Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 10 Cowdroy Ave, Cammeray NSW 2062, Australia

Contents

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, 27 Jan 2026
Modified Date:	Wed, 28 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	10 Cowdroy Ave, Cammeray NSW 2062, 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 some major and minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Piers - Steel, Piers - Timber, Brick Stumps or Piers, Concrete
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Other Building Elements	Fence - Brick, Footpath, Garage, Driveway, Pool, Retaining Walls
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Floating Floor, Internal Joinery, Skirting Boards, Staircase, External Joinery, Doors, Timber Wall Panelling, Window Frames, Veranda Posts
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Multi-Storey with basement
Walls	Concrete Block, Light Weight Wall Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Interior

- Gardens

- Pool Surrounds

- Posts

- Roof Exterior - Part

- Subfloor - Part

- Stumps

- 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.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of skillion or flat roof - no access

- Ceiling linings

- Decking

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Gutter Guards

- Lack of clearance - subfloor

- Landscaping

- Overhanging vegetation

- Pipework

- Rugs

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

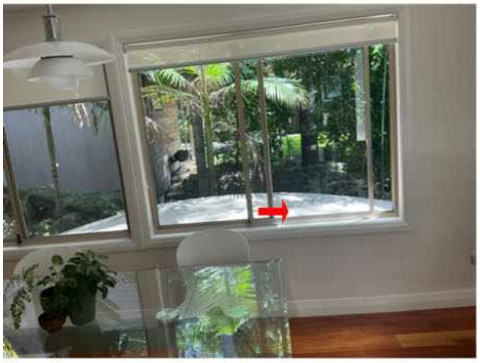
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	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

Finding 2.01

Building:	Main Building
Location:	Deck
Finding:	Wood Rot / Fungal Decay and Subsided Deck Piers
Information:	At the time of inspection, timber elements beneath the deck were observed to be affected by wood rot and fungal decay. This deterioration is consistent with prolonged moisture exposure and inadequate ventilation beneath the deck structure. In addition, several brick piers supporting the deck were noted to be subsided and are no longer providing adequate structural support to the deck framing. The presence of decayed timber and inadequately supported piers compromises the structural integrity and load-bearing capacity of the deck. If left unaddressed, this condition may worsen over time, increasing the risk of further structural movement, progressive timber deterioration, and potential safety hazards. The ongoing moisture exposure also creates conditions conducive to termite activity. It is recommended that a suitably qualified deck specialist or structural contractor be engaged to further assess the extent of timber decay and pier subsidence. Remedial works may include replacement of affected timber members, rectification or rebuilding of subsided piers, and improvements to subfloor drainage and ventilation to reduce future moisture-related deterioration.

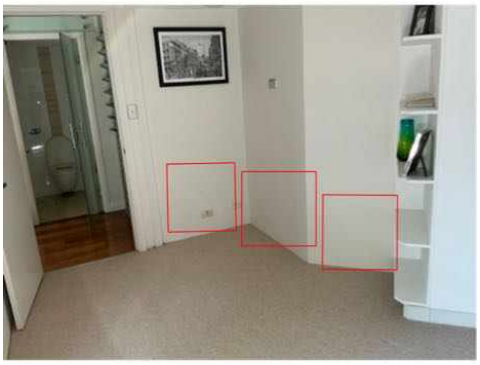
Finding 2.02

Building:	Main Building
Location:	Bedroom 4, Rumpus
Finding:	Rising Damp / Excessive Moisture to Internal Walls
Information:	At the time of inspection, excessive moisture readings were recorded to internal wall surfaces, particularly at low-level areas, with a subfloor space located on the opposite side of the affected walls. Moisture meter readings were significantly elevated, indicating active moisture ingress consistent with rising damp. This condition is typically caused by the upward movement of ground moisture through porous building materials such as masonry and mortar via capillary action. Contributing factors may include the absence, deterioration, or bridging of the damp-

proof course (DPC), as well as elevated external ground levels, inadequate subfloor ventilation, or poor site drainage adjacent to the affected walls.

If left unrectified, rising damp can lead to progressive deterioration of wall linings, plaster, paint finishes, and internal timbers, and may also create conditions favourable for mould growth. Prolonged damp conditions are also considered conducive to termite activity, increasing the overall risk to the structure.

It is strongly recommended that the client engage a qualified waterproofing to carry out appropriate remedial works.



