Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 189 Slopes Road, North Richmond NSW 2754

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: Wed, 8 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	189 Slopes Road, North Richmond NSW 2754
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: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• A second manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning
• Due to:
• Lack of a chemical termite management system,
• Low clearance or restricted access to parts of the roof void and subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Recommend obtaining records and maintenance history from the previous owner.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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 good condition with some minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Fence - Perforated Materials / Wire Mesh, Garage
Other Timber Bldg Elements	Internal Joinery, Architraves, Skirting Boards, Fascias, External Joinery, Doors, Door Frames, Porch / Patio, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Flat, Coated Metal
Storeys	Single
Walls	Full Brick, 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.

- Exterior

- Interior

- Landscaping Timbers

- Outbuildings

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Ceiling Cavity - Part.

- Subfloor - Part.

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

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- Ceiling linings

- Decking

- Duct work

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Lack of suitable access or entry point

- Roof framing - not trafficable

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Stairs & Landing - Rear
Finding:	Inadequate Stairwell Balustrades – Safety Hazard.
Information:	Balustrade – Safety Hazard

The stairwell in this area lack appropriate balustrades, which presents a significant safety risk, particularly for children and vulnerable individuals.

Although balustrades may not have been required at the time of original construction (as is often the case with older buildings), their absence does not meet current safety expectations and is considered hazardous.

Code Reference:

According to the National Construction Code (NCC), barriers or balustrades are required where a change in level exceeds 1 metre. The current condition would be considered non-compliant by modern standards.

Recommendation:

It is strongly recommended that a licensed builder or stair manufacturer be engaged to supply and install compliant balustrades in accordance with current NCC requirements as a priority, to reduce the risk of injury.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
Location: Rear Elevation
Finding: Minor Defect – Roof Plumbing (Downpipes / Stormwater Connection).
Information: Observation:

At the time of inspection, sections of the roof plumbing system were observed to be inadequately connected to the stormwater drainage system. In particular, downpipes were not properly sealed at their connection points, with visible gaps, damage and/or incomplete junctions noted. The condition of these connections suggests that stormwater discharge may not be effectively captured or directed into the drainage system.

Implication:

Unsealed or poorly connected downpipes can result in water leakage or overflow during periods of rainfall, particularly where surface drains are obstructed or inadequately maintained. This may lead to water pooling at the base of the structure and adjacent areas. Prolonged exposure to excess moisture in these locations can contribute to subfloor dampness, increased risk of timber decay, and conditions conducive to pest activity. In addition, ongoing moisture exposure may lead to deterioration of masonry elements, including brickwork and mortar joints. While considered a minor defect at the time of inspection, failure to address this issue may result in more significant moisture-related problems over time.

Recommendation:

It is recommended that a licensed plumber be engaged to carry out a detailed assessment of the roof drainage system. All downpipe connections should be properly sealed and securely connected to an approved stormwater disposal system. Any defective components should be repaired or replaced as required to ensure efficient collection and discharge of roof water away from the building. Regular maintenance, including clearing of surface drains and inspection of stormwater connections, is also advised to minimise the risk of blockage, overflow, and water accumulation near the structure.

Limitations:

The inspection was limited to a visual assessment of accessible areas only. No testing of the stormwater system or confirmation of underground drainage performance was undertaken. Concealed or sub-surface defects may exist and were beyond the scope of this inspection.

Finding 3.02

Building:	Main Building
Location:	Hallway & Bedrooms
Finding:	Minor Defect – Cornice Cracking / Detachment.
Information:	Observation:

Cracking and/or localised detachment of cornices were observed in the noted areas. The defects appear to be limited to the junction between the wall and ceiling linings and are typical of minor movement, material shrinkage, or age-related deterioration.

Implication:

In most cases, cracking or minor separation of cornices is considered an aesthetic defect and does not generally indicate structural failure. However, where detachment is present, there is a risk of progressive loosening over time, which may result in sections becoming unstable or further deterioration of the finish if left unaddressed.

