creating conducive conditions to termites.

The poor site drainage under the subfloor poses a significant safety risk to the occupants, as it can lead to structural damage and health hazards.

This issue requires immediate attention and rectification.

A licensed and experienced plumber or licensed builder specialising in drainage and foundation work should be engaged to assess the problem and implement necessary drainage solutions, such as improved grading, installation of drainage systems, and moisture barrier enhancements. Regular maintenance and inspections should also be scheduled to prevent future occurrences. Water damage and secondary defects are likely to occur if left unmanaged.



### **Evidence of fungal decay activity and/or damage**

No evidence was found

### **Evidence of wood borer activity and/or damage**

No evidence was found

### **Evidence of a previous termite management program**

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
- Damp Proofing Specialist
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

The subject property was observed to be in poor overall condition at the time of inspection and appeared to be affected by deferred maintenance, age-related deterioration, and general wear and tear throughout. Due to the number and significance of the defects identified during the inspection, primary attention was directed toward the more serious structural, safety, moisture-related, and timber pest-related issues. Accordingly, some minor maintenance items, cosmetic defects, and lesser wear and tear issues may not have been individually documented in this report.

A number of significant building defects were identified across the property. These included a leaning brick pier with associated cracking to the external wall, which is indicative of structural movement or loss of adequate support, as well as timber deterioration and wood rot beneath the bathroom area, dampness to the shower alcove and adjoining wall, missing sarking within the roof void, damaged pergola roof sheeting, damaged roof guttering, impact damage to the perimeter fence, and major cracking to sections of external concrete paving. A range of additional internal defects were also noted, including damaged cabinetry, cracked tiles, water-damaged vanity components, damaged glazing, loose door hardware, and other signs of general deterioration.

Several safety hazards were also observed at the time of inspection. These included a broken and unsafe electrical socket, a fire alarm system that was not installed and/or not operational, and a damaged timber deck that presents a risk of injury during use. These items represent elevated concerns for occupants and visitors and should be treated as priority issues. Overall, the condition of the dwelling suggests that some defects have remained unaddressed for a period of time, which may have contributed to further deterioration.

The inspection was also affected by access limitations and obstructions, including stored items and general contents, which restricted visibility in several areas. In particular, the subfloor and roof void areas were obstructed, limiting the ability to fully inspect all accessible structural and concealed components. As a result, the condition of some parts of the subfloor and roof space could not be comprehensively assessed, and additional defects may exist in concealed or obstructed locations that were not visible at the time of inspection.

From a timber pest and conducive-conditions perspective, no live termite activity or termite workings/damage were observed at the time of inspection; however, evidence of wood borer activity was identified, and a number of conditions conducive to timber pest attack were present. These included excessive subfloor moisture, inadequate subfloor drainage, stored timbers, timber in ground contact, wood rot to external timbers, overflows not plumbed to drainage, and large trees/stumps within close proximity to the dwelling. In addition, the durable termite notice was missing, and there was no visible evidence of a chemical termite management system at the time of inspection. Overall, the property presents a heightened risk of ongoing deterioration and future timber pest issues if the identified defects and conducive conditions are not addressed.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

## The following items were noted as -For your information

### Noted Item

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | All Areas   |
| Finding:     | Evidence of live termite activity was absent at the time of the inspection  |
| Information: | If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced. |

As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended inspection you should contact a pest controller immediately.

### Noted Item

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | All Areas   |
| Finding:     | Evidence of termite workings / damage was absent at the time of inspection  |
| Information: | No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage. |

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity.

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

### Noted Item

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | All Areas  |
| Finding:     | Subterranean Termite Prevention Proposal   |
| Information: | A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures. |

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity.

The prevention of such infestations is far easier to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas.

### Noted Item

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | All Areas  |
| Finding:     | Evidence of chemical delignification was absent at the time of inspection  |
| Information: | Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown deteriorates the wood severely impacting on the structural integrity and tensile strength of the affected building element. Chemical delignification is most common in marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc. |

Areas that may be prone to the development of chemical delignification should be monitored frequently in order to identify any evidence of chemical delignification emerging.