Finding 2.03

Building:	Main Building
Location:	Under Garage/Entry Area
Finding:	Concrete - Cancer
Information:	Concrete cancer is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete cancer may also originate from poor original water proofing. In some instances, repairs are possible; however, repair works will generally involve extensive works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage. Treatment of concrete cancer can be expensive and, if left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards. The client is advised to exercise caution and to prepare for the potential cost of remedial and / or replacement works. A concrete specialist should be appointed to provide estimates on the required works.

Finding 2.04

Building:	Main Building
Location:	Level 2 Bathroom
Finding:	Shower Damp - Adjacent Bathroom
Information:	At the time of inspection, shower damp was observed on the wall adjacent to the shower in the bathroom.

This issue, likely caused by deteriorated grout, failed waterproofing, or leaking pipes within or behind the wall, allows moisture to penetrate and accumulate, compromising the wall's integrity. The presence of dampness creates an environment conducive to mould growth, timber decay, and potential structural deterioration if left unaddressed, posing health risks to occupants, such as respiratory problems, allergies, and skin

irritation. Additionally, prolonged moisture exposure could lead to further damage to surrounding building materials, including paint, plaster, and any timber elements, increasing repair costs over time.

It is strongly recommended that the client engage a qualified plumber or waterproofing specialist to which may involve resealing the shower area, replacing damaged grout, or repairing any leaks. To prevent future issues, maintaining sealants and grout in good condition and operating the bathroom exhaust fan during and after showering for at least 20-30 minutes to remove excess humidity is advised.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Under Deck
Finding:	Subfloor Site Drainage - Inadequate
Information:	At the time of inspection, inadequate site drainage was observed under the subfloor, allowing water to accumulate and fail to drain effectively, creating a hazardous condition. This is a common defect in houses constructed on brick stumps, where poor site grading and limited subfloor ventilation can contribute to ongoing moisture retention. The resulting water pooling may lead to structural deterioration from

prolonged dampness, mould and mildew growth, and create conditions conducive to termite activity. These issues can also impact indoor air quality and pose safety risks to occupants.

The client is advised to engage a licensed plumber or builder experienced in drainage and foundation work to assess and implement suitable solutions, such as improving site grading, installing appropriate drainage systems, and enhancing moisture barriers. In addition, the installation of mechanical subfloor ventilation is recommended to improve air circulation, assist with moisture control, and reduce the risk of ongoing damp-related issues.

Finding 3.02

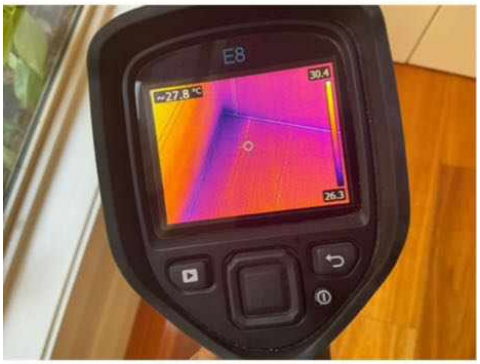
Building:	Main Building
Location:	Bedroom 3
Finding:	Excessive Moisture / Lateral Damp
Information:	At the time of inspection, excessive moisture readings were recorded to internal walls. Moisture testing indicated elevated levels consistent with moisture ingress. It was noted that water tanks are located on the opposite side of these walls, which may be contributing to excessive moisture due to restricted drainage, overflow, leakage, or prolonged saturation of the surrounding ground.

The presence of water tanks in close proximity to the building, combined with limited separation and drainage, may allow moisture to migrate laterally through the wall system (lateral damp). If left unaddressed, this condition may result in deterioration of wall linings, paint failure, mould growth, and long-term damage to building materials. Prolonged damp conditions may also create conducive conditions for termite activity.

It is strongly recommended that a suitably qualified waterproofing specialist be engaged to rectify the issue

Finding 3.03

Building:	Main Building
Location:	Kitchen
Finding:	Moisture Readings to Internal Walls and Minor Flooring Damage
Information:	At the time of inspection, minor elevated moisture readings were recorded to sections of internal walls, particularly around window areas. No visible signs of active water ingress, staining, mould growth, or deterioration to wall linings were observed at the time of inspection. The moisture readings may be attributable to minor gaps or inadequate sealing around window frames, allowing limited moisture ingress during wet weather conditions. In addition, minor damage was noted to sections of the kitchen flooring. This damage appears localised and consistent with minor moisture exposure or general wear and tear. No structural concerns were identified in relation to this issue at the time of inspection. It is advised that these areas be monitored over a 12-month period. Should signs of moisture recurrence occur in the future—such as bubbling, staining, softening of wall linings, or further deterioration to flooring—further investigation by a suitably qualified trade may be required. At the time of inspection, no immediate remedial action is considered necessary.


