



Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Mar 2026

Property Address: 13/21 Edgeworth David Ave, Hornsby NSW
2077, 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: Thu, 19 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 13/21 Edgeworth David Ave, Hornsby NSW 2077, Australia

Client's Email Address:

Client's Phone Number:

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Special conditions or instructions

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

The following apply: 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 must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Townhouse, Residential
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Company or Strata title	Yes
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Floor	Concrete
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Furnished	Unfurnished
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No. of bedrooms	2
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Occupied	Unoccupied
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Orientation	South
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Other Building Elements	Fence - Post and Rail Construction, Fence - Brick
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Other Timber Bldg Elements	Doors, Door Frames, Internal Joinery
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Roof	Corrugated Iron (e.g. Colourbond)
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Storeys	Double
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Walls	Brick Veneer, Rendered
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Weather	Raining
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Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Roof Void - 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:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Ceiling linings
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Pipework
- Roof framing - not trafficable
- Sarking
- Vegetation
- 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: **Medium**

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Stairs - Internal
Finding:	Spacing Between Balusters - Non Compliant
Information:	At the time of inspection, it was observed that the spacing between the balusters exceeds 125 mm. In accordance with the National Construction Code (NCC) 2022 Volume Two and referenced standards, any openings in a balustrade or barrier must be constructed to prevent a 125 mm sphere from passing through, in order to minimise the risk of falls or entrapment, particularly for young children.

The current baluster spacing does not comply with these safety requirements and may pose a fall or injury hazard. While this may have been acceptable at the time of original construction, it does not meet current Australian safety standards.

It is recommended that the balustrade be modified to reduce the openings between balusters to no greater than 125 mm, in accordance with current NCC requirements, to ensure occupant safety and compliance.



Finding 1.02

Building:	Main Building
Location:	Upstairs Hallway
Finding:	Electrical Wires - Exposed
Information:	During the inspection, exposed electrical wires were noted. This condition poses a significant safety hazard, as it increases the risk of electrical shock, short circuits, and potential fire. It is imperative that a qualified electrician addresses this issue immediately by properly insulating the exposed wires and ensuring all electrical connections comply with safety standards. Prompt action will mitigate the risks associated with exposed wiring and maintain the safety and integrity of the property's

electrical system.



Finding 1.03

Building:	Main Building
Location:	All Areas
Finding:	Window Restrictors - Recommended
Information:	Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more.

If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Shower Linear Drain – Restricted Discharge Due to Excess Adhesive
Information:	At the time of inspection, the linear drain within the shower was tested. It was observed that the connection between the linear drain insert and the drainage pipe appears to have been excessively glued. Visible adhesive residue was noted within the pipe, reducing the effective internal diameter of the outlet. This condition is restricting the free flow of water, resulting in a noticeably slower discharge rate. While no significant ponding was observed at the time, water was seen to build up across the shower floor before gradually draining.

Assessment of Workmanship:

The application of adhesive at the connection point is considered excessive and indicative of poor installation practices. Proper installation requires controlled use of adhesive to ensure a secure bond without obstructing the flow path. The current condition reflects a lack of care in workmanship, leading to a functional deficiency in the drainage system.

Ramifications:

- Reduced drainage efficiency, leading to slower water discharge.
- Potential for future ponding within the shower area under higher water volumes.

- Increased risk of water ingress beyond the shower area if drainage capacity is exceeded.
- Ongoing moisture exposure to finishes, which may contribute to deterioration, mould growth, or damage to surrounding materials over time.
- Possible long-term blockage risk if debris accumulates against the adhesive build-up.

Recommendations:

- Engage a licensed plumber to further investigate the drain connection.
- Remove the linear drain insert and rectify the connection to ensure that no excess adhesive obstructs the pipework.
- Clean or replace the affected section of pipe as required to restore full internal diameter and proper flow.
- Reinstall the linear drain in accordance with acceptable plumbing practices, ensuring a clear and unobstructed discharge path.
- Upon completion, retest the drainage to confirm adequate flow and performance under normal operating conditions.