Recommendation:

Repairs are recommended to re-secure and reinstate affected cornice sections, which may include re-gluing, fastening, and patching as required. These works are generally considered minor maintenance and can be undertaken by a qualified plasterer or relevant tradesperson.

Prompt attention is advised to prevent further movement or damage and to maintain the overall presentation and integrity of the internal finishes. Regular monitoring of the affected areas is also recommended as part of ongoing maintenance.

Finding 3.03

Building: Main Building

Location: Bedroom
Finding: Door - Binding and/or Jamming.
Information: Functional Defect Identified

Binding and/or jamming of this door was observed during standard operation and appeared to be rubbing or binding. This issue impairs the normal functionality of the door and may lead to secondary damage to adjacent building elements, such as scuffing or tearing of floor coverings, or stress to door hardware and framing.

Possible Causes

Binding or jamming may result from a range of factors, including but not limited to:

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

• Differential movement in the building structure (e.g. due to settlement, subfloor deflection, or foundation issues)

Recommendations

• If the issue appears to be related to major structural movement, it is recommended that a registered builder with experience in re-stumping or subfloor repairs be engaged to assess the extent of the movement and provide a quotation for necessary remedial works.

• Where the issue is minor in nature, a qualified carpenter or general handyperson may be appointed to carry out corrective works at the client's discretion.

Prompt assessment and remediation are advised to prevent further deterioration or related damage.

Finding 3.04

Building: Main Building
Location: Laundry
Finding: Sealant to splash back - Degraded or Missing.
Information: Observation

During the inspection, it was noted that the sealant to the splashback areas is either missing or has significantly degraded. This condition exposes junctions between different materials, such as tiles and countertops, to potential water ingress. Over time, movement between dissimilar materials can cause cracking of grout and deterioration of sealant, particularly when regular maintenance has not been carried out.

Implication

The absence or degradation of flexible sealant increases the risk of water penetrating underlying building materials. This may lead to moisture-related damage, including timber decay, corrosion of fixtures, mould growth, and potential damage to cabinetry or wall substrates. Failure to maintain sealant in wet areas can result in ongoing water ingress and accelerated deterioration of associated building components.

Recommendation

A flexible, mould-resistant sealant should be applied to all affected junctions to restore water tightness and accommodate expected expansion and contraction of materials. Regular inspection and maintenance of sealant in areas exposed to water is recommended as part of ongoing property care. Works should be undertaken by a qualified sealant specialist or experienced tiling contractor to ensure proper preparation and application, reducing the likelihood of future water damage.

Finding 3.05

Building: Main Building
Location: Living Rooms
Finding: Ceiling - Water stained.

Information:

Observation:

Water staining was noted to ceiling linings in the inspected area(s) at the time of the inspection. These stains present as discoloured or patchy areas and may suggest a history of moisture ingress, most commonly associated with roof leaks or plumbing issues.

Implications:

Water staining is typically the result of prolonged exposure to moisture, which allows minerals and other contaminants carried by the water to accumulate on surfaces, leaving visible marks. If ongoing or left untreated, moisture ingress can lead to more serious issues such as:

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

Where the staining is still active (i.e., the leak continues during rainfall), this may indicate a current and unresolved roofing issue. In such cases, prompt attention is required to prevent further internal damage.

Recommendations:

• Where the staining is active or suspected to be active during wet weather, a qualified roofing specialist should be engaged to conduct a more detailed inspection. Their investigation should focus on identifying the exact source of moisture ingress and advising on necessary repairs to the roof coverings, flashings, penetrations, or associated components.