E8
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68.1


70.0


69.6

Finding 3.04

Building:	Main Building
Location:	Level 2 Hallway
Finding:	Excessive Moisture - Walls
Information:	At the time of inspection, elevated moisture readings were recorded to sections of internal walls, with a subfloor area located on the opposite side. These readings are consistent with early signs of rising damp, where moisture travels upward through porous building materials. Contributing factors may include subfloor moisture conditions or the condition of the damp-proof course (DPC). No significant visible damage was observed at the time of inspection. The area should be monitored, and if moisture levels increase or visible signs such as staining or bubbling paint develop, assessment by a suitably qualified waterproofing specialist is recommended.

Finding 3.05

Building:	Main Building
Location:	Pool Level Bathroom
Finding:	Plasterboard - Damaged
Information:	During the inspection of the property, significant damage to the plasterboard was observed in the specified areas. The plasterboard shows minor damage due to physical damage. The client is advised to hire plasterer or relevant contractor to replace or fix the damaged areas of the plasterboard as soon as possible.

Finding 3.06

Building:	Main Building
Location:	Stairs Left Side
Finding:	Subsidence to External Timber Stairs
Information:	At the time of inspection, minor subsidence was observed to the external timber stairs. The stairs appear to have settled unevenly, likely due to ground movement, inadequate footings, or deterioration of supporting elements over time. While the stairs were functional at the time of inspection, continued movement may lead to misalignment, instability, or accelerated wear of the stair structure.

It is recommended that a qualified carpenter assess the stairs, including the supporting structure and footings, and carry out any necessary levelling, re-supporting, or repairs to ensure long-term stability and safe use.

Finding 3.07

Building:	Main Building
Location:	Both Bathrooms
Finding:	Excessive Moisture - Shower Damp
Information:	At the time of inspection, excessive moisture was noted within the shower area, which is a common issue in wet areas due to the continual exposure to water. This condition is typically caused by moisture seeping through grout lines and settling behind tiles, resulting in localised high-moisture zones. Provided there is no evidence of water staining or elevated moisture readings on the opposite side of the wall, this is considered a minor defect. However, persistently damp conditions may act as conducive conditions for termite activity, as termites are strongly attracted to moisture-rich environments. It is recommended that the client ensures regular use of the exhaust fan and maintains adequate ventilation after shower use to promote drying and reduce long-term moisture build-up, thereby also reducing the risk of attracting termites.

Finding 3.08

Building:	Main Building
Location:	Yard - Back
Finding:	Downpipe - Corroded
Information:	At the time of inspection, sections of the downpipe were observed to be damaged and showing signs of corrosion. This deterioration is likely due to prolonged exposure to moisture, standing water within the pipe, or insufficient drainage maintenance. It is recommended that a licensed roof plumber be engaged to replace the rusted or corroded sections and ensure the downpipe is securely fitted and functioning correctly.

Finding 3.09

Building:	Main Building
Location:	Both Bathrooms
Finding:	Sealant and Grouting - Missing or Damaged
Information:	It was noted on inspection that sealant or grout is degraded/missing to these areas.

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.

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 3.10

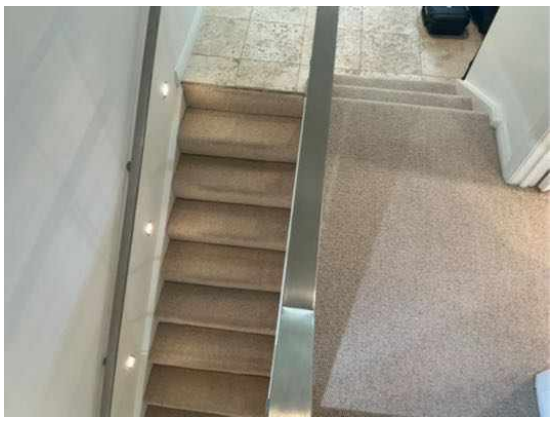
Building:	Main Building
Location:	Bedroom 4
Finding:	Door(s) - Binding/Jamming
Information:	At the time of inspection, it was noted that the door was binding or jamming in this area.

