



Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 5/38 McLean St, Liverpool NSW 2170,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 10 Mar 2026

Modified Date: Wed, 11 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 5/38 McLean St, Liverpool NSW 2170, Australia

Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0414614553

Special conditions or instructions

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

The following apply: This report has been prepared for the sole use of the Client named in this document. Liability does not extend to any third party. Any third party relying on this report, in whole or in part, does so entirely at their own risk.

This report is valid only as at the date of inspection. Any defects arising after this date cannot be accounted for. The inspection was non-invasive and subject to limitations and obstructions noted in the report, which may have restricted access to certain areas e.g. roof void and subfloors. As a result, concealed defects may exist that could not be identified without further invasive investigation.

Due to these limitations, the risk of undetected defects is higher in areas with restricted access such as

roof voids, subfloors, and behind fixed linings, insulation, or stored goods. A further invasive inspection is recommended where significant limitations were noted.

Inspection may be restricted to the manhole due to size of manhole, ducting and/or truss obstructions. To enable a more comprehensive inspection of concealed roof areas, the installation of an additional manhole or access point is recommended.

For timber pest inspections, the property remains at risk where no chemical or physical termite management system is present. Annual inspections in accordance with AS 3660.2:2017 are strongly advised, and installation of a termite management system by a licensed pest controller is recommended.

Severe weather events common in NSW can overwhelm roof coverings, flashings, skylights, and gutters, leading to water ingress that may not be evident under normal rainfall. No guarantee can be given against future leaks. Regular inspection and maintenance of all roof and drainage systems is essential.

Safety hazards and major defects should be rectified immediately. Licensed trades, including a roofer, plumber, electrician, and pest controller, should be engaged as recommended in this report to reduce ongoing risk and protect the property.

This report is not a guarantee of future condition and should not be relied upon as a certificate of compliance. The client is responsible for ongoing maintenance, monitoring, and obtaining specialist reports where recommended.

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 major, minor defects, maintenance items and observations under section D significant items (for your information) requiring attention. For further information refer to the body of the report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is Highly susceptible to timber pest. Given the property's susceptibility to timber pests and the risk factors identified in this report, it is recommended to implement a post-construction termite management system. Additionally, regular timber pest inspections are recommended at 12 month intervals.

Section B General

General description of the property

| | |
|----------------------------|--|
| Building Type | Residential, Townhouse, Semi-Detached |
| Company or Strata title | Yes |
| Floor | Floorboards |
| Furnished | Unfurnished |
| No. of bedrooms | 3 |
| Occupied | Unoccupied |
| Orientation | West |
| Other Building Elements | Garage, Retaining Walls |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Door Frames, Doors, Eaves, External Joinery, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Staircase, Window Frames |
| Roof | Tiles, Timber Framed, Pitched |
| Storeys | Double |
| Walls | Brick Veneer |
| 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.

- Interior
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Roof Exterior - First Floor Only
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Exterior Roof Surface - Second Storey.
- Ceiling Cavity - Part.
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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:

- Chimney vents and flues
- Ceiling linings
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Evidence of recently painted walls or ceilings
- Debris in gutters
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Insulation
- Landscaping
- Sarking
- Stored items
- Vegetation

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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

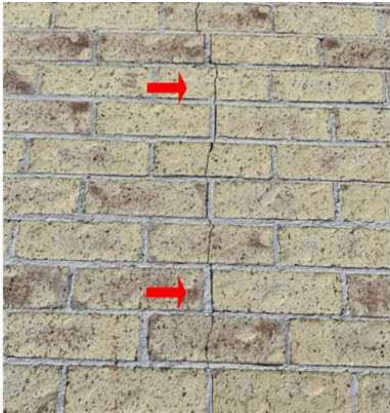
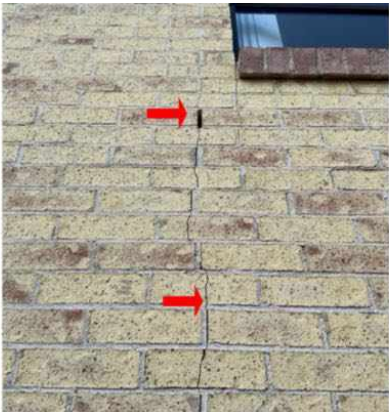
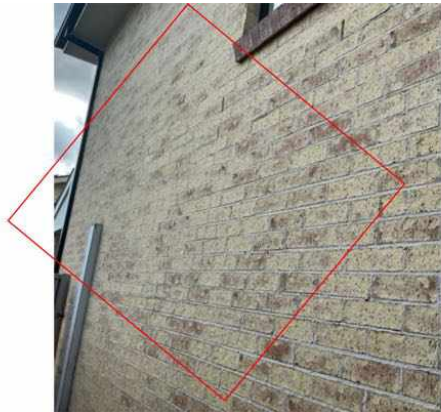
Safety Hazard

