Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 10/10 Stanbury Pl, Quakers Hill NSW 2763, Australia

Contents

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

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

Original Inspection Date: Wed, 8 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	10/10 Stanbury Pl, Quakers Hill NSW 2763, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Jas Randhawa Ph: 0432 637 637 Email: Hornsby@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Hornsby
Company Address and Postcode:	Beecroft 2119
Company Email:	Hornsby@jimsbuildinginspections.com.au
Company Contact Numbers:	0432 637 637

Special conditions or instructions

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

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

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

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

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

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Townhouse, Residential
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Doors, Window Frames
Roof	Tiled, Pitched
Storeys	Double
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Roof Exterior - First Floor Only

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- 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

- Ceiling linings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Overhanging vegetation

- Pipework

- Rugs

- Sarking

- Stored items

- Wall linings

- Wallpaper or Wall Coverings

- Vegetation

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas Upstairs
Finding:	Window Restrictors - Recommended
Information:	Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more. If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.

Finding 1.02

Building:	Main Building
Location:	Stairs - Internal

Finding: Spacing Between Balusters - Non Complaint

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

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

It is recommended that the balustrade be modified to reduce the openings between balusters to no greater than 125 mm, in accordance with current NCC requirements, to ensure occupant safety and compliance. Note - this may not have been a requirement when the house was built.

Major Defect

Finding 2.01

Building: Main Building

Location: Exterior walls - rear

Finding: Blocked Weep Holes and Inadequate Drainage

Information: At the time of inspection, the weep holes to the ground floor brickwork were noted to be blocked and/or partially obstructed by paving and debris. Weep holes are a critical component of brick veneer construction, designed to allow moisture that enters the wall cavity to safely drain out and to provide ventilation to prevent the buildup of dampness within the wall system.

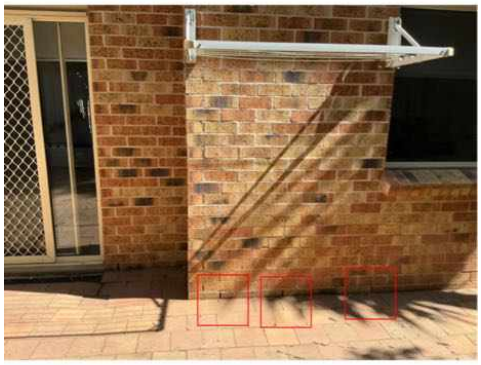
Due to the current installation of pavers up against the wall, the weep holes are obstructed and not functioning as intended. Additionally, the paving was noted to be sloping towards the building, which is directing surface water towards the wall rather than away from it. This increases the risk of water entering the wall cavity, leading to

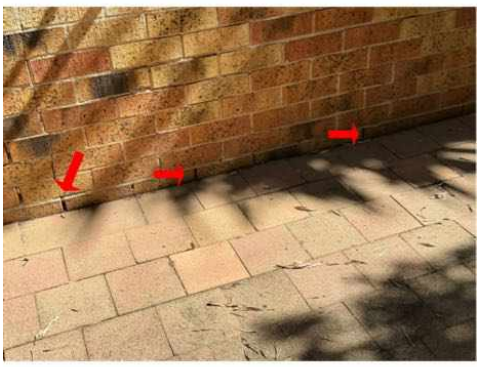
potential moisture ingress, internal dampness, and long-term deterioration of building elements.

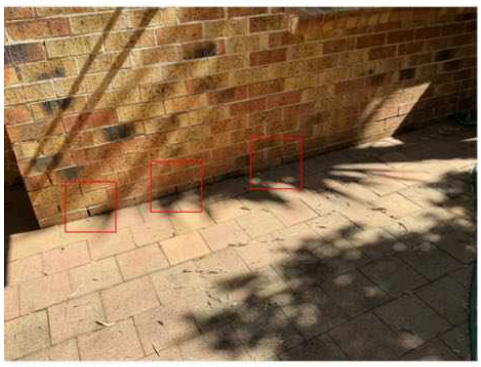
Although a strip drain has been installed in front of the door, this is limited in coverage and does not adequately address the overall drainage concerns along the full length of the wall. The current configuration can allow the water to accumulate and potentially enter through the blocked weep holes.