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.

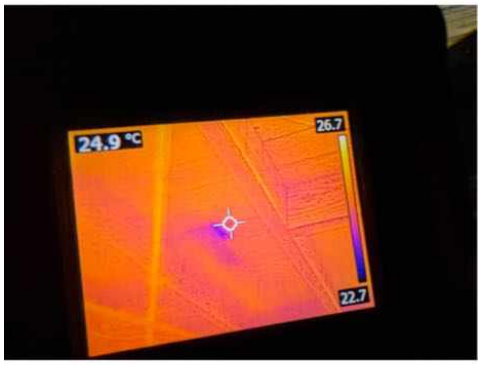
Finding 3.11

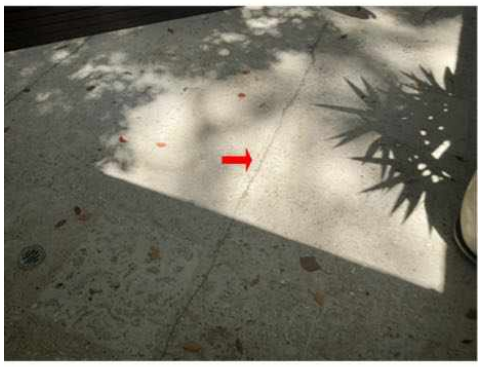
Building:	Main Building
Location:	All Areas
Finding:	Floors/Stairs - Bouncy
Information:	A bouncy floor was noted at this area during the inspection. Several factors could be contributing to this issue. One potential cause is insufficient structural support, such as undersized or improperly spaced floor joists, which may result in excessive flexing when weight is applied. Over time, this can lead to a bouncy or springy sensation underfoot. Another possibility is that the subfloor may not be securely fastened to the joists, causing movement between the layers of the floor system. Additionally, wear and tear on the structural components, such as floorboards or beams, could cause degradation or warping, further contributing to the issue. If the floor structure is compromised, it may also indicate settlement or movement in the building itself, which can affect the alignment and stability of the stairs and floors. It is recommended that a flooring specialist or qualified building professional assess the condition of the floor and stairs. They may recommend reinforcing the joists, securing the subfloor, or addressing any structural shifts to ensure the safety and stability of the floor and staircase.



Finding 3.12

Building:	Main Building
Location:	Subfloor
Finding:	Minor Water Leak Identified to Subfloor Area
Information:	At the time of inspection, evidence of a minor water leak was observed within the subfloor area. Thermal imaging and visual inspection indicate this is likely associated with cracked or damaged tiles located in the area above. Deterioration to tiled surfaces and grout joints can allow moisture to bypass the waterproofing system and migrate into the subfloor space. While the leak appeared minor at the time of inspection, ongoing moisture exposure may lead to deterioration of subfloor elements if left unaddressed. It is recommended that a qualified tiler assess the tiled area above, reseal or replace any cracked or damaged tiles, and confirm that the waterproofing membrane remains intact and effective.





Live Timber Pest Activity

No evidence was found

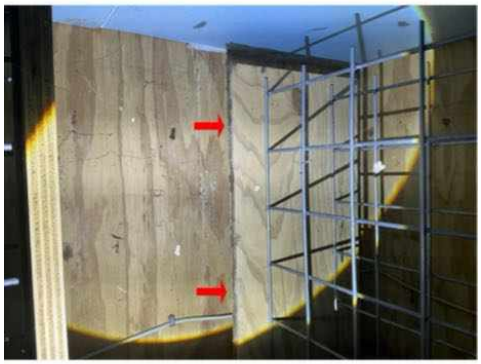
Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Deck, Wine Cellar
Finding:	Termite Damage
Information:	At the time of inspection, termite damage was identified within the wine cellar room, with additional minor damage noted beneath the deck. The visible damage indicates past or possible ongoing termite activity; however, the full extent of damage cannot be determined without further invasive investigation.

It is recommended that selected building elements within the wine cellar room be carefully removed by a suitably qualified contractor to allow inspection of concealed areas and to determine the full extent of the damage behind wall linings and finishes.