### Noted Item

|           |                                    |
|-----------|------------------------------------|
| Building: | Main Building                      |
| Location: | All Internal Areas                 |
| Finding:  | Timber Pest Inspection Methodology |

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. No evidence of termite activity was found inside the house at the time of the inspection. In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation. NO readings for moisture was found at the time of inspection.

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

### Noted Item

Building: Main Building

Location: All Areas

Finding: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc

Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.  
It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.  
We recommend all other installations be checked also.  
Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

### Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)

## Information:

Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.

Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed.

This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures.

Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor.

As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways.

Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.

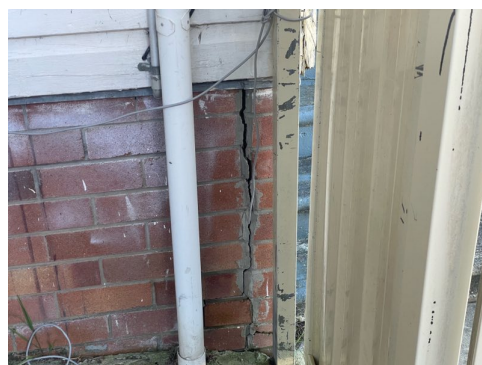
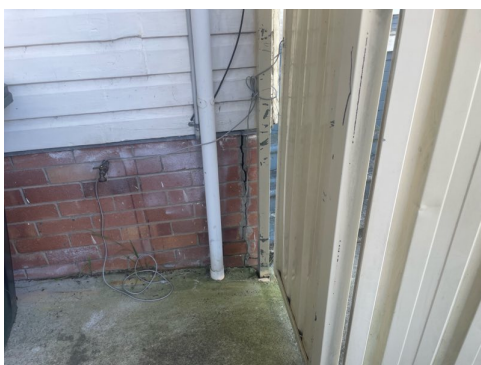