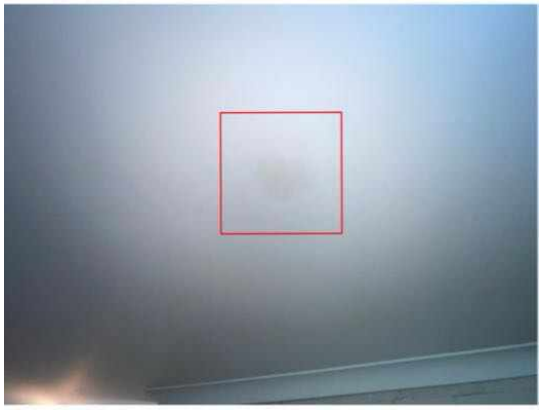
• Where the staining appears to be historical (i.e., dry and showing no recent progression), reparation of affected ceiling materials (such as repainting or patching) may be carried out at the client's discretion, subject to confirmation that the source of the leak has been effectively addressed.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it is not possible to conclusively determine whether water staining is active or inactive at the time of inspection. Further assessment under a special-purpose inspection is recommended if a more detailed diagnosis is required.

Additionally, it is important to note that even minor damage to roofing materials—such as lifted flashings, cracked tiles, or poorly sealed penetrations—can allow water

ingress that may lead to costly internal damage. Close-up inspection by a roofing contractor is advised to assess the condition of the roof coverings and associated fixtures more accurately.



Finding 3.06

Building:	Main Building
Location:	All Internal Areas
Finding:	Minor Defect – Ceiling & Wall Cracking (Internal).
Information:	Observation:

Cracking was observed to the internal ceilings and/or wall linings within the nominated

areas. The cracking appears to be minor in width and extent, consistent with typical patterns associated with material movement and settlement. Contributing factors may include timber frame movement, shrinkage during the drying process, and seasonal moisture fluctuations affecting building materials.

Implication:

Cracking of this nature is common in buildings of similar age and construction and is generally considered an aesthetic or cosmetic defect, rather than an indication of structural failure. However, without full access to concealed areas, the possibility of underlying contributing factors cannot be entirely excluded.

Recommendation:

Repairs can typically be undertaken as part of routine maintenance, including:

• Minor filling of cracks

• Sanding and surface preparation

• Repainting to achieve a uniform finish

In areas subject to ongoing movement, the installation of a control/expansion joint may assist in managing future cracking and reducing recurrence.

Works may be carried out at the client's discretion by a qualified plasterer, painter, or competent handyman.

Finding 3.07

Building:	Main Building
Location:	Living Rooms
Finding:	Minor Defect – Popped Nails to Internal Ceiling.
Information:	Observation:

Popped nails were identified to the internal ceiling linings at the time of inspection. The affected fixings have partially protruded from the ceiling surface, resulting in minor surface irregularities.

Implication:

Nails and screws rely on frictional resistance within the substrate to maintain fixing integrity. Over time, due to natural ageing, minor structural movement, and material shrinkage, these fixings can loosen and back out.

If left unaddressed, this condition may lead to progressive loosening of ceiling sheets, increasing the risk of sheet movement, surface cracking, or localised sagging, and may contribute to the development of secondary defects.

Recommendation:

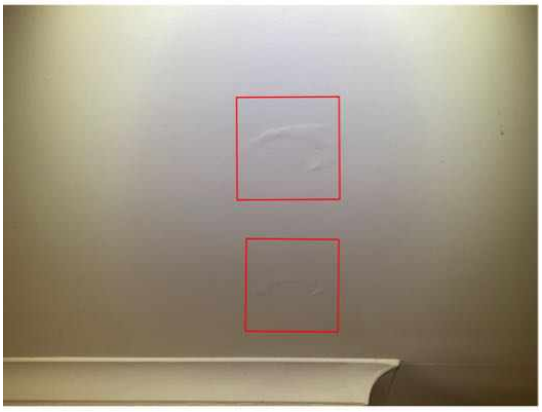
It is recommended that the affected areas be re-secured by re-fastening or replacing the loosened fixings, and making good the surface finish as required. This may include:

- Re-driving or replacing nails with appropriate fixings (e.g. screws)
- Setting and patching affected areas
- Sanding and repainting to restore appearance

These works are considered minor maintenance and can be undertaken by a qualified carpenter or plasterer at the client's discretion.

Prompt attention is advised to maintain the stability and integrity of the ceiling linings

and to prevent further deterioration. Ongoing monitoring is also recommended as part of routine property maintenance.