Furthermore, the raised paving levels are bridging the termite management zone. This creates conducive conditions for termite activity, as it reduces the effectiveness of any existing termite barrier and allows concealed entry pathways into the structure. As a general requirement, a minimum of 75mm slab edge exposure should be visible to allow for proper inspection and to maintain the integrity of the termite barrier system.

The client is advised to engage a qualified landscaping or drainage specialist to rectify this issue. Remedial works should include removal and regrading of the affected pavers, installation of a continuous strip drain along the base of the wall from one end of the property to the other, and ensuring that surface water is directed away from the building. The paving should be reinstated at a lower level to maintain clear and unobstructed weep holes and achieve the required slab edge exposure.



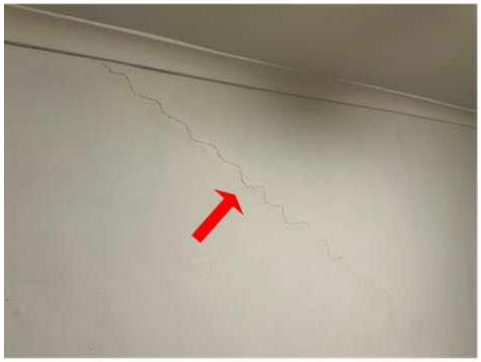


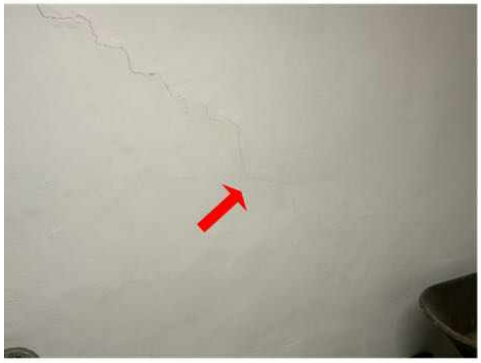


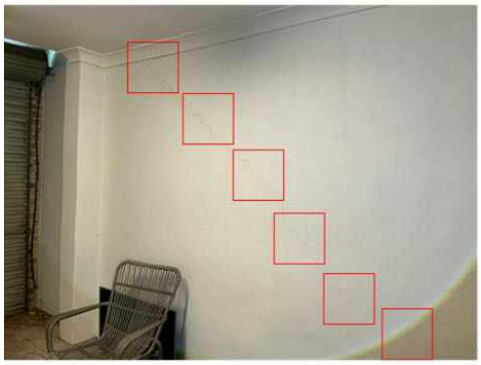
Minor Defect

Finding 3.01

Building:	Main Building
Location:	Garage
Finding:	Cracking to Internal Wall – Monitor
Information:	At the time of inspection, a diagonal crack was noted to the internal wall surface. The crack appears to follow a stepped pattern through the plaster and is consistent with minor movement over time. Evidence suggests that this area has been previously repaired; however, the crack has reappeared. For the time being, the client is advised to engage the services of a qualified plasterer or painter to repair the crack through appropriate patching and repainting to restore the appearance of the wall. The client is also advised to monitor the area over the next 12 months for any signs of further movement, including widening, lengthening, or additional cracking. If the crack exceeds approximately 5mm in width or shows continued progression, further assessment may be required, and involvement of strata management and a builder is recommended to determine any underlying structural concerns.







Finding 3.02

Building:	Main Building
Location:	Yard - Back
Finding:	Inadequate Site Drainage - Exterior Areas
Information:	At the time of inspection, inadequate site drainage was observed around the perimeter of the building, which can lead to water pooling and insufficient runoff management.

This condition may result in moisture being absorbed by the foundation or lower walls, potentially leading to rising damp, cracks in brickwork, erosion of the soil around the building, or structural issues over time. Water pooling can also create ideal conditions for mould growth, contribute to the deterioration of exterior materials, and act as conducive conditions for termite activity, as termites are attracted to areas with elevated and persistent moisture levels.

It is recommended that proper site drainage be installed, such as redirecting water flow away from the building or incorporating drainage systems, to prevent further damage and ensure the long-term stability of the structure.