Finding 3.02

Building: Main Building

Location: Living Room

Finding: Damp - Rising

Information: At the time of inspection, rising damp was identified within the property. This condition results from the upward movement of moisture through porous building materials, such as bricks, sandstone, or mortar, via capillary action. A damp-proof course (DPC), an impermeable barrier installed at the base of walls above ground level during construction, is typically used to prevent rising damp. However, the absence, deterioration, or bridging of the DPC can compromise its effectiveness, specially in older buildings, leading to moisture ingress. Inadequate site drainage, which allows water to accumulate around the foundation, is a common contributing factor to this issue.

If left unaddressed, rising damp can pose significant health risks due to mould growth and cause extensive damage to building elements, including wall finishes such as paint and plasterwork. The current condition should be monitored over a 12-month period to assess its progression.

It is strongly recommended that the client engage a qualified damp-proofing specialist for remedial actions. Additionally, consulting a qualified plumber or drainage specialist to assess and improve site drainage is advised to mitigate further risks. Monitoring the condition for 12 months is essential to evaluate its status and prevent potential recurrence or further damage.





Finding 3.03

Building:	Main Building
Location:	WC, Both Bedrooms
Finding:	Door(s) - Binding/Jamming
Information:	At the time of inspection, it was noted that the door was binding or jamming in this area.

Several factors could contribute to this issue, including swelling due to moisture, which can cause wooden doors to expand and fit tightly in the frame. Misaligned or loose hinges may also result in the door sagging or becoming misaligned, making it difficult to close. Over time, wooden doors may warp due to fluctuations in temperature or humidity, leading to improper closure.

It is recommended that a qualified carpenter or handyman be engaged to carry out the necessary repairs to ensure proper door operation.





Finding 3.04

Building: Main Building

Location: WC

Finding: Substandard Repair Work to Wall

Information: At the time of inspection, areas of previous repair work were observed to be of a substandard finish. The affected surfaces displayed uneven textures, visible patching, and inconsistent finishing when compared to surrounding areas, indicating that the repairs have not been completed to an acceptable standard of workmanship.

While this condition is not considered a matter of structural concern, it does impact the overall aesthetic appearance and finish quality of the property.

The client is advised to engage the services of a qualified plastering specialist to properly rectify and refinish the affected areas to achieve a consistent and professional standard of finish.



Finding 3.05

Building: Main Building

Location: Entry Hallway

Finding: Tiles - Cracked (Common Areas)

Information: At the time of inspection, cracks and damage were noted on floor tiles in this area. The damage may have resulted from a combination of factors, including impact, poor surface preparation during installation, or minor building movement causing stress to the tiled surface. These cracks not only affect the appearance but may allow moisture to penetrate beneath the tiles, potentially leading to further deterioration over time.

It is recommended that a licensed tiler be engaged to replace them at own discretion.



Finding 3.06

Building: Main Building

Location: All Areas Ground Floor

Finding: Sealant - Under Skirting Boards (Missing)

Information: At the time of inspection, the sealant was missing beneath the skirting boards. The absence of sealant may allow dirt or moisture ingress into gaps between the skirting and flooring. While not a structural issue, application of sealant is recommended for improved finish and to help prevent potential moisture-related concerns over time.



Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Incomplete or substandard works (Sealant around pipe)
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed 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.



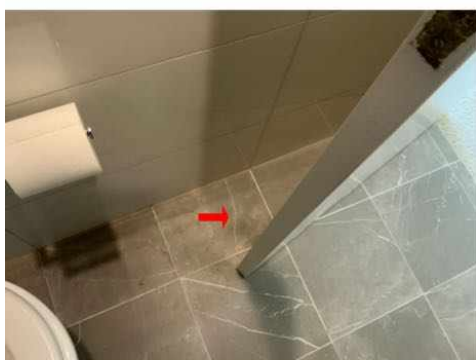
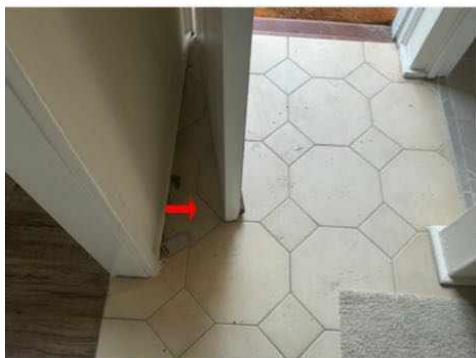
Finding 3.08

Building: Main Building
 Location: All Areas
 Finding: Door Stopper(s) - Missing
 Information: At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

The client is advised to engage services of a handyman to install the door stopper.