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:	External Areas
Finding:	Plumbing and/or yard drainage - Conducive conditions..
Information:	Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Minor Defect – Roof Plumbing (Downpipes / Stormwater Connection).

Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Excessive moisture conducive conditions..
Information:	Observation:

Excessive moisture was noted in the subfloor area during the inspection in particular under the laundry. Elevated moisture levels were evident within the soil and surrounding buildings elements. These conditions create an environment that is highly conducive to timber pest activity, particularly subterranean termites, as well as fungal growth and mould formation.

Persistent moisture provides a stable environment that supports termite survival and concealed movement within and around the subfloor. Prolonged dampness can also encourage the development of fungal growth that may spread across timber and masonry surfaces.

Cause:

The excessive moisture is most likely the result of poor site drainage, allowing water to accumulate and remain stagnant beneath the dwelling. Contributing factors may include:

• Roof or surface water not effectively directed into the stormwater system.

• Blocked or damaged downpipes, gutters, or drains.

• Sloping ground levels directing surface runoff toward the dwelling.

• Limited subfloor clearance restricting natural airflow and evaporation.

Implications:

If left unresolved, these moisture conditions can:

• Create a high-risk environment for termite infestation.

• Encourage fungal and mould growth in subfloor timbers and soil.

• Prolong damp conditions that sustain pest activity.

Risk Assessment:

High – Conducive to concealed termite activity and fungal growth.

Finding 6.03

Building:	Main Building
Location:	Subfloor
Finding:	Timber Pest Risk Assessment – Storage of Timber Materials..
Information:	Observation:

At the time of inspection, stored items such as loose timbers, formwork, and associated materials were observed within the subfloor space and/or surrounding areas of the property. These materials were in direct contact with, or in close proximity to, the ground and structural elements in some locations.

Implication:

The presence of stored timber and cellulose-based materials in subfloor and yard

areas significantly increases the risk of termite activity. Such materials can act as a food source and attractant, potentially encouraging termite foraging in close proximity to the dwelling. Additionally, stored items may conceal termite entry points, mud leads, or early-stage activity, thereby limiting the effectiveness of visual inspections and increasing the likelihood of undetected infestation.

Recommendation:

It is strongly recommended that all stored timber, formwork, and cellulose materials be removed from the subfloor space and immediate vicinity of the structure without delay. The subfloor area should be maintained in a clear and unobstructed condition to allow for effective inspection and early detection of termite activity.

As part of an integrated termite management approach, reducing conducive conditions is essential. The elimination of potential attractants and concealment zones is a key preventative measure and is considered significantly more effective than addressing termite infestation after it has occurred.

Ongoing routine timber pest inspections are recommended in accordance with Australian Standards to monitor for any future activity.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber specialising in Roof Plumbing

- As identified in summary and defect statements

- Registered Roofing Contractor

- 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

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• None identified at the time of inspection.

SAFETY HAZARDS
• Balustrade
The Stairs and landing at the rear lack appropriate balustrades, which presents a significant safety risk, particularly for children and vulnerable individuals. Their absence does not meet current safety expectations and is considered hazardous. It is strongly recommended that a licensed builder or stair manufacturer be engaged to supply and install compliant balustrades in accordance with current NCC requirements as a priority, to reduce the risk of injury.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared acceptable on the day of inspection..
• Some low-lying areas allowing water to enter under the laundry should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes were in serviceable condition
• Downpipe connection is loose or damaged

Recommended actions:
• Repair connection to downpipe
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in average condition overall, with no major visible defects from ladder-accessed areas.
• Roof not fully accessible due to height limitations
• Due to limitations and ceiling water stains identified a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed.

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Subfloor
• Subfloor appeared dry and well-ventilated at the time of inspection.
• Some evidence of water pooling – ongoing monitoring during heavy rainfall is advised.
• Stored timber debris should be removed to reduce timber pest risk.