To address the inadequate site drainage, a qualified landscaper or drainage specialist should be engaged to design and install appropriate drainage solutions, such as grading the ground away from the building or installing French drains, surface drains, or downspout extensions. If more complex issues are present, such as damage to the foundation or moisture entering the walls, a structural engineer may need to assess

the situation, and a builder may be required for repairs.

Finding 3.03

Building:	Main Building
Location:	Exterior walls - front
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.

Finding 3.04

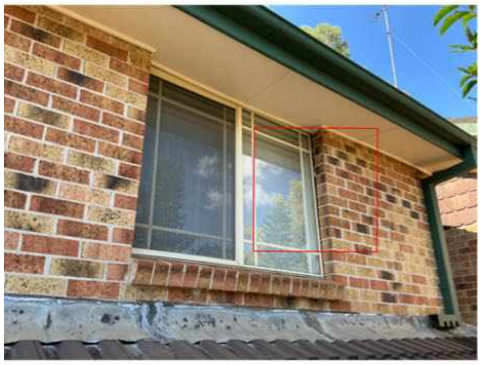
Building:	Main Building
Location:	Kitchen, Bedroom 3
Finding:	Gaps - Exterior Windows
Information:	Gaps were observed along the sides of the window frame at the time of inspection,

which could lead to several issues if left unaddressed.

These unsealed gaps may compromise the weatherproofing and energy efficiency of the property, allowing drafts and moisture ingress that could result in higher energy costs due to heat loss and reduced insulation. Additionally, moisture entering through these gaps can cause water damage, mould growth, or deterioration of the surrounding building materials over time.

The gaps could be attributed to several potential causes. Structural movement or settling of the building, due to foundation shifts or soil subsidence, may have caused the window frame to separate from the surrounding brickwork. Improper installation is another possibility, where the window may have been incorrectly fitted or the materials used were not adequate, leading to misalignment over time. Alternatively, the gaps may be a result of shrinkage or degradation of the original sealant, which can occur due to exposure to weather elements.

It is recommended that these gaps be professionally sealed with a high-quality weatherproof sealant to restore proper insulation, prevent moisture ingress, and maintain the overall integrity of the window installation. Additionally, a sealant or window professional should be consulted to fix the issue.



Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Roof Tiles - Weathered (Strata)
Information:	At the time of inspection, the roof was observed to show clear signs of weathering, with visible wear on the tiles and accumulated debris, such as leaves and branches. The tiles appear aged, which may reduce durability if left unaddressed. There is also potential for moss, lichen, or algae growth, which could accelerate the deterioration of the tiles and increase the risk of water ingress. It is recommended that the roof undergo a thorough cleaning and inspection to identify any underlying damage. Regular maintenance is advised to preserve the roof's integrity and prevent further deterioration. The client is advised to engage the services of the strata management in conjunction with a qualified roofer to arrange for a complete assessment and necessary remedial works.

Finding 3.06

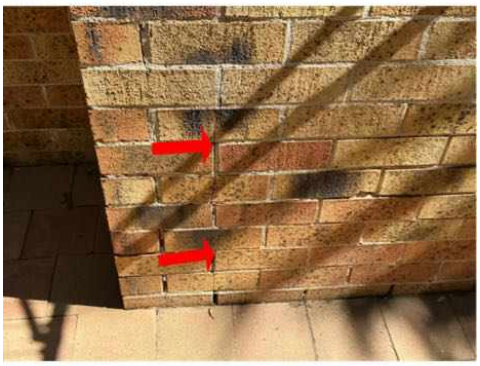
Building:	Main Building
Location:	Exterior walls - rear

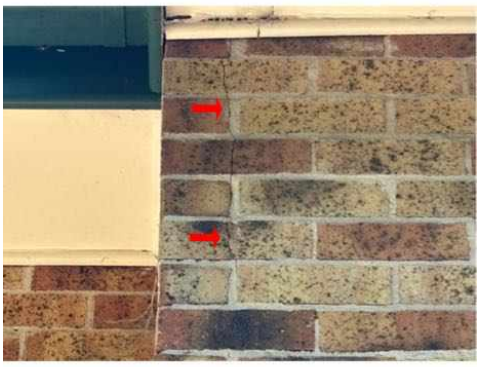
Finding: Brickwork - Cracking (Fine)

Information: At the time of inspection, fine cracks were noted in the brickwork. These types of cracks are generally considered to be an appearance-related defect and are commonly associated with minor separation between the brickwork and mortar joints, although individual bricks may also exhibit similar cracking.