It is strongly recommended that a licensed pest control professional be engaged as soon as possible to carry out a comprehensive termite inspection and implement an appropriate termite treatment and ongoing management plan to prevent further damage.



Conditions Conducive to Timber Pest Activity

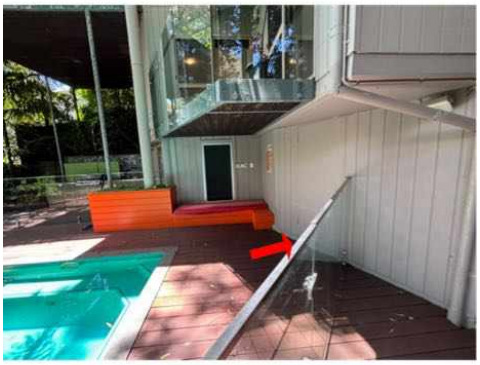
Finding 6.01

Building:	Main Building
Location:	All Areas
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 6.02

Building: Main Building
Location: All Areas
Finding: Bridging - 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 6.03

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

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

damage if left unchecked.

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

To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

The client is strongly advised to assess the property for any timber elements that may be in direct contact with the ground and ensure prompt action is taken to remove or treat them effectively. Regular inspections, proactive maintenance, and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventive measures is crucial for maintaining a termite-free environment and avoiding potentially costly damage and future repairs.

Finding 6.04

Building:	Main Building
Location:	Exterior walls - right side
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:	Yard
Location:	Yard - Back, Subfloor

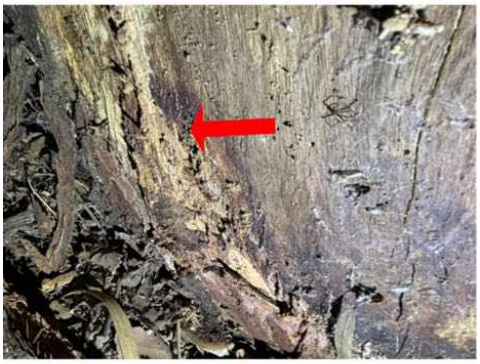
Finding: Tree Stumps - Remove

Information: Old tree stumps were found in the property at the time of inspection with termite damage.

Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump.

All tree stumps should be removed where possible or alternatively be test drilled and treated. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Timber pest management plan should be implemented and 6-12 monthly Timber Pest inspections carried out in accordance with AS4349.3 or AS 3660.2.



Finding 6.06

Building: Main Building

Location: All Areas

Finding: Timber Directly Attached to Building

Information: At the time of inspection, timber materials were noted to be directly attached to the external wall of the dwelling. This practice is considered a conducive condition for termite activity, as it provides both a potential food source and concealed entry point

for termites into the structure.

It is recommended that the timber be removed, isolated, or appropriately treated to reduce the risk of termite infestation. A licensed pest management specialist should be consulted for further assessment and advice in line with AS 3660.2 (Termite Management).

Finding 6.07

Building:	Main Building
Location:	Subfloor
Finding:	Stored Timbers - On Site
Information:	The storage of timber around external areas or within subfloor spaces poses a significant risk of attracting termite activity. Timber left exposed to moisture can develop wood rot, creating an ideal environment for termites and other timber pests. When placed directly on the ground or in damp, concealed subfloor areas, this timber can act as a bridge for termites to enter the structure, potentially causing serious and costly damage. In addition to termites, stored timber can promote mould, mildew, and fungal growth, which may affect both the structure and the health of occupants. To reduce these risks, it is strongly advised that any stored timber be removed.

Finding 6.08

Building:	Main Building
Location:	All Areas
Finding:	Overhanging Trees/Branches/Roots
Information:	Overhanging trees and exposed roots were noted near the property, which pose potential risks to the structure and surrounding areas.

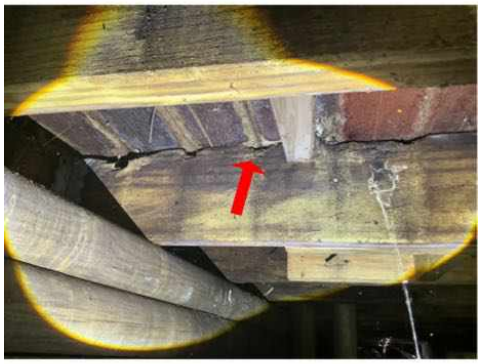
The overhanging branches can cause damage to the roof, gutters, or walls, particularly during storms or high winds. Additionally, the roots may pose a threat to the foundation by causing ground movement, leading to cracks or uneven settling over time. The accumulation of leaves and debris in gutters and drainage systems can also lead to blockages, contributing to water overflow and potential water damage.