• Recommended actions:
• Improve subfloor drainage
• Install additional ventilation (passive or mechanical)

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable

• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in good condition with minor wear and tear.
• Evidence of ceiling leaks or water staining observed at the time of inspection.

Some minor unevenness was noted in ceiling surfaces, which is not uncommon in properties of this age and construction. While no signs of detachment were visible, it's important to note that ceiling panels may become loose or detach over time, and such issues may not be apparent during a visual inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors
• All accessible windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition average
• No elevated moisture readings were found behind the shower at the time of inspection.
• Monitoring after more frequent use is advised, and further invasive inspection may be warranted if leaks recur.
• Some water was slow to drain in ensuite shower, likely due to poor floor fall – client may consider remedial tiling.
• Recommend sealing tiles and grout to prevent moisture ingress.
• No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

Kitchen
• The kitchen was in good condition overall with no visible defects.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

Note: Client should ensure all extensions and additions are council-approved.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.
• Tree stumps are highly conducive to infestation and should be removed immediately.

Timber Decay
• No Wood rot observed

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.
• However, as the property may have been vacant or unused, moisture issues may only become apparent after extended use. Monitoring is essential.
• Note: Properties left vacant may not show leaks until plumbing is in regular use. Recommend post-settlement monitoring and potential follow-up inspection.

Trees & Landscaping
• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.
• Remove any untreated landscaping timbers and timber debris from around the yard.

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in some subfloor areas due to low clearance.
• Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.
• Recommend obtaining documentation and maintenance history from the previous owner or pest controller.

KEY RECOMMENDATIONS
• Defects found should be rectified promptly to avoid escalation.
• Consider installing a termite management system.
• Engage a roofer for closer inspection of roof condition.
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of termite workings / damage was absent at the time of inspection..
Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Wood borer activity - not identified..

Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: Subfloor
Finding: Subfloor ventilation - Adequate..
Information: Observation: Subfloor Ventilation

• Subfloor ventilation plays a critical role in preventing damp or wet conditions, which are known to be conducive to timber pest activity.

• The ventilation system observed on-site provides passive airflow, assisting in the drying of subfloor soils following periods of rain or other moisture events.

• Termites require moist, humid environments to forage and establish colonies. Therefore, maintaining a dry subfloor significantly reduces the risk of termite activity.

Conclusion:

• Subfloor ventilation appeared to be adequate and functioning satisfactorily at the time of inspection.

• No immediate concerns were noted regarding airflow or vent obstruction.

Noted Item

Building: Main Building
Location: All Areas
Finding: Fungal decay - Absent at the time of inspection..
Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support

fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Thermal Imaging – Termite Activity Assessment..
Information:	During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System - Missing Durable Notice..
Information:	Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

• The type of termite management system installed (e.g. chemical barrier, physical barrier, reticulation system, baiting system)

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Proposal for Termite Risk Management – AS 3660.2 Compliance..
Information:	Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest

management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Inspection Summary
Information:	1. Access & Limitations

Observation:

Subfloor access was partially restricted at the time of inspection. Entry was gained via two access points; however, sections of the subfloor could not be accessed due to low clearance and an inadequate opening in the brickwork leading toward the front attached veranda decking. These constraints prevented full visual and physical assessment of all areas.

Implication:

Areas that were not accessible may contain concealed defects, including but not limited to moisture ingress, pest activity, or structural deterioration, which could not be identified during this inspection.

Recommendation:

No immediate action is required; however, if future works are undertaken, consideration should be given to improving access to allow more comprehensive inspection and maintenance. Clients should be aware that this assessment is limited to visible and accessible areas only.

2. Moisture Levels

Observation:

Moisture conditions within the accessible subfloor areas were generally dry, with

isolated dampness identified beneath the laundry area. Full assessment beneath the front veranda was not possible due to access restrictions. Evidence suggests that water ingress is occurring in the vicinity of the laundry.

Implication:

Localised damp conditions may contribute to timber deterioration, mould growth, or pest attraction if persistent. The lack of occupancy at the time of inspection means plumbing fixtures have not been in regular use, limiting the ability to fully assess active leaks or drainage performance.

