Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 01 Apr 2026

Property Address: 24 Flinders St, Matraville NSW 2036, Australia

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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.

Original Inspection Date Wed, 01 Apr 2026

Modified Date Wed, 08 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 24 Flinders St, Matraville NSW 2036, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: The Pre-Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report is valid for 30 days (for 'Timber Pest') and 60 days (for 'Building Issues') after the original inspection date. A re-inspection is required after 30 days (for 'Timber Pest') and 60 days (for 'Building

Issues') OR if any changes are made to the property after the original inspection date.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including but not limited to foliage, mouldings, roof insulation / sisalation, floor or wall coverings, sidings, ceilings, floor furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the permission of the property owner.

When reading the report, please take note of the defect classifications, as per the definitions contained within "AS 4349.1 - 2007 Inspection of buildings Part 1 : Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report:

* Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard

* Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property

* Minor Defect - A defect other than a major defect

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, The Client should consider the following options to further protect their investment against timber pest infestation:
* Undertake thorough regular inspections at intervals not exceeding twelve (12) 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 to the risk of subterranean termite attack implement a management program in accordance with Australian Standard AS 3600. This may include the installation of a monitoring and / or baiting system, or chemical and/or physical management system, however, AS 3600 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough inspections of the building are necessary.

Note: Regular inspections WILL NOT stop termite infestation, however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to no chemical termite management system installed, low clearance and poor or no access to some areas of the roof void, insulation covering timbers to the roof void and the amount of limitations and obstructions (as listed in the report), the risk of undetected defects is higher to these areas. A further invasive inspection to these areas is highly recommended and access should be gained (where possible) to all areas for a complete inspection of the property.

Some of the indicated specifications relating to walls, floors and other construction materials may be inaccurate as the inspection is limited to visible and accessible areas. Unless the owner has provided detailed plans, certificates or supporting documentation, the assessment and identification of materials

is based solely on observable elements and reasonable assumptions. For a more accurate understanding of the concealed structure or materials used, clarification or documentation from the property owner should be sought.

At the time of inspection, the following major defects were identified:

* Ceiling water damaged - Garage
* Mould present - Garage
* Balcony edge tiles loose - Balcony
* Roof gutter rusted - Studio

The rectification of the above major defects should be undertaken immediately to prevent further deterioration of the property or unsafe conditions.

Along with the above, there were minor defects consistent with the age of the property, which could be rectified at client discretion to improve the overall condition of the property. Minor defects, if left unattended could develop into major defects over time.

The report should be read in its entirety, and the summary and / or recommendations at the end of the report referred to, taking into account all property obstructions and limitations.

Please contact the building inspector to discuss the above defects, or, any of the other report findings that require further clarification.

Note:

The report is based upon the findings at the time of inspection noted on the date of inspection on the front page. A re-inspection in line with the above noted time period lapses is recommended.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. It is suspected that the current termite treatment system has not been updated lately, therefore, it is recommended to have the termite treatment system refilled. Minimum 12 monthly inspections should also be undertaken.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete, Slab on ground, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	South
Other Building Elements	Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Garage, Pergola, Retaining Walls, Shed, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed), Light Weight Wall Clad, Timber Framed and 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
- Gardens
- Interior
- Roof Exterior - First Floor Only
- Roof Void - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

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

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation
- ducting and poor clearance or access restrictions.
- Ceiling linings
- External concrete or paving
- External finished ground level

- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Lack of suitable access or entry point
- Mould - Health Hazard
- No safe point from which to access roof exterior
- Overhanging vegetation
- Pipework
- Roof framing - not trafficable
- Stored items
- 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: **- Medium**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building

Location: Garage

Finding: Ceiling - Water damaged

Information: Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak.
A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Finding 2.02

Building: Main Building

Location: Garage

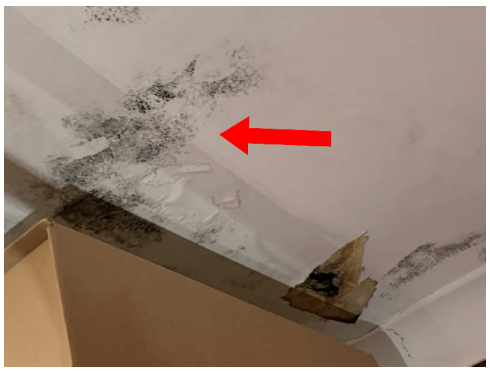
Finding: Mould - Present

Information:

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development.
Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



Finding 2.03

Building: Main Building

Location: Roof Exterior - Studio

Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing. Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects. Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages. A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

Finding 2.04

Building:	Main Building
Location:	Exterior walls - front
Finding:	Balcony edge tiles - Drummy / loose (Note: Suspect this is the cause of water penetration through to the garage ceiling)

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

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

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

Minor Defect

Finding 3.01

Building: Main Building

Location: Kitchen

Finding: Window - Cracked

Information: Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible.
Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.

Finding 3.02

Building: Main Building

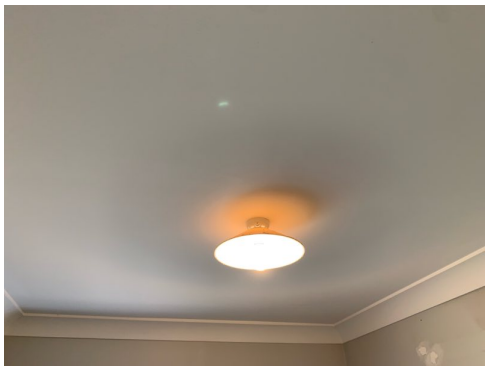
Location: Laundry / Ensuite / Bathroom

Finding: Exhaust fan - Missing

Information: An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation.

Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards.

It is advised that a licensed electrician be appointed to retrospectively install an exhaust fan.
Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



Finding 3.03

Building: Main Building

Location: Studio

Finding: Ceiling nails - Popping

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

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

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

Finding 3.04

Building: Main Building

Location: Kitchen

Finding: Rangehood - Vented into room (Re-circulating air type)

Information: The rangehood flue was identified as an un-ducted re-circulating air type unit, leading directly into the room, rather than venting to the exterior of the building.

This type of rangehgood is likely to lead to a build-up of grease and grime in the surrounding area. Without re-direction to the exterior of the building, the rangehood is not considered fully operational.

It is therefore preferable that the flue be re-directed to vent into the external environment.

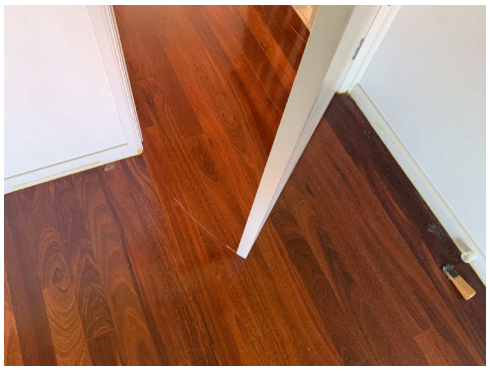
A licensed electrician and / or air-conditioning contractor could be appointed to provide further consultation on the scope of these works and to provide quotations for any necessary works.

Finding 3.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Hot water unit - Leak
Information:	The external hot water unit shows evidence of a minor leak and general deterioration. Such a leak is expected of a building element of this age and with this level of exposure to excessive moisture. While the hot water unit is still fully operational, any leaks should be identified and rectified by a licensed plumber as soon as possible. Prevention of further deterioration will delay the need for replacement of the unit in the near future.

Finding 3.06

Building:	Main Building
Location:	Bedroom
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering. A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures. For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.07

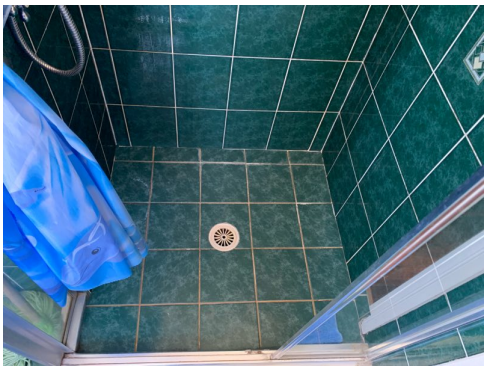
Building:	Main Building
Location:	Ensuite / Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom. Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point.