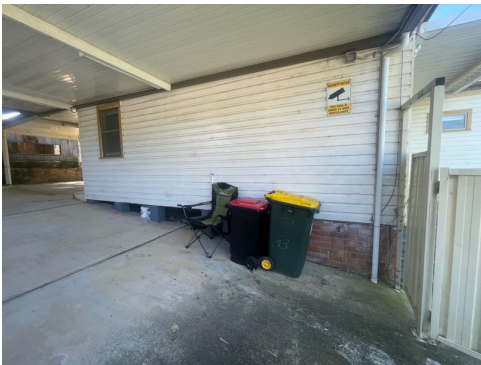








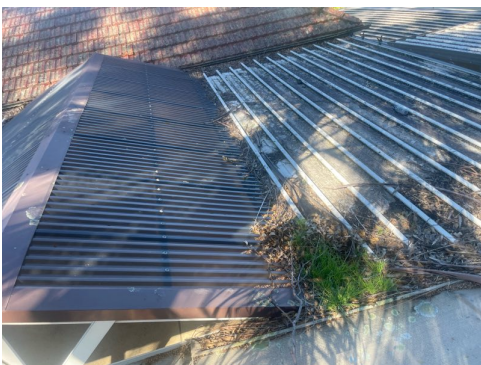




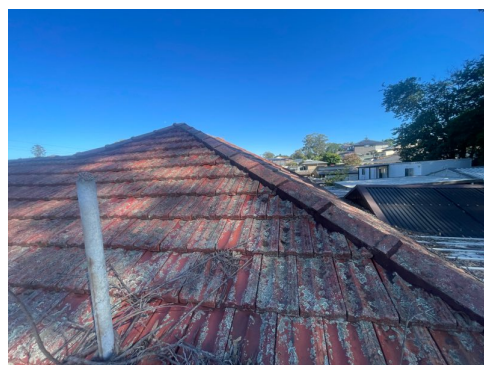






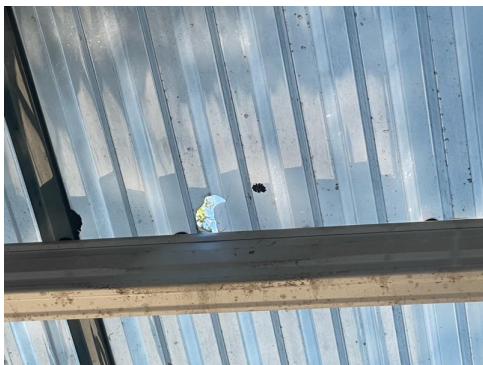
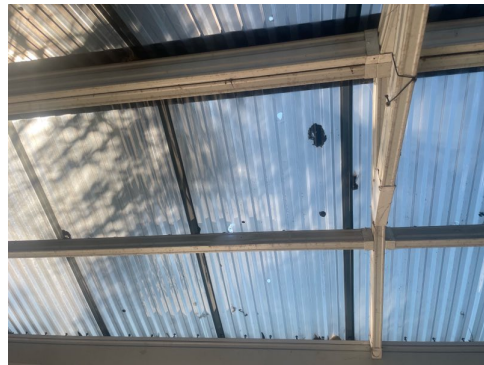






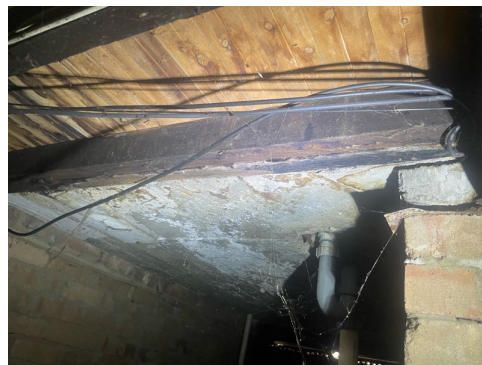


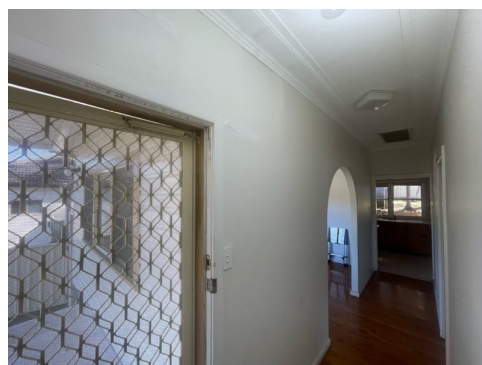
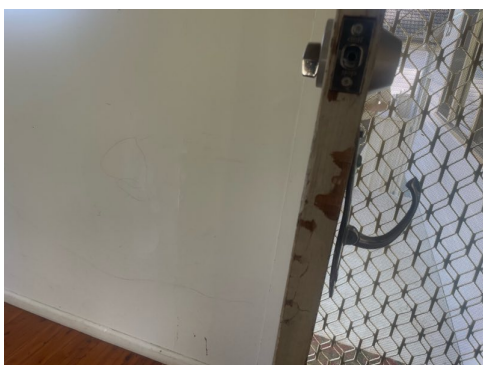
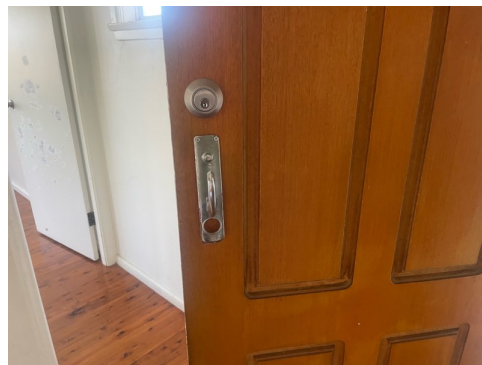
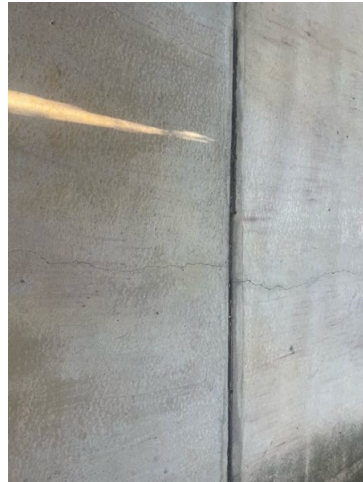