Recommendation:

It is recommended that the area be monitored once the property is occupied and plumbing fixtures are in regular use. If dampness persists, further investigation should be carried out to identify the source, with particular attention to external drainage and plumbing connections.

3. Ventilation

Observation:

Subfloor ventilation appears adequate to the accessible areas, with no visible signs of widespread condensation or excessive moisture accumulation attributable to poor airflow.

Implication:

Adequate ventilation assists in reducing moisture build-up and contributes to the ongoing durability of subfloor materials.

Recommendation:

No remedial action is required at this time. Ventilation openings should be kept clear of obstructions to maintain effective airflow.

4. Drainage & Water Entry

Observation:

Localised dampness and minor pooling of water were observed beneath the laundry area. No widespread water ingress was identified in accessible areas.

Implication:

Pooling water indicates ineffective drainage or localised water entry, which, if ongoing, may lead to subfloor moisture issues, material degradation, and increased risk of pest activity.

Recommendation:

Further investigation is recommended to determine the source of water entry. Rectification may involve improving site drainage, addressing surface water runoff, or reviewing plumbing discharge points in the affected area.

5. Timber Framing & Structural Elements

Observation:

Exposed subfloor timber framing and structural components appeared sound in the areas inspected, with no visible signs of significant movement, distortion, or damage at the time of assessment.

Implication:

The structural elements are currently performing as intended within the limitations of the inspection.

Recommendation:

No immediate action is required. Ongoing monitoring is recommended as part of general property maintenance, particularly in areas affected by moisture.

6. Mould, Mildew & Soil Conditions

Observation:

Minor, localised mould/mildew was observed within the subfloor area, primarily associated with damp conditions near the laundry.

Implication:

This level of mould growth is considered minor and typical in subfloor environments where intermittent moisture is present. It does not currently indicate a significant issue.

Recommendation:

No immediate remediation is required. Addressing the source of moisture will assist in preventing further development.

7. Pipework & Plumbing

Observation:

No active leaks were visible at the time of inspection. Drainage lines appeared serviceable; however, the dwelling was vacant and unoccupied, limiting the ability to assess the plumbing system under normal operating conditions.

Implication:

Undetected leaks or defects may only become apparent once the system is in regular use.

Recommendation:

It is recommended that all plumbing fixtures and drainage be monitored during initial occupancy. If issues arise, a licensed plumber should be engaged for further assessment.

8. Electrical & Services

Observation:

No visible concerns were identified in relation to electrical services within the subfloor; however, this component is outside the scope of a standard pre-purchase building inspection.

Implication:

Electrical systems may have defects not visible or identifiable during this inspection.

Recommendation:

If required, a licensed electrician should be engaged to carry out a comprehensive assessment.

9. General Condition

Observation:

The overall condition of the accessible subfloor area is assessed as satisfactory, with minor defects primarily relating to localised moisture and restricted access.

Implication:

The subfloor is generally serviceable; however, minor issues identified may require ongoing monitoring and maintenance.

Recommendation:

Maintain regular inspections, particularly after occupancy, and address any moisture-related concerns promptly to prevent deterioration.

Additional Information

• Photographs were taken to support the findings of this inspection.

• Subfloor conditions may vary with weather, seasonal changes, and occupancy patterns.

• Areas that were inaccessible at the time of inspection may conceal defects that could not be identified.








Noted Item

Building: Main Building
Location: Roof Void
Finding: Roof Void Inspection Summary
Information: 1. Access & Limitations

Observation:

The roof void was partially accessible via a single entry point at the time of inspection. Access throughout the space was restricted by low clearance areas, bulk insulation, installed air-conditioning ducting, and the configuration of a skillion roof, which limits movement and visibility in certain sections.

Implication:

Due to these constraints, inspection was limited to accessible and safely traversable areas only. Sections of the roof void that were obstructed or inaccessible may contain concealed defects, including structural issues, moisture ingress, or pest activity that could not be identified.