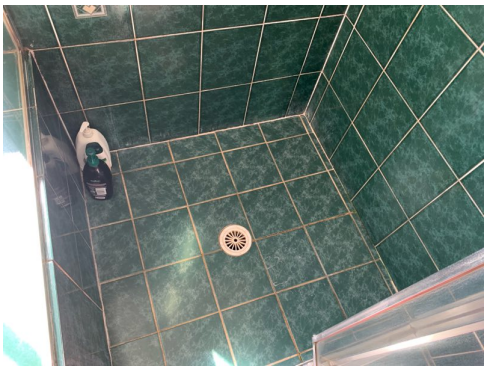
A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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

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





Finding 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Door - Missing
Information:	Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

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

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

Finding 3.09

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required. Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

Finding 3.10

Building:	Main Building
Location:	Yard - Side
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property. Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area. Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.

Finding 3.11

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Wall cladding trims - Loose
Information:	Upon inspection of the exterior wall covering, it was noted that some wall trims have become loose from their original fixings. It is suspected that this defect has developed as a result of a lack of adequate maintenance, but may also have been caused by inappropriate fixings being used in the construction process. Loose wall trims detracts from the weather tightness of the wall covering, making the wall lining susceptible to water penetration and subsequent damage.

If left unaddressed, it is likely that secondary damage to associated building elements will develop, potentially necessitating remedial works to these structures.

A building contractor should be appointed to advise on rectification options and on the cost of repair. It is advised that remedial works be performed as soon as possible to prevent any further damage.

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

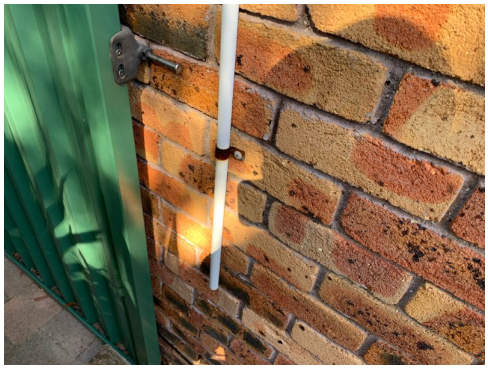
Location: Exterior walls - right side

Finding: Air conditioner - Disconnected overflow

Information: The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Finding 6.02

Building: Main Building

Location: Exterior walls - left side

Finding: HWS Overflow - Not Connected

Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Evidence of fungal decay activity and/or damage

No evidence was found

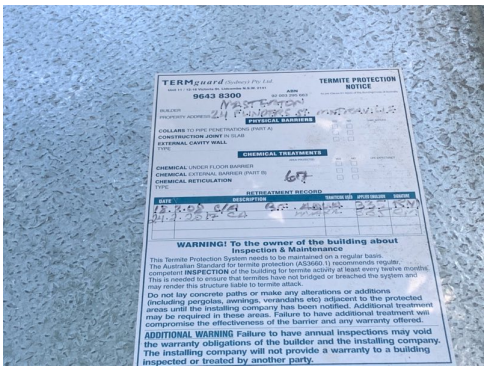
Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

Finding 9.01

Building:	Main Building
Location:	All Areas
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty. Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.


TERMguard Shubrock Pty Ltd.
TERMITE PROTECTION NOTICE
9643 8300
PHYSICAL BARRIERS
CHEMICAL TREATMENTS
RETREATMENT RECORD
WARNING! To the owner of the building about Inspection & Maintenance
This Termite Protection System needs to be maintained on a regular basis.
The Australian Standard for termite protection (AS3660.1) recommends regular, competent INSPECTION of the building for termite activity at least every twelve months. This is needed to ensure that termites have not bridged or breached the system and may render this structure liable to termite attack.
Do not lay concrete paths or make any alterations or additions (including pergolas, awnings, verandahs etc) adjacent to the protected areas until the installing company has been notified. Additional treatment may be required in these areas. Failure to have additional treatment will compromise the effectiveness of the barrier and any warranty offered.
ADDITIONAL WARNING Failure to have annual inspections may void the warranty obligations of the builder and the installing company. The installing company will not provide a warranty to a building inspected or treated by another party.