Cracking of this nature can typically be repaired with minor filling works and should be carried out by a qualified bricklayer.

The client is advised to monitor the affected areas over the next 12 months for any signs of further cracking, widening, or progression. If the cracks become more pronounced, increase in length, or appear in additional areas, further assessment by a bricklayer is recommended.





Finding 3.07

Building: Main Building

Location: Roof Void

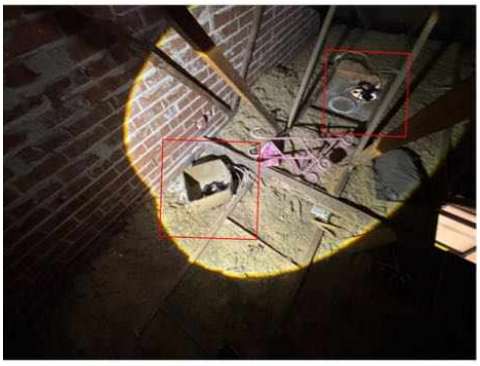
Finding: Vent - Extracted into Roof Space

Information: During the inspection, it was noted that the exhaust vent has been improperly terminated into the roof space instead of being ducted to the exterior of the property.

This configuration is a defect as it allows moist air to accumulate within the roof cavity,

increasing the risk of condensation, mould growth, and deterioration of insulation or timber framing. Proper ventilation is essential to maintain a healthy indoor environment and protect the structural integrity of the building. It is recommended that the vent be appropriately re-routed to discharge externally in compliance with relevant building standards.

A licensed mechanical ventilation contractor/electrician should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.



Finding 3.08

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

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

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

Finding 3.09

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

Finding 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Shower Damp - Adjacent Bathroom (Monitoring)
Information:	At the time of inspection, elevated moisture levels were detected on the wall adjacent to the shower area. While no visible water damage or deterioration was noted, the presence of moisture suggests possible seepage or condensation associated with regular shower use.

At this stage, no immediate action is required. However, the area should be monitored over the next 12 months for any signs of deterioration such as staining, bubbling paint, or mould growth. It should be noted that moisture ingress of this nature does not generally resolve without intervention, and at some point remedial works are likely to be required. Should conditions worsen, the client is advised to engage services of a licensed plumber or waterproofing specialist to rectify the issue of moisture before this minor defect turns into major defect.

Finding 3.11

Building:	Main Building
Location:	Both Bathrooms
Finding:	Sealant/Grouting - Missing or Damaged
Information:	At the time of inspection, areas of missing and/or deteriorated sealant and grout were noted in this area. This condition can allow water to penetrate behind finishes, which may lead to moisture ingress, deterioration of waterproofing membranes, mould growth, and potential leaks into adjoining areas over time. If left unaddressed, this may result in costly repairs and hidden water damage. It is recommended that a licensed plumber (or suitably qualified tradesperson experienced in wet area sealing) be engaged to assess the affected areas and

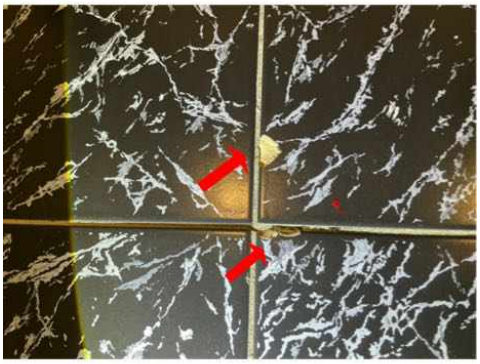
reinstate compliant waterproof sealant and grout as required, ensuring all junctions are properly sealed to prevent further water ingress.

Finding 3.12

Building:	Main Building
Location:	Both Bathrooms
Finding:	Tiles - Cracked and/or Damaged
Information:	At the time of inspection, cracking in the tiles was evident in this area. It is suspected that this cracking has occurred as a result of minor settlement or material shrinkage.