Recommendation:

No immediate action is required; however, it is recommended that accessible pathways be maintained where possible. Clients should be aware that this assessment is not exhaustive, and concealed defects may exist in inaccessible areas.

2. Roof Structure & Framing

Observation:

The visible roof framing elements were found to be in sound condition, with no obvious signs of significant movement, distortion, or damage observed in accessible areas.

Implication:

The structural components appear to be performing their intended function; however, this assessment is limited to areas that were visible at the time of inspection.

Recommendation:

No immediate action is required. Continued monitoring is recommended as part of routine maintenance, particularly following severe weather events.

3. Roof Cover Support (Battens)

Observation:

The accessible sections of the battens appeared to be in sound condition, with no visible defects noted.

Implication:

The roof covering support system appears adequate in the areas inspected; however, visibility was limited in sections due to insulation and restricted access.

Recommendation:

No remedial works are required at this time. Maintain periodic inspections where access permits.

4. Insulation

Observation:

Bulk insulation is present within the roof void; however, coverage was observed to be inconsistent, with areas of disturbance and displacement. Additionally, a bundle of insulation material was noted stacked within the roof space, rather than installed.

Implication:

Inadequate or disturbed insulation can reduce thermal efficiency and may result in increased energy consumption and reduced occupant comfort.

Recommendation:

It is recommended that insulation be redistributed and installed uniformly to achieve consistent coverage. Any surplus or unused insulation materials should be properly installed or removed as appropriate.

5. Roof Sarking

Observation:

Roof sarking was not observed within the accessible roof void areas.

Implication:

The absence of sarking is typical in some construction types and ages; however, it may reduce protection against wind-driven rain, dust ingress, and thermal performance.

Recommendation:

No immediate action is required. Installation of sarking may be considered as an upgrade during future roofing works or replacement.

6. Moisture & Water Entry

Observation:

No visible signs of active leaks, water staining, or moisture ingress were identified within the accessible areas at the time of inspection.

Implication:

While no issues were evident during inspection, roof leaks can be intermittent and may only become apparent under certain weather conditions.

Recommendation:

Ongoing monitoring is recommended, particularly after periods of heavy rainfall. If signs of moisture appear, further investigation should be undertaken promptly.

7. Electrical & Services

Observation:

Electrical components within the roof void were not assessed, as this falls outside the scope of a standard pre-purchase building inspection.

Implication:

Potential electrical defects may exist that are not visible or identifiable within the limitations of this inspection.

Recommendation:

A licensed electrician should be engaged if a detailed assessment of electrical systems is required.

8. Ducting & HVAC Components

Observation:

Air-conditioning ducting within the roof void appeared to be generally secure and adequately connected in the areas observed.

Implication:

Properly installed ducting supports efficient system performance; however, concealed sections could not be fully assessed.

Recommendation:

No immediate action is required. Periodic servicing by a qualified HVAC technician is recommended to ensure ongoing performance.

9. Timber Pest Evidence

Observation:

No visible evidence of active timber pest activity or damage was identified within the accessible roof void areas at the time of inspection.

Implication:

While no activity was detected, the inspection is limited to visible areas only, and concealed activity may exist.

Recommendation:

Maintain regular timber pest inspections in accordance with industry guidelines to ensure early detection and management.

10. General Condition

Observation:

The overall condition of the roof void is considered satisfactory, with minor issues relating to restricted access and insulation distribution.

Implication:

The roof void is generally functioning as intended; however, minor maintenance items should be addressed to optimise performance.

Recommendation:

Undertake minor maintenance as outlined and continue with routine inspections and

monitoring.

Additional Information

• Photographs were taken to support the findings of this inspection.

• Conditions within the roof void may vary with weather, temperature, and seasonal changes.

• Inaccessible areas may conceal defects not identified during this inspection.

• No further specialist assessment is considered necessary at this stage.

Inspector's Comments:

The roof void presents in generally sound condition within the limitations of access. Attention is drawn to the uneven and disturbed insulation, which should be rectified to improve energy efficiency. No evidence of active leaks or timber pest activity was observed; however, due to restricted access and the nature of the roof design, ongoing monitoring is recommended.