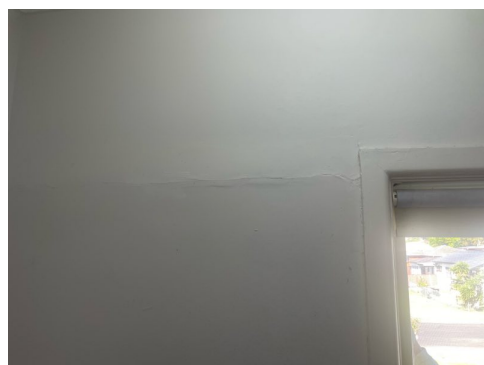


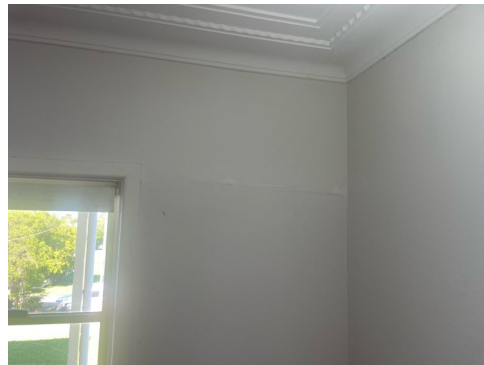
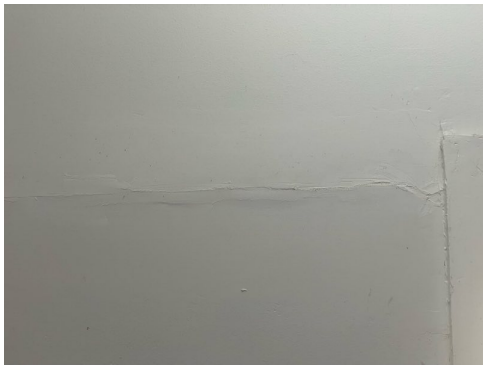