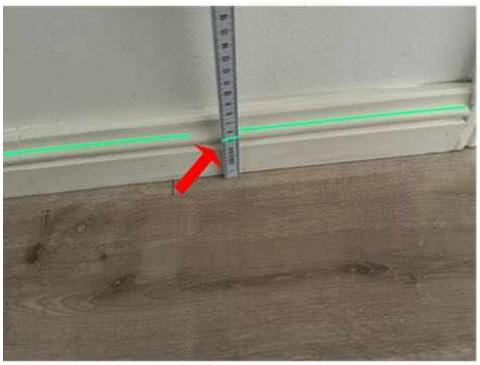
While the cracking appears to be minor, this area may be exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring. In wet areas particularly, cracked or compromised tiles can allow moisture to bypass the surface finish and place additional stress on the underlying waterproofing membrane. Over time, this may contribute to deterioration of the waterproofing system and shorten its effective service life.

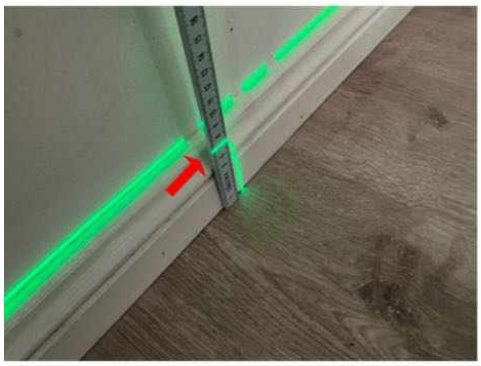
While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the client's discretion, particularly in wet areas to preserve the integrity and longevity of the waterproofing system. A licensed tiling contractor may be appointed to perform these works.

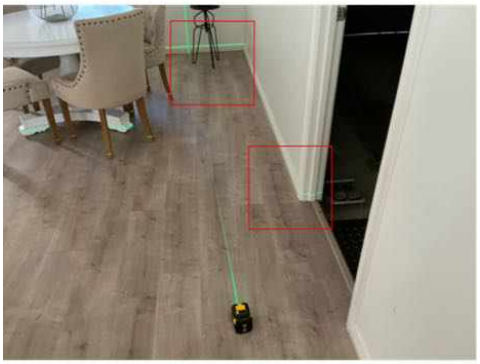


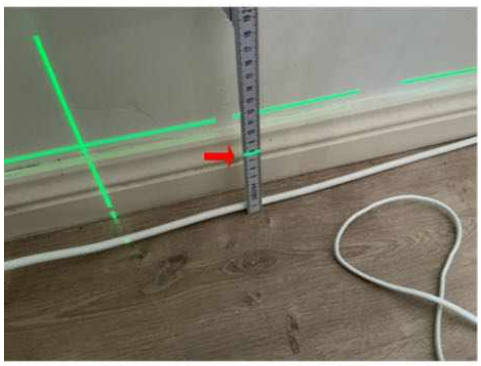
Finding 3.13

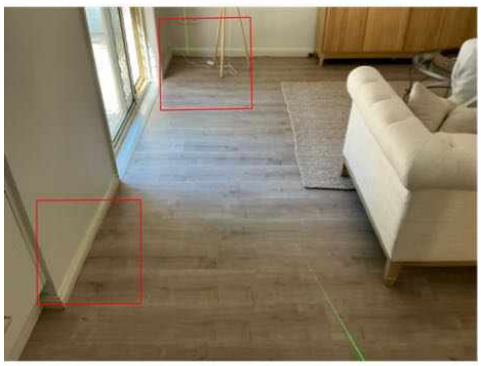
Building:	Main Building
Location:	Dining, Lounge
Finding:	Flooring - Uneven (Monitoring)
Information:	At the time of inspection, the floor was noted to be uneven. This may be due to general movement, moisture changes, or natural settling. Uneven flooring can create trip hazards, affect how furniture sits, and may lead to further deterioration over time. The area should be monitored, and if any cracking, shifting, or worsening unevenness is observed, a builder may be required to assess and carry out any necessary rectification works at the client's discretion.