Noted Item

Building: Main Building
Location: Kitchen
Finding: Kitchen Sink – Overall Condition & Recommendations.
Information: Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit, however, minor water damage was noted, which may be indicative of past moisture exposure.

• Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.

• It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.

Noted Item

Building: Main Building
Location: Laundry
Finding: Laundry - Taps/Plumbing/Drainage.
Information: Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

• The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

Recommendations:

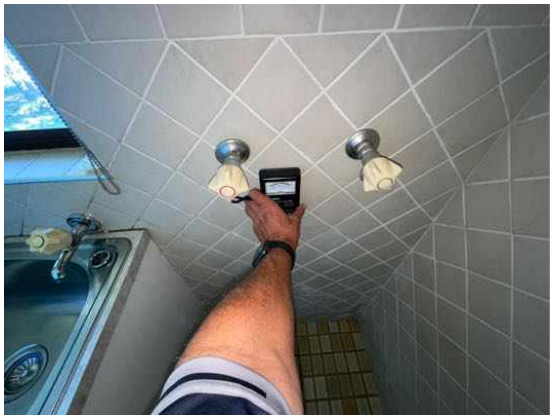
• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

• Flexible and mould-resistant sealant should be applied to junctions between the basin and the wall to prevent water ingress that may lead to damage.

• Regular maintenance and prompt replacement of missing or deteriorated sealant is highly recommended, as this is a common wear-and-tear issue.

• Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.

• Where required, a sealant specialist or qualified tiling contractor should be appointed to carry out remedial sealing works.



Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at

the time of inspection.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout appeared to be average, with some areas potentially requiring cleaning or replacement.

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

• Mould growth was noted in some areas of grout. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• Water damage was noted to the vanity unit, appearing minor.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	Ensuite
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to drain slowly towards the shower floor waste at the time of inspection, indicating minimal fall. This may result in water pooling or ponding during regular use. Rectification is at the client's discretion.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at

the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be serviceable.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	Toilet (WC)
Finding:	Overall Condition: Toilet & Basin.
Information:	TOILET & BASIN ASSESSMENT

Toilet:

• No leaks were observed during the flushing process.

• The toilet operated normally with no signs of malfunction or abnormal water flow.

• The toilet pan was securely fixed to the floor at the time of inspection.

Vanity Basin(s):

• Basin(s) were water tested and inspected, with no evidence of leaks or blockages identified in the plumbing or drainage systems at the time of inspection.

• Water flow and drainage appeared satisfactory under limited-use testing conditions.

• It is recommended that flexible, mould-resistant sealant be applied or replaced where missing or degraded to prevent future water ingress.

• Regular maintenance of sealant and grouting in wet areas is essential to prolong the life of surrounding materials and reduce the risk of water damage.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.
	No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.
	Recommendation:
	It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.

Information:

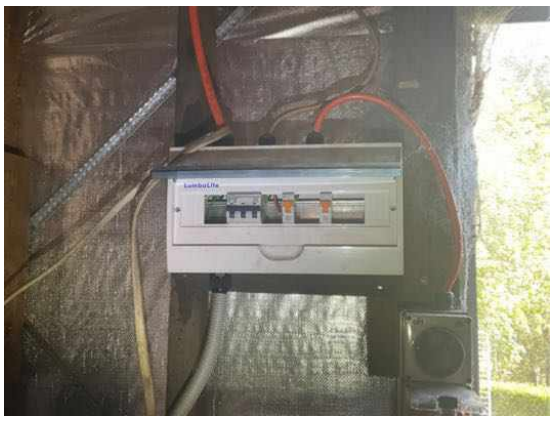
Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Shower Recess Waterproofing – Visual Assessment Only.
Information:	A visual inspection of the shower recess and surrounding walls was carried out where accessible. No evidence of recent water damage was observed at the time of inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

- Commissioning a special purpose (invasive) inspection by a qualified professional
- Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

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.