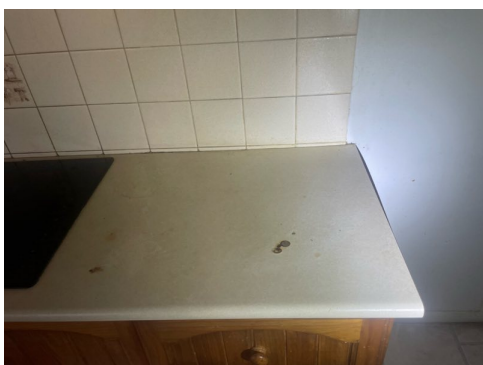


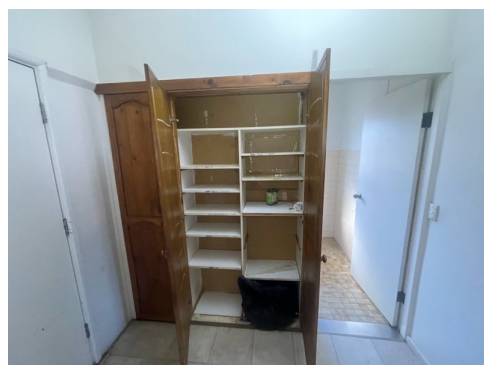


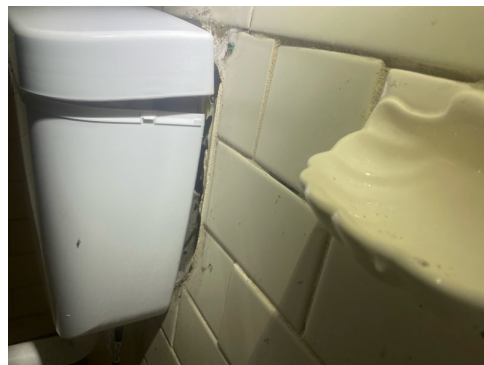
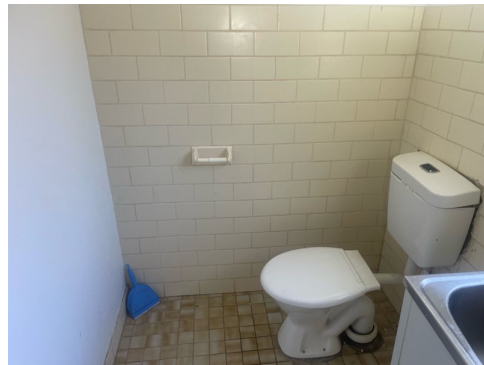
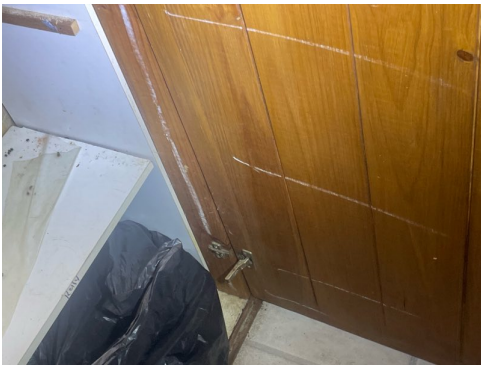


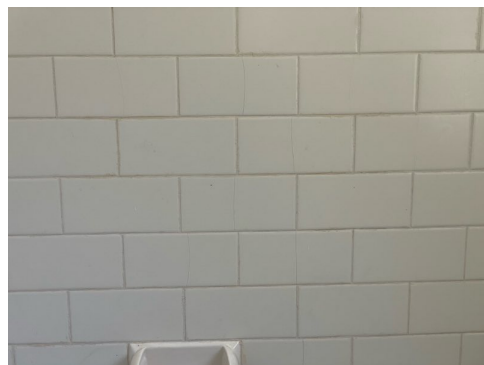
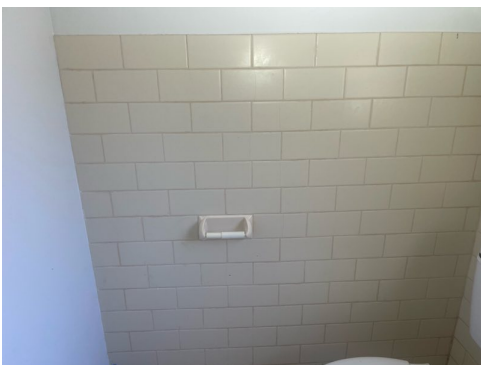
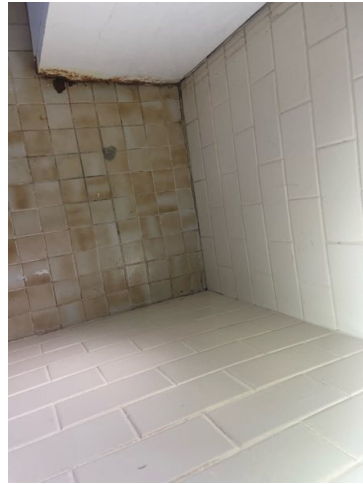