Finding 3.09

Building: Main Building

Location: Bathroom

Finding: Missing/Unidentified Switch for Exhaust Fan

Information: At the time of inspection, no dedicated switch was identified for the operation of the exhaust fan. This raises uncertainty as to whether the exhaust fan is functional, correctly connected, or controlled through an alternative switching arrangement.

The inability to readily operate the exhaust fan may impact ventilation performance, particularly in moisture-prone areas, which can contribute to condensation and mould over time.

The client is advised to engage the services of a licensed electrician to verify whether a switch has been installed, confirm the wiring and connection of the exhaust fan, and test the unit to ensure it is functioning correctly and safely.



Finding 3.10

Building:	Main Building
Location:	All Areas
Finding:	Sarking - Damaged
Information:	Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered roofer should be consulted to provide further advice on this defect and to perform rectification works at client discretion.





Finding 3.11

Building:	Main Building
Location:	Yard - Back
Finding:	Incorrect Fall
Information:	At the time of inspection, the external concrete surface adjacent to the sliding door was observed to have an uneven fall, with sections sloping towards the property rather than away from it. This condition is likely to result in water pooling near the base of the wall and door threshold during rainfall events.

Poor surface drainage in this area can increase the risk of water ingress into the building over time and may contribute to moisture-related issues affecting internal finishes and structural elements if left unaddressed.

The client is advised to engage the services of a qualified concrete specialist to assess and rectify the fall of the surface, ensuring it is appropriately graded away from the building to facilitate proper drainage and prevent water accumulation near the structure.



Finding 3.12

Building: Main Building

Location: Fencing

Finding: Fencing - Deteriorated & Leaning

Information: At the time of inspection, the boundary timber fence was observed to be leaning and showing signs of deterioration. The fence panels and supporting elements exhibited weathering, timber decay, and loss of structural integrity, contributing to the visible misalignment and instability.

The current condition indicates that the fence has reached the end of its serviceable life in sections and may continue to deteriorate if left unaddressed. While not posing an immediate structural risk to the dwelling, the fence may become unstable over time and could be susceptible to failure, particularly during adverse weather conditions.

The client is advised to engage the services of a qualified fencing contractor to assess the extent of deterioration and carry out necessary repairs or replacement to restore stability, functionality, and durability.



Finding 3.13

Building: Main Building

Location: Exterior walls - rear

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.

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

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



Finding 3.14

Building: Main Building

Location: Living Room

Finding: Fly Screen Sliding Door - Stiff to Slide

Information: At the time of inspection, the sliding door was found to be stiff and difficult to operate. This may be due to dirt or debris in the tracks, misalignment of the rollers, or general wear and tear over time. It is recommended that the client engage a handyman or door specialist to clean the tracks, adjust or replace the rollers if required, and ensure the door operates smoothly.



Finding 3.15

Building:	Main Building
Location:	Living Room
Finding:	Door Lock - Missing
Information:	During the inspection, it was noted that a door lock is missing from one of the doors.

This absence not only compromises the security and privacy of the affected area but may also lead to operational issues with the door. It is recommended that the client installs a suitable lock to restore proper functionality and to ensure the safety and security of the property. Addressing this promptly will prevent any potential security risks.

The client is advised to engage services of a locksmith or handyman to install new lock.



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:	Both Entries
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.02

Building:	Main Building
Location:	Both Entries
Finding:	Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels.

Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.



Finding 6.03

Building:	Main Building
Location:	Exterior walls - front
Finding:	Bridging Appliances - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.



Finding 6.04

Building:	Main Building
Location:	Exterior walls - front
Finding:	Overflow Disconnected - HWS/AC/Gas - Conducive Conditions to Termites
Information:	The overflow to this service was found to be disconnected from stormwater drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. 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 licensed plumber be appointed to connect the overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.05

Building:	Main Building
Location:	Meter Box

Finding: Termite Management System - No Evidence of Installation (Strata)

Information: The application of a post-construction chemical termite barrier is strongly recommended for all strata buildings, particularly if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to engage their strata management to develop and implement a comprehensive termite management plan, seeking advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection for the building.