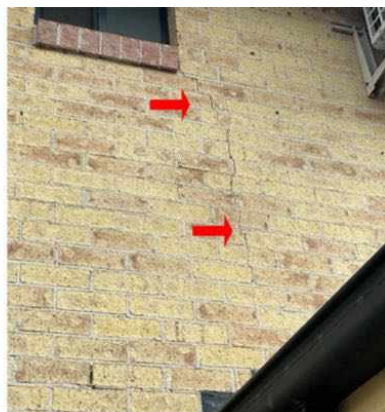
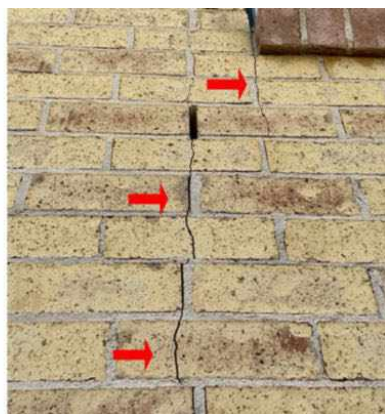
No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: All External Areas - Right , Left
Finding: Brickwork - Cracking noticeable
Information: Vertical cracking was observed within the external brickwork extending through multiple brick courses. The crack width is moderate and indicative of structural movement within the masonry. The condition may be associated with foundation movement or inadequate articulation within the wall system. Assessment by a suitably qualified structural engineer is recommended to determine the cause and appropriate remedial measures.





Finding 2.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Retaining wall - Defective - Bulging, misaligned , wood rot |
| Information: | The retaining wall in this area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows. |

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.



Minor Defect

Finding 3.01

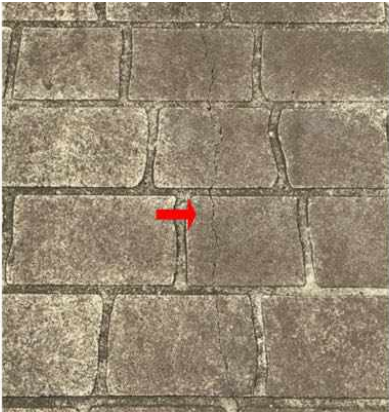
| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm) |
| Information: | Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface. |

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

period of time.

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

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





Finding 3.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas - Retaining Wall |
| Finding: | Wood rot to some areas |
| Information: | This building element shows evidence of wood rot. Wood rot, also 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 over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area. |

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or

registered builder may also be required to replace affected building materials.

An invasive inspection its also recommended by a licensed timber pest technician



Finding 3.03

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Fascias - Wood rot |
| Information: | Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. |

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and

barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Finding 3.04

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Internal Areas - WC, kitchen (hairline), ensuite , bathroom |
| Finding: | Tiles - Cracked or damaged to some areas |
| 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 3.05

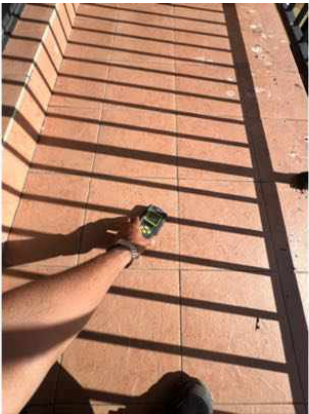
Building: Main Building
Location: Roof Void
Finding: Non-Original Roof Support Props
Information: Newer, lighter-coloured timber props and braces have been observed within the roof void. These are not part of the original roof framing and appear to have been retro-fitted to provide supplementary support, possibly due to prior movement, deflection, or remedial works. As their adequacy, structural contribution, and compliance with current standards cannot be confirmed during a visual inspection in accordance with AS 4349.1, further evaluation by a licensed builder or structural engineer is recommended to confirm whether these supports are appropriate and whether additional rectification is required.