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Asbestos Inspector
- Mould Remediation Specialist
- Registered Roofing Contractor
- Registered/Licensed Builder
- Solicitor or Conveyancer
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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

D5 Conclusion - Assessment of overall condition of property

BUILDING INSPECTION SUMMARY:

At the time of inspection, the following limitations were experienced, preventing a full and complete inspection of specific areas:

* Fixtures, furniture, fittings and stored items obstructed a full inspection of the property

* The garage and studio areas were obstructed from full inspection with stored items

* The roof exterior was inspected from all available elevations above gutter height

* The second storey roof exterior was unable to be inspected as this was over a safely accessible height (Note: An inspection by a Registered Roofing Contractor is recommended)

* The wall exterior was inspected from balcony and ground levels

* The upper main roof void was blocked from a full inspection with roof insulation, roof truss timbers and low roof pitch

* The lower front and rear roof void areas were unable to be inspected due to no avaialble access point

Based on the above, and the findings in the report, this property compared to those of similar age and comparable level of maintenance was in a fair condition with major defects identified, as well as minor defects and conditions conducive to termite activity identified.

The major defects should be considered for rectification in the short to medium term and minor defects could be rectified at owners discretion to improve the overall condition of the property. Minor defects should be strongly considered for rectification as these can develop into major defects over time if left unattended.

TIMBER PEST INSPECTION RECOMMENDATIONS:

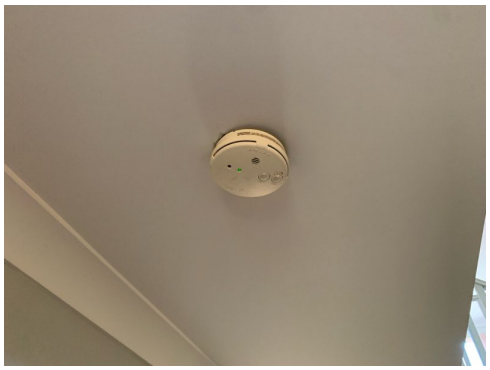
- Maintain a Post-Construction Termite barrier system (check with relevant installer as to warranty terms and conditions)
☒- No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty.
☒- Access should be gained to the entire roof void (if possible) to allow a complete inspection of the property.
☒- Repair and monitor any water leaks and areas of excessive moisture.
☒- Clean and flush out blocked guttering regularly.
☒- Connect the HWS & A/C overflow to stormwater or away from the edge of the building (minimum 1m).
☒- Trees over 100mm diameter on the property (within 50m of the building) should be drilled and tested for termite activity.
☒- Regular inspections every 6-12 months (or as advised by the termite management system installer)☒
Additional information: ☒- Trees within 50m of the house that are on other properties can not be inspected.

For further information, advice and clarification please contact Trent Mison on 0416 978 230

The following items were noted as -For your information

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Detectors and Alarms - Residential
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety. Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis. Please refer to AS3786 and state based legislation, which may also apply. Note: The smoke alarms were not tested at the time of inspection.



Noted Item

Building:	Main Building
Location:	Bedrooms
Finding:	Window Child Safety Restraints missing
Information:	Although not the standard at the time of construction, the current National Construction Code (NCC) states that windows are required to have restraints as per the below: (a)A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath. (b)Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following: (i)The openable portion of the window must be protected with— (A)a device capable of restricting the window opening; or (B)a screen with secure fittings. (ii)A device or screen required by (i) must— (A) not permit a 125 mm sphere to pass through the window opening or screen; and (B)resist an outward horizontal action of 250 N against the— (aa)window restrained by a device; or (bb)screen protecting the opening; and (C)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (c)Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection. (d)A barrier covered by (c) must not— (i)permit a 125 mm sphere to pass through it; and (ii)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 3.9.2.5). A window contractor or general handyman engaged by strata experienced in the fitting of these restraints could be engaged to carry out and complete these works.

Noted Item

Building:	Main Building
Location:	Studio
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations / For Information

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.

Also, an array of additional photographs have been provided for general information purposes.


ELITE
JEWELLERY
CLEANER


Jif
POWER & SHINE

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.