Additionally, the client may want to consult with the strata management or body corporate to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Yard

Location: Fencing

Finding: Fungal Decay - Present (Localised)

Information: Fungal decay, also referred to as wood decay or wood rot, typically occurs when timber elements are exposed to excessive moisture for extended periods. This deterioration process is accelerated by temperatures ranging between 5°C and 40°C, as well as the presence of oxygen. Fungal decay is commonly found in timber components used in external environments, particularly when they are exposed to rain or moisture penetration.

In this instance, although the timber element shows signs of decay, the visible damage appears to be localized to a specific area and has not yet spread to adjoining structures or other parts of the building element. As a result, the fungal decay is likely to be relatively superficial, with minimal impact on the structural integrity or tensile strength of the timber. However, it is advisable to monitor the affected area to prevent further deterioration and address the underlying moisture issue to mitigate future risk.



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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- At the time of inspection, the property was found to be in fair condition with a combination of safety hazards and minor defects requiring attention. Safety concerns included non-compliant balustrade spacing, exposed electrical wiring, and the absence of window restrictors, all of which pose potential risks to occupants. No major structural defects were identified; however, several minor defects were noted, including restricted shower drainage due to poor workmanship, rising damp within the living area, binding internal doors, substandard repair finishes, cracked tiles, missing sealant beneath skirting boards, incomplete bathroom works, missing door stoppers and door locks, and a missing or unidentified exhaust fan switch. Additional issues included damaged roof sarking, an external surface falling towards the property causing drainage concerns, a leaning and deteriorated fence, minor cracking to external walls, and a stiff sliding door. The inspection also identified multiple conditions conducive to termite activity, such as inadequate slab edge exposure, bridging of termite barriers, poor

drainage conditions, and absence of a termite management system. Localised fungal decay was noted to external fencing, and a suspected asbestos-containing material was identified, requiring further specialist assessment. Overall, while the defects are largely manageable, timely maintenance and rectification are recommended to prevent deterioration and mitigate future risks.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. Anew termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Obstructions and Limitations - External Areas
 Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.



Noted Item

Building: Main Building
 Location: All Internal Areas

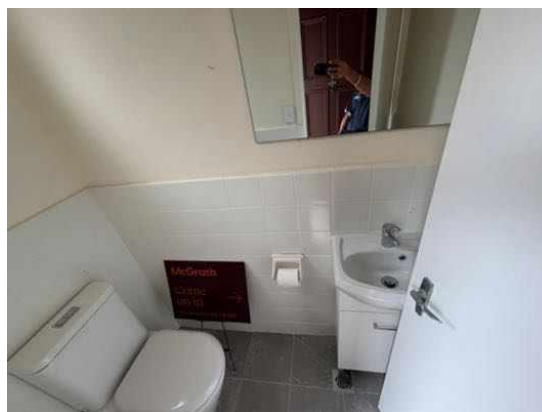
Finding: Obstructions and Limitations - Internal Areas

Information: The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection.

The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.





Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Obstructions, Limitations, and General Roof Space Condition
 Information: The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed.

Obstructions of this nature may conceal a variety of potential defects, including

damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected.

It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.





Noted Item

Building: Main Building

Location: All Areas

Finding: FYI - Windows and Doors were tested for Operation

Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Plumbing and Electrical - Outside of the scope of this inspection
 Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
 Information: During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.



Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Moisture Meter Readings
Information: Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