Finding 3.14

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

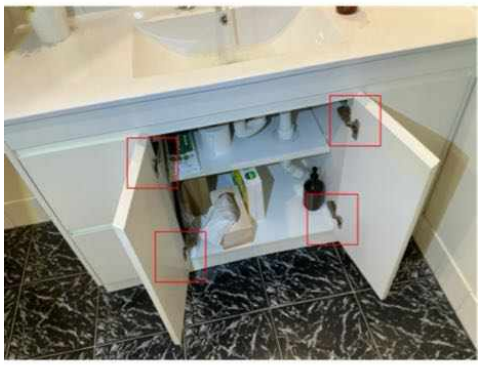
Finding 3.15

Building:	Main Building
Location:	Bathroom
Finding:	Building element - Rusted or corroded
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Finding 3.16

Building:	Main Building
Location:	Exterior walls - front
Finding:	Damaged Brickwork at Base

Information: At the time of inspection, a damaged brick was noted at the base of the wall.

The client is advised to replace the affected brick to restore the area. A bricklayer or handyman can be engaged to carry out the repair.

Finding 3.17

Building: Main Building
Location: Bedroom 3
Finding: Fly Screen Damaged
Information: It was noted at the time of inspection, the fly screen was damaged.

Window fly screens can sustain damage due to a variety of reasons, including exposure to harsh weather conditions like storms or strong winds, accidental tears or punctures, wear and tear over time, pets scratching or clawing at the screens, poor installation leading to misalignment or weak attachment points, and the use of low-quality materials that may deteriorate faster. Regular maintenance and addressing these factors can help prevent or minimize damage to window fly screens.

A general handyman should be appointed to rectify the issue at owners discretion.

Finding 3.18

Building:	Main Building
Location:	Bathroom
Finding:	Sink - Cracked
Information:	At the time of inspection, a visible crack was noted on the surface of the bathroom sink basin. While the crack appears minor, it may worsen over time due to regular use and moisture exposure. It is recommended to engage a licensed plumber to assess and replace the basin to prevent potential water damage to the underlying vanity unit and maintain the integrity of the bathroom fixture.

Finding 3.19

Building:	Main Building
Location:	Bathroom
Finding:	Sink - Slow Draining
Information:	The sink drain appeared to be slow draining at the time of inspection. Blockages prevent building elements from operating as intended. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials. It is advised that the blockage be removed as soon as possible.

If blockage remains, a licensed plumber should be appointed as soon as possible to perform any remedial works where required.

Finding 3.20

Building:	Main Building
Location:	Bathroom
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

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

Finding 3.21

Building:	Main Building
Location:	Entry
Finding:	Door Weatherstrip - Missing
Information:	It was noted at the time of inspection, the door weatherstrip was missing.

The absence of a door weatherstrip could be due to wear and tear, improper installation, or deliberate removal. The implications include increased energy loss, reduced insulation, potential water leaks during rain, and a compromised seal, allowing drafts and noise to enter the space. Replacing the missing weatherstrip is advisable to maintain energy efficiency, weather protection, and overall comfort within the enclosed area.

A general handy man should be appointed to install the weatherstrip at owners discretion.

Finding 3.22

Building:	Main Building
Location:	Garage
Finding:	Crack in concrete slab - Category 2
Information:	A crack coded as Category 2 was identified in the slab. A Category 2 crack is

described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

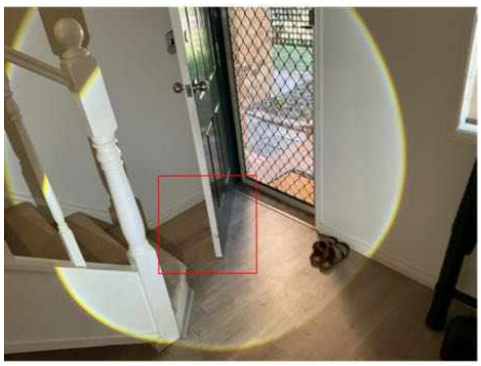
Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.

Finding 3.23

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

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

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



Finding 3.24

Building:	Main Building
Location:	Laundry
Finding:	Laundry - No Exhaust Fan Installed
Information:	At the time of inspection, it was noted that the laundry area is not equipped with an exhaust fan.