Finding 3.06

Building: Main Building
 Location: Balcony
 Finding: Elevated moisture - No visible deterioration
 Information: Elevated moisture meter readings were recorded to the tiled floor surfaces and adjacent wall bases when tested using a non-invasive (pinless) moisture meter. No visual evidence of moisture ingress, tile debonding, grout deterioration, staining, mould growth, or related moisture damage was observed at the time of inspection. Ongoing monitoring is recommended, and further investigation may be warranted should visible signs of moisture-related distress become evident.



Finding 3.07

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Observation – Vegetation/Tree Proximity to Dwelling |
| Information: | A large tree is located adjacent to the dwelling , this proximity poses risks including potential damage to footings and/or underground services from root activity, increased moisture retention conducive to timber pest activity, and ongoing maintenance issues from falling fronds and debris blocking gutters or drains, while the lean of the tree may also present a future safety risk if it becomes unstable, and further assessment by an arborist is recommended to determine stability and potential impacts, with consideration for trimming, monitoring, or removal if necessary. |



Finding 3.08

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Gap Between Window Frame and Masonry to some areas |
| Information: | A visible gap is present between the external window frame and the adjacent masonry wall. This gap may allow water ingress, air infiltration, and potential pest entry if not adequately sealed. Over time, such exposure can contribute to frame deterioration, internal water damage, or reduced thermal performance. Sealing or filling the gap with |

a suitable weatherproof compound is recommended to maintain the integrity of the building envelope, in accordance with good building practice and AS 4349.1



Finding 3.09

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Gap Between Concrete and External Wall - to some areas |
| Information: | Visible gaps were observed between the external masonry wall and adjacent concrete slab at the pathway. |

This separation may permit water ingress and contribute to concealed moisture-related damage, pest ingress, or slab movement if left unsealed.

The defect appears consistent with common differential settlement or poor sealant detailing at the slab-to-wall junction. Recommend a licensed contractor seal the gap with an appropriate flexible, UV-stable exterior-grade sealant to prevent moisture entry and pest intrusion.



Finding 3.10

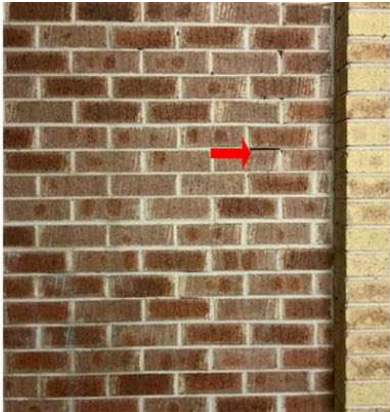
| | |
|-----------|--------------------|
| Building: | Main Building |
| Location: | All External Areas |

Finding: Brickwork - Deteriorated mortar to some areas
Information: Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.





Finding 3.11

Building: Main Building
Location: All External Areas - Front, Rear
Finding: Building element - Missing - Tiles missing and drummy
Information: Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.





Finding 3.12

Building: Main Building
Location: All External Areas - Rear
Finding: Gutters - Blocked
Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Finding 3.13

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Site drainage - Inadequate |
| Information: | The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. |

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



Finding 3.14

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Building element - Damaged - Side gate damaged & binding , downpipe damaged rear |
| Information: | Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). |

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

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



Finding 3.15

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Tiles - Drummy |
| Information: | Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process. |

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

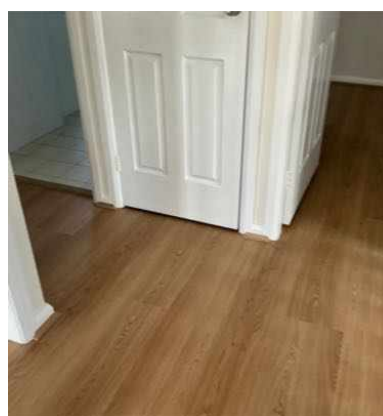


Finding 3.16

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Floors - bouncy or creaking |
| Information: | The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures. |

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

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.