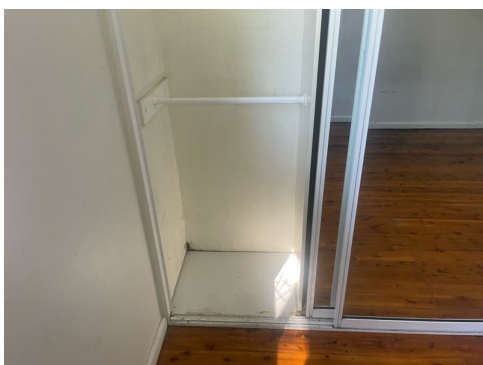
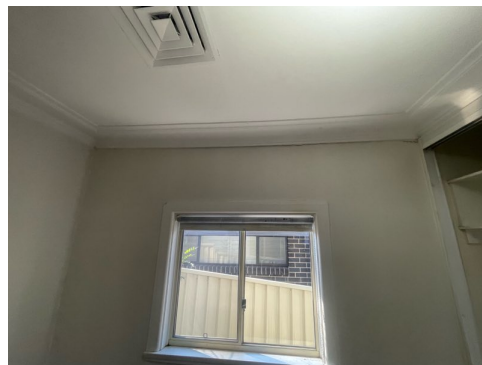
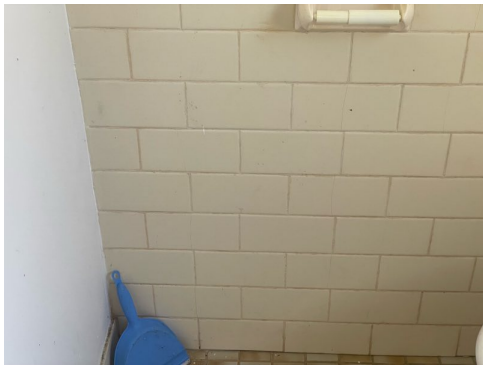


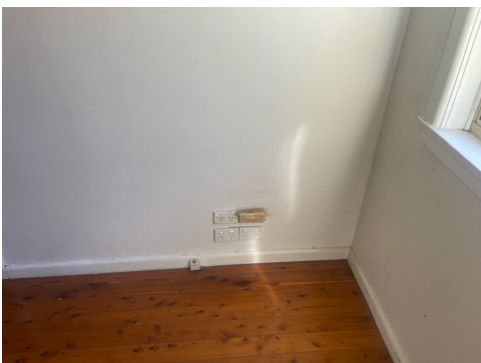


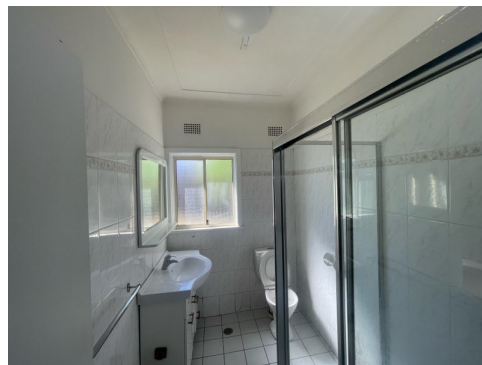
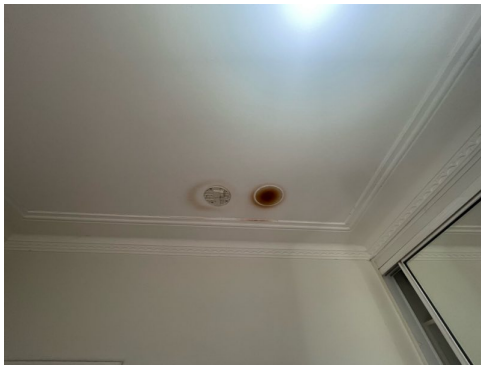