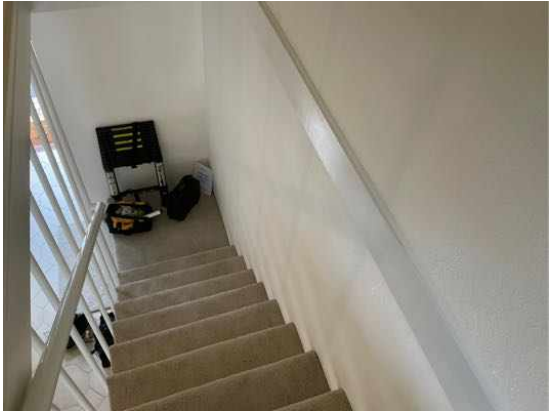
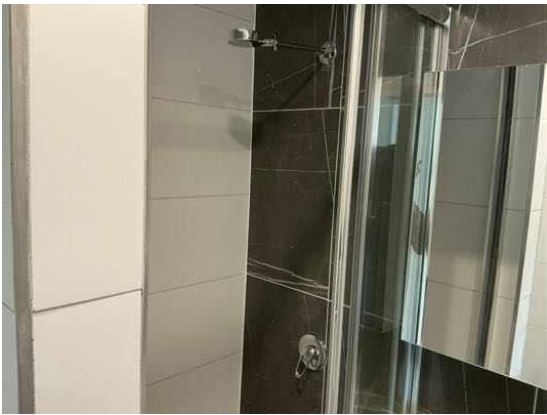
It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.











Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Termite Management Recommendation – No Evidence of Chemical Installation (Strata)
 Information: At the time of inspection, there was no visible evidence of a chemical termite management system installed around the strata building. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage their strata management to consult a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the building has any history of termite activity or is located in a high-risk area.

Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Subterranean Termite Management Proposal (Strata)
 Information: In accordance with Australian Standard AS 3660, it is recommended that Strata buildings have a termite management plan in place, even if no live activity has been detected. For strata-managed properties, termite protection generally applies to the building structure and common areas rather than individual lots.

Effective management should include addressing conditions that may attract termites in common areas. Strata management may also consider installing or maintaining chemical or baiting systems around the building's perimeter to provide long-term protection.

The client is advised to check with strata management regarding any existing termite management systems, inspection schedules, or treatment plans currently in place. Regular inspections—ideally conducted annually—help ensure ongoing protection and compliance with Australian Standard AS 3660.

Noted Item

Building: Main Building
 Location: WC
 Finding: Tap - Not Working
 Information: At the time of inspection, one of the taps was found to be non-functional, with no water flow when tested. This may be due to a faulty valve, internal blockage, or

disconnection within the plumbing system. The client is advised to engage a licensed plumber to assess and repair the issue to restore proper function and test the plumbing fixture as well, to make sure there is no leak under the sink.



Noted Item

Building: Main Building

Location: Opposite Property

Finding: Allocated Car Spaces

Information: The accompanying photos are provided for your general reference, showcasing the current condition of the car parking spots and storage rooms as observed at the time of inspection. It is important to note that these images are meant to serve as a visual snapshot of the property's features at the time of the assessment. However, the client is strongly advised to confirm all allocations, such as car parking spots, storage rooms, and any associated rights or access, within the terms of the contract. Verifying these allocations through the contract ensures clarity and avoids potential disputes regarding ownership or usage. The photos included are intended to give an overview of the designated areas, but the final details should always be cross-referenced with the contractual agreements for accuracy and completeness.



Noted Item

Building: Main Building

Location: All Areas
Finding: Additional Photos of Common Areas
Information: Additional photos have been provided for your general reference. These images serve as visual documentation of the current condition of the common areas within the building complex at the time of inspection. It is recommended that the client consult with strata management regarding any necessary repairs or maintenance required throughout the complex. These photographs are intended to illustrate the present state of the common areas and should be used as a basis for discussing and prioritizing any needed remedial works with the relevant parties.







Noted Item

Building:	Main Building
Location:	Ground Floor Ceiling
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Based on our experience in the building industry, there is an increased likelihood that the identified building element may contain asbestos-containing materials.

Only a visual assessment for potential asbestos-containing materials has been carried out as part of this inspection. No sampling or laboratory testing has been undertaken, and therefore the presence of asbestos cannot be confirmed or ruled out.

The client is advised to get sampling and laboratory testing to confirm the presence or absence of asbestos.

The client is also advised to consult the strata management and review the available strata records/report to determine whether any prior asbestos assessments, registers, or remediation works have been undertaken within the building.

In the interim, the client should exercise caution and avoid disturbing the suspected materials. This includes activities such as damage, general wear and tear, renovations, extensions, demolition, or maintenance works, as disturbance of asbestos-containing materials can pose health risks.



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.