Finding 3.17

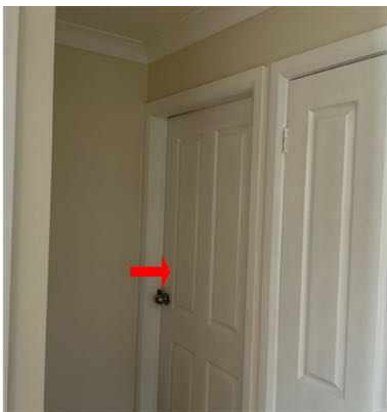
| | |
|-----------|---------------|
| Building: | Main Building |
| Location: | Bathroom |

Finding: Doors - Binding/Jamming
Information: Binding and/or jamming of several doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

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



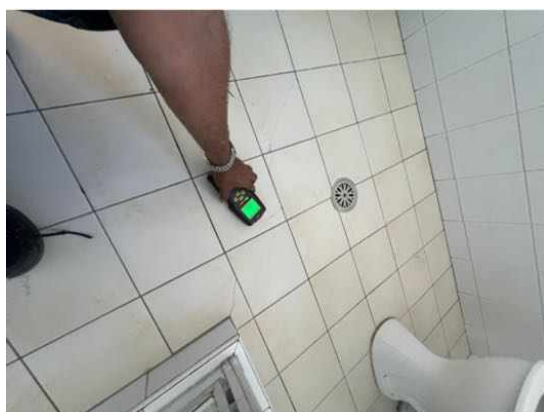
Finding 3.18

Building: Main Building
Location: Bathrooms
Finding: Elevated Moisture Bathroom (No visible deterioration noted)

Information: Elevated moisture levels were detected to tiled surfaces in bathroom/shower areas. Persistent moisture ingress can lead to concealed damage, including timber rot and mould growth.

Elevated moisture readings in tiled wet areas can occur from normal shower use, age/deterioration of waterproofing membranes, plumbing leaks or moisture absorption through grout lines. While no damage was visible, elevated readings may indicate moisture retention behind tiles, which can be a conducive condition for future deterioration if not monitored.

No immediate action required. Monitor the area over time for signs of drumming, efflorescence, tile movement, or grout deterioration. If concerns arise, a licensed waterproofing specialist can perform further investigation (e.g., pressure testing, membrane assessment).



Finding 3.19

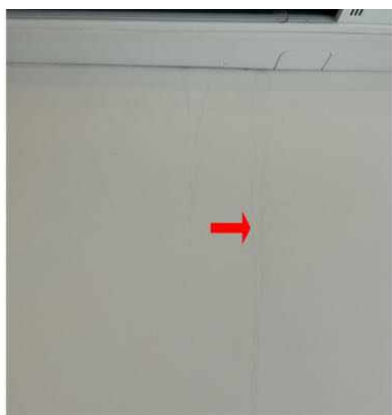
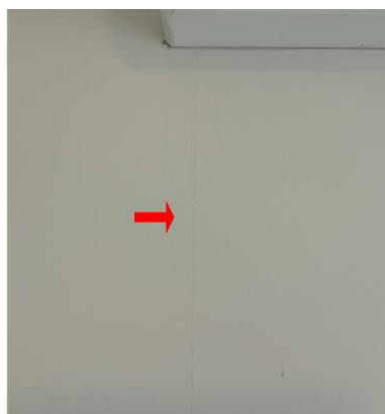
Building: Main Building
 Location: All Internal Areas
 Finding: Water staining (Possible aircon)
 Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to

corrosion and deterioration if left unmanaged.

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

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

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



Finding 3.20

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas - Rear |
| Finding: | Minor Mould Growth and elevated moisture |
| Information: | Minor mould growth was noted at the time of inspection. No visible material deterioration was observed. The exact cause could not be confirmed due to the non-invasive nature of the inspection. Cleaning and ongoing monitoring are recommended, with further investigation advised if the condition persists. |