It is recommended that a qualified arborist be engaged to prune back the overhanging branches and assess any potential risks posed by the tree roots to prevent further damage to the property. It is advised to get this fixed as soon as possible. Regular maintenance should be carried out to ensure the trees are managed effectively and the property remains safe.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Deck, External Stairs
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

- Tree surgeon (arborist)

- Termite and Timber Pest Technician / Licensed Pest Controller

- Structural Engineer

- Registered/Licensed Builder

- Damp Proofing Specialist

- As identified in summary and defect statements

- Licensed Plumber specialising in Roof Plumbing

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 for its age, with a combination of major, safety and minor defects identified. Major concerns include timber decay and fungal rot beneath the deck, subsided deck piers affecting structural support, rising damp and excessive moisture to internal walls in several locations, concrete cancer under the garage/entry area, and termite damage identified within the wine cellar and beneath the deck, requiring urgent pest treatment and further invasive investigation. Minor defects were noted throughout the property, including inadequate subfloor site drainage, lateral damp likely associated with nearby water tanks, localised shower damp and deteriorated waterproofing in bathrooms, minor moisture readings to internal walls and flooring, a minor water leak into the subfloor likely linked to cracked tiles above, damaged plasterboard, subsidence to external timber stairs, bouncy floors, binding doors, corroded downpipes, and degraded sealant and grout to wet areas. In addition, several conditions conducive to termite activity were identified, including elevated or bridged external ground levels adjacent to internal flooring, timber and attachments in direct contact with the building, stored timber and tree stumps on site, disconnected service overflows, excessive moisture conditions, and overhanging vegetation. While some defects are considered minor at present, ongoing moisture issues and termite-conducive conditions have the potential to worsen if not addressed, and it is recommended that all significant items be reviewed, rectified, and monitored in accordance with the detailed recommendations provided in this report.

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

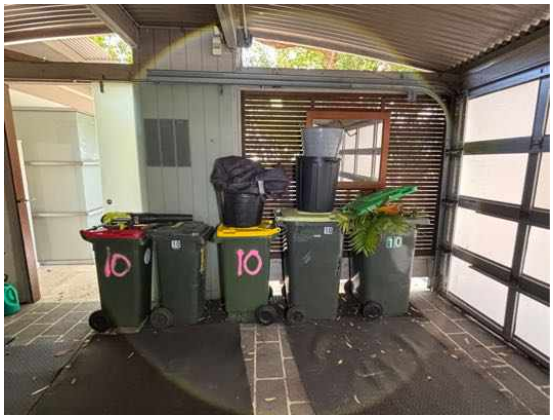
Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time 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

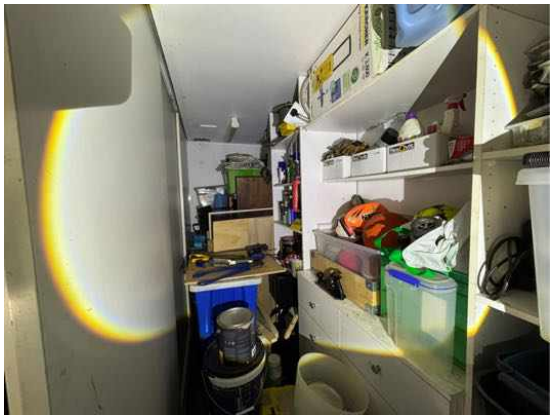
electrical issues, to deteriorating materials that may not be visible during the initial inspection.

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:	Subfloor
Finding:	Obstructions, Limitations, and General Subfloor Condition
Information:	The attached photographs illustrate the obstructions and access limitations that restricted a full inspection of the subfloor area of the main property at the time of assessment. Items such as stored materials, construction debris, low-hanging services, and insulation impeded movement and visibility within key sections of the subfloor. In addition, the limited crawl height further restricted safe access to inspect critical structural components. Restricted access and confined spaces can significantly hinder the ability to evaluate important elements such as floor joists, bearers, stumps, drainage, subfloor ventilation, and signs of moisture or pest activity. These obstructions may also conceal defects such as timber decay, water ingress, termite damage, inadequate support, or ventilation issues that are not immediately visible during a limited inspection. While no major concerns were identified in the accessible areas, a full and unobstructed inspection is necessary to properly assess the overall condition of the subfloor. It is recommended that obstructions be removed and access improved where possible. Once adequate clearance is provided, a re-inspection should be arranged to ensure that any concealed defects can be identified and addressed accordingly. This will assist in providing a more comprehensive understanding of the

subfloor's condition and reduce the risk of unforeseen issues.