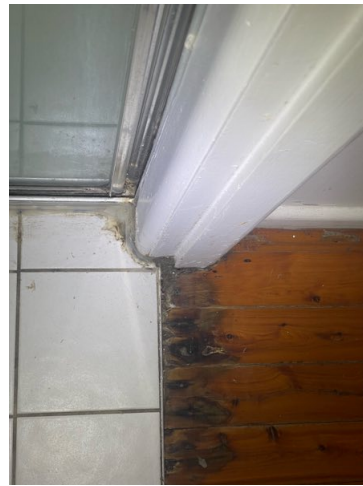


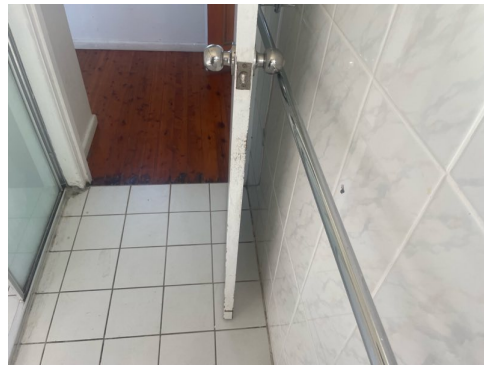


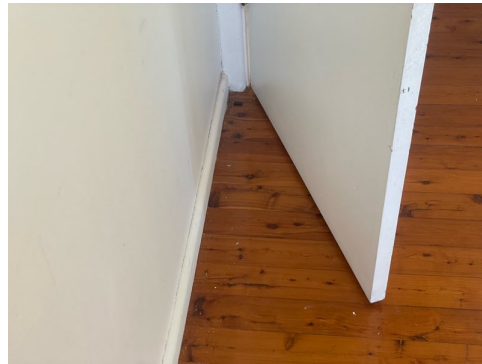


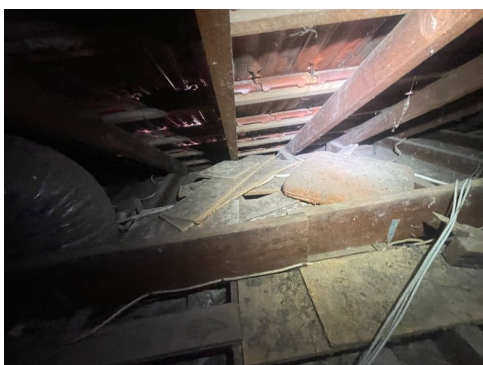


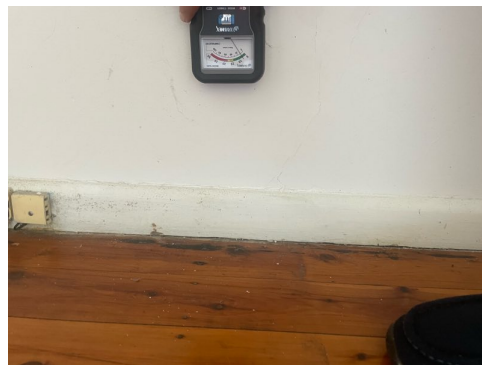
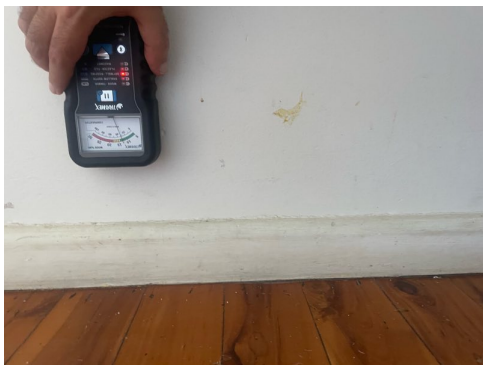


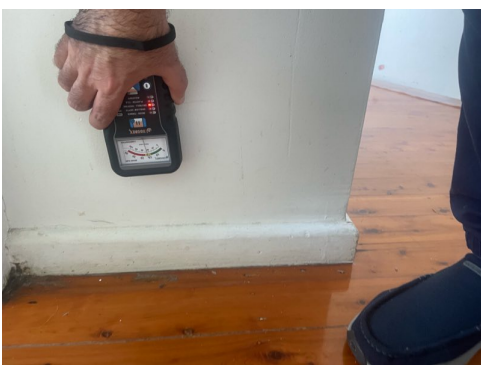
















## Definitions to help you better understand this report

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| 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.<br>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:<br>(a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements<br>(b) stethoscope - an instrument used to hear sounds made by termites within building elements<br>(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<br>(d) sounding - a technique where timber is tapped with a solid object.<br>(e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber |

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| 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.<br>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.  |

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| 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.<br>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.