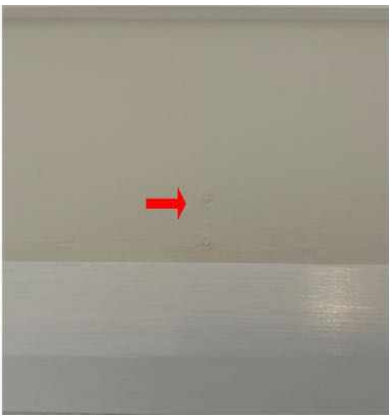


Finding 3.21

Building: Main Building
 Location: All Internal Areas
 Finding: Wall nails - Popping to some areas
 Information: Numerous popped nails were identified in the wall sheets at the time of inspection. Nails and screws are held by the friction between them and the surface that they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, the wall sheets may become loose and unstable, increasing the rate of deterioration of the wall sheeting and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal walls and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the wall sheets. These works should be performed by a qualified carpenter or plasterer at client discretion.



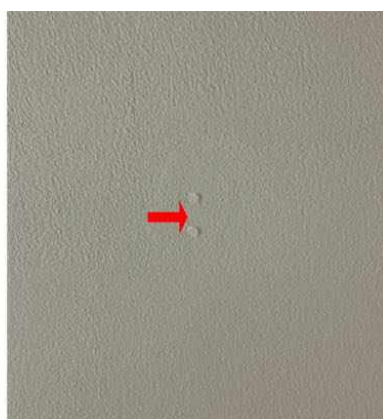
Finding 3.22

Building: Main Building
 Location: All Internal Areas

Finding: Ceiling nails - Popping To some areas
Information: Numerous popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.



Finding 3.23

Building: Main Building
Location: All Internal Areas
Finding: Sealant and grouting - Missing or degraded to some areas
Information: It was noted on inspection that sealant or grout is degraded.

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

Excessive mould to the sealant and grout may require scraping out and replacement.

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

the long term care of your property.

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









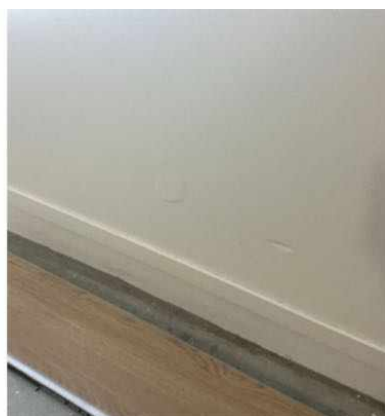
Finding 3.24

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Paint Finish & Hairline Cracking - To some areas |
| Information: | The paint finish in this area was identified as being incomplete or substandard at the time of inspection including some hairline minor cracking/separation. Monitoring is recommended where cracking and separation is evident. |

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.







Finding 3.25

Building: Main Building
Location: All Internal Areas
Finding: Building element - Damaged - Kitchen cabinets delaminating , loose hinges kitchen , BIR still to slide
Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

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

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





Finding 3.26

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Laundry |
| Finding: | Building element - Missing - No ventilation |
| Information: | Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance. |

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.



Finding 3.27

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Toilet (WC) |
| Finding: | Door - Stiff to slide |
| Information: | The door in this area was jammed and difficult to slide along the associated tracks at the time of the inspection. Restricted function of the affected door may pose as a potential safety hazard if required for emergency egress from the building. |

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of door hardware or tracks may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected doors.



Finding 3.28

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Shower - Leaking |
| Information: | Leaking was evident to the shower at the time of inspection. It is suspected that the leaking has occurred as a result of minor impact damage to the shower base or general ageing of the building elements. |

Leaking from the shower base, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

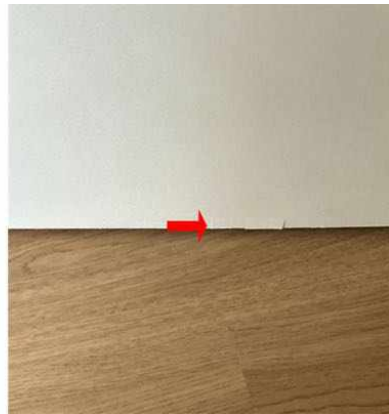
Recommend to be assessed by a licensed plumber.



Finding 3.29

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Delamination of timbers to some doors |
| Information: | Localised delamination and surface deterioration were observed to sections of laminated joinery panels. This condition commonly occurs where moisture exposure or |

wear causes separation of laminate finishes from the underlying substrate. The defect is generally cosmetic in nature but may worsen over time if moisture exposure continues. Repair or replacement of affected joinery components may be considered as part of routine maintenance.