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:	Upper Deck
Finding:	Elevated Structure Inspections
Information:	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.

Noted Item

Building:	Main Building
Location:	Pool Area
Finding:	FYI - Pool Area
Information:	This inspection explicitly excludes any assessment of the pool, spa, associated pool equipment, and the surrounding areas. As a standard building inspection does not encompass these elements, it is crucial for the client to understand that no evaluation has been conducted regarding the condition, functionality, or safety compliance of the pool or its associated systems. This includes, but is not limited to, pumps, filters, heating equipment, and structural integrity of the pool or spa surrounds.

To gain a comprehensive understanding of the condition and compliance of these components, it is highly recommended that the client engages a specialist pool inspector. A pool inspection will evaluate the structural condition of the pool, ensure

the functionality of all associated equipment, and assess whether the pool and its surroundings meet current safety regulations. In particular, pool safety requirements, including fencing and access controls, are subject to stringent regulatory standards, which must be verified separately by a qualified pool inspector.

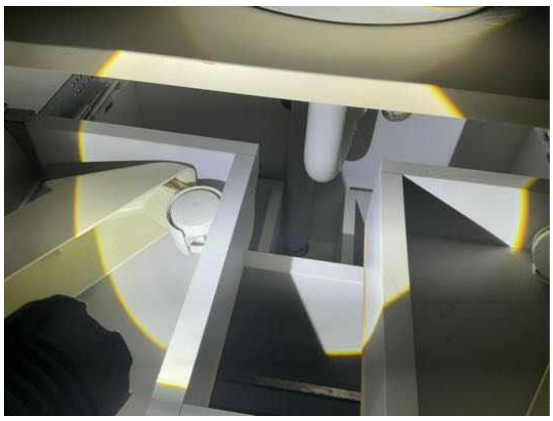
It is important to note that a pool safety inspection, which is crucial to ensure compliance with legal safety standards, is not part of a standard building inspection and must be commissioned separately. Engaging a licensed pool inspector ensures that any potential safety hazards or functional defects are identified and addressed in a timely manner, safeguarding the well-being of the occupants and ensuring compliance with relevant legislation.

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.


27.8


69.6


73.8


19.2


42.5


29.4


35.8


30.5


39.8


36.4


76.6


74.1


70.0


30.5


Other Side of Shower


40.3


41.2


46.9


68.1


70.0


40.7


32.3


44.0


34.7


47.7


49.7


29.8


51.3


33.4


38.7


32.6


54.1


46.5


16.9


43.2


42.5


34.5


43.4


43.5


36.0


29.9


50.3


30.1


43.4


48.2


51.4


58.0


52.7


58.9


53.4


54.4


86.6


100


70.3


53.7

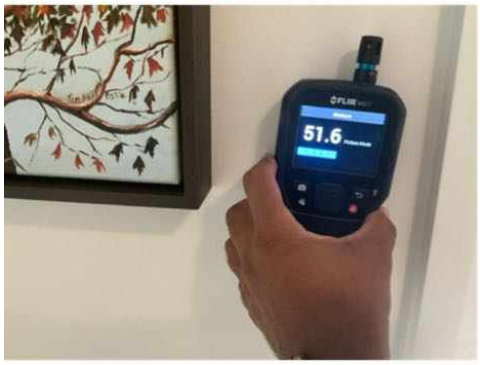

75.9


56.3


54.0


51.4


55.9


51.6


54.2


59.1


68.2


51.9


71.8


58.2


100


74.7


95.3


58.2


100


87.7


80.6


90.3


69.0

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Additional Roof Photos
Information:	As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed.

Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.














Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management Recommendation – No Evidence of Chemical Installation
Information:	At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. 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 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 property 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
Information:	A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage. Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in

direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

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

Noted Item

Building:	Main Building
Location:	Meter Box
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 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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