Finding 3.30

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Mortar - Deterioration and broken tiles |
| Information: | Mortar, or 'bedding', is the material which fills joints and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping |

and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a handy person where areas of deterioration are localised and easily accessible. Otherwise, consultation with a roofing contractor is advised where greater works are required.



Finding 3.31

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Flashing defective -poor installation |
| Information: | The metal flashing at the wall junction appears inadequately installed, with visible gaps and lifting and reliance on surface sealant rather than a properly chased and continuous detail. The junction does not appear fully weather-tight, increasing the risk of moisture ingress into the wall cavity or roof structure over time. Defective flashing installation can lead to concealed deterioration if not addressed. Recommend assessment and rectification by a qualified roofing contractor to ensure compliant and effective weatherproofing. |



Finding 3.32

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof Void |
| 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 builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| 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 6.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Trees within 50m |
| Information: | Trees within 50m of the property can be conducive to termite activity. It is recommended an invasive inspection of all trees with 50m to the property be carried out by a qualified pest control expert. |



Finding 6.03

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| 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 6.04

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | In ground contact - Timber |
| 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 6.05

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | HWS Overflow - Not Connected |
| Information: | The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. |

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 HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.06

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Air conditioner - Disconnected overflow |
| Information: | The Air Conditioner (A/C) overflow was found to be disconnected from storm water |

drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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



Finding 6.07

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Gutters - Blocked |
| Information: | Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. |

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Evidence of fungal decay activity and/or damage

Finding 7.01

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

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

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

A further invasive inspection by a licensed timber pest technician is highly recommended to check for concealed activity.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- The building compared to others of a similar age and construction appears to be mostly in fair condition. It does have

Major Defects (Vertical cracking to external walls , Retaining wall rear) and minor defects including some maintenance issues and observations under for your information section D significant items that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

It is recommended that the client consult with the strata/Owners Corporation to confirm responsibility and ownership of any identified defects, as under the Strata Schemes Management Act 2015 (NSW) certain building elements, such as external walls, roofs, ceilings, and structural components, may form part of the common property and therefore fall under strata maintenance obligations.

It is recommended to attend to the safety hazards and major defects immediately to prevent further issues where applicable.

Refer to report for details

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space was not possible and areas of furniture, stored items, insulation and garden vegetation meant some areas was obstructed.

Definition of a Major Defect (AS 4349.1-2007)

A major defect is a defect of significant magnitude where, in the inspector's opinion Rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property.

The following items are highly recommended where applicable:

- Clear any debris, garden beds, or soil covering vent or weep holes (to prevent concealed termite entry). If this is not possible, then the installation of a Chemical Termite management system is even more highly recommended. Consult a suitably qualified termite expert for further advice.
- Repair and monitor any water leaks and areas of excessive moisture.
- Connect all downpipes & guttering adequately to the stormwater (or well away from the edge of the building).
- A roofing contractor or use of a drone is advised to review the areas of the roof where the building inspector was not able to access at the time of the inspection and action any shortfalls identified within the report.
- Treat, repair, or replace any wood rot found on the property.
- Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).
- Consultation with a timber pest contractor is advised.

Obstructions are as follows but not limited to and where applicable:

- Insulation to the roof space
- Furniture.
- Fixed joinery.
- Vegetation.
- Floor coverings.
- Blinds/Curtains.
- Soft Furnishings.
- Bins.
- Fixed ceilings to Lean to Roofs.
- Stored goods.

The photographs included in this report are provided as visual evidence of observed conditions at the time of inspection. They are intended to be representative only, highlighting typical examples of defects or areas of concern.

TIMBER PEST

Regular inspections will not prevent timber pest infestation, however, they will reduce the extent of potential damage by ensuring the infestation is detected at an early stage. Due to the significant risk of subterranean termite infestation, it is strongly recommended that a full chemical termite management system be installed at the property and that inspections in accordance with AS 4349.3 or AS 3660.2:2017 are carried out at intervals not exceeding 12 months, or as otherwise recommended by the pest control company installing the system.

In an effort to identify hidden timber pest activity, a range of techniques were employed, including

moisture meter readings in susceptible areas, sounding of accessible timber elements using a tapping device, and visual assessment for signs such as moisture staining, deformities, mud trails, bridging constructed by termites, and irregular or regular shaped holes in timber elements. Termite activity often generates heat and elevated moisture levels, and where these irregularities are identified, further invasive investigation is recommended.

It should be noted that termite evidence may be concealed by wall panelling, wallpaper, carpets, and fixed cabinetry, and that damage to concealed or inaccessible timbers would only be revealed by invasive means, which was outside the scope of this inspection. It is generally very difficult to locate termite nests underground, and when nests occur in trees they are usually well concealed. For this reason, it is strongly recommended that trees and stumps on site are test-drilled for the presence of termite colonies.

The following actions are considered highly important where applicable:

- No evidence of annual inspections was identified, and these should be implemented without exception.
- Remove any debris, garden beds, or soil that obstruct subfloor ventilation openings or weep holes to reduce the risk of concealed termite entry. Where clearance cannot be achieved, the installation of a chemical termite management system is strongly advised, and further guidance should be sought from a suitably qualified pest control company.
- Remove, replace, or treat all untreated timbers in direct contact with the ground.
- Repair and monitor all plumbing leaks and areas of excessive moisture.
- Ensure all downpipes and guttering are connected directly to stormwater drainage, with discharge occurring well clear of the building perimeter.
- Clean and maintain all guttering to prevent blockages and pooling water.
- Connect hot water system and air conditioning overflows into stormwater drainage or direct them at least one metre away from the building.
- Undertake regular timber pest inspections at intervals not exceeding 12 months, or as otherwise directed by the termite management system installer.

Additionally, trees located on neighbouring properties could not be inspected and may also present a potential source of termite activity.

For further information, advice and clarification please contact Sheraz Rasool on: 0414614553

Section D Significant Items

The following items were noted as - For your information

Noted Item

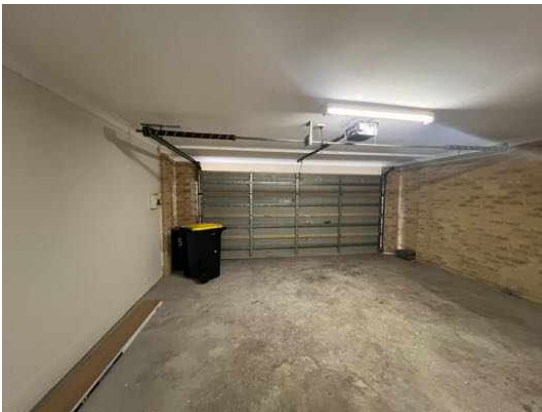
Building: Main Building
Location: All External Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array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

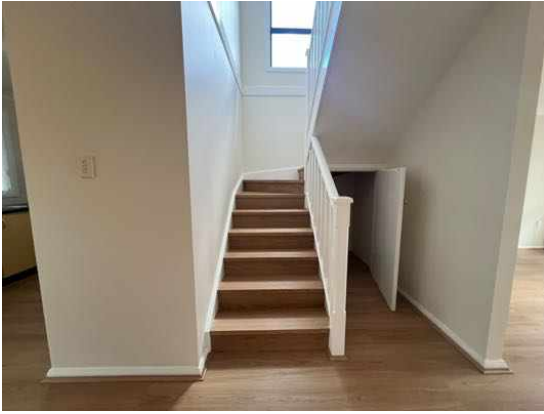




Noted Item

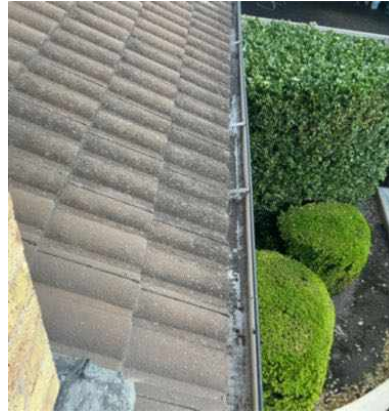
Building: Main Building
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array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





Noted Item

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



Noted Item

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



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

Noted Item

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Evidence of a previous termite management system was identified |
| Information: | There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. |

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



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.