The absence of mechanical ventilation in a confined space such as a laundry can lead to the accumulation of excess moisture and humidity, particularly during the use of washing machines and dryers. Over time, this can result in condensation build-up on walls and ceilings, increasing the risk of mould and mildew growth, which may cause health issues such as respiratory irritation and allergies. Additionally, persistent damp conditions can contribute to the deterioration of paint, plaster, and other building materials, potentially leading to more extensive and costly repairs.

A licensed electrician should be appointed to carry out this work to ensure the fan is installed safely and in accordance with Australian electrical standards at clients own discretion.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

Finding 6.02

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Bridging Appliances - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system. Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry. Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.

Finding 6.03

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

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. These damp conditions can lead to secondary defects such as rot, rust, or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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

Finding 6.04

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - No Evidence of Installation (Strata)
Information:	The application of a post-construction chemical termite barrier is strongly recommended for all strata buildings, particularly if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

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

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

past termite management practices and help inform the appropriate course of action.

Finding 6.05

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

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

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

Evidence of fungal decay activity and/or damage

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

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

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

Key Findings:

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

- The building and timber pest inspection report for the townhouse at 10/10 Stanbury Pl, Quakers Hill NSW 2763 identifies two safety hazards: the absence of window restrictors on all upstairs second-storey windows (with sill heights below 1.7 m and potential falls of 2 m or more) and non-compliant baluster spacing on the internal stairs exceeding 125 mm, both of which pose fall or entrapment risks, particularly for children. One major defect is present at the rear exterior walls, where blocked or obstructed weep holes, paving sloping toward the building, and inadequate drainage (despite a limited strip drain) allow moisture ingress, internal dampness, and long-term deterioration while also bridging the termite management zone and reducing slab-edge exposure below the recommended 75 mm. Numerous minor defects were noted throughout the property, including diagonal cracking to the internal garage wall (previously repaired but reappearing, requiring monitoring); inadequate site drainage around the perimeter causing water pooling; a disconnected air-conditioner overflow at the

front exterior creating excessive moisture; gaps along exterior window frames at the kitchen and Bedroom 3; weathered roof tiles with debris accumulation (requiring strata-coordinated cleaning); fine cracking in rear and front brickwork; an exhaust vent improperly terminating into the roof void; damaged sarking in the roof void; excessive shower-area moisture and monitored adjacent bathroom dampness in wet areas; missing or deteriorated sealant/grouting and cracked/damaged tiles in both bathrooms; uneven flooring in the dining/lounge areas and bouncy floors throughout; rusted or corroded bathroom building elements; a damaged brick at the base of the front exterior wall; a damaged fly screen in Bedroom 3; a cracked bathroom sink; a slow-draining bathroom sink; fine (Category 1) cracking in the bathroom; a missing door weatherstrip at the entry; a Category 2 crack in the garage concrete slab (requiring 12-month monitoring); missing door stoppers in multiple areas; and the complete absence of an exhaust fan in the laundry. No evidence of live timber pest activity, timber pest damage, fungal decay, or wood borer activity was found; however, multiple conditions conducive to timber pest activity exist, including insufficient slab-edge exposure at rear walls, bridging items (such as attached appliances) over the termite barrier, disconnected hot-water overflows, no visible evidence of a prior termite management system, and overhanging trees/branches/roots, rendering the property moderately susceptible to timber pests overall. A termite treatment is therefore recommended, along with prompt rectification of all identified defects (with many requiring monitoring for progression) and re-inspection of inaccessible areas once obstructions are removed.

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

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

PEST REPORT:

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - External Areas
Information:	The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection. It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future. Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or

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

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

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

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

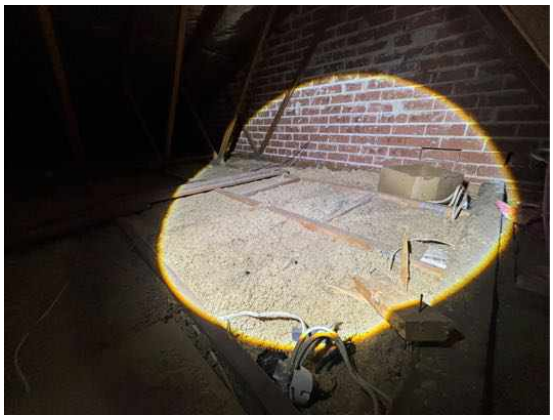
Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions, Limitations, and General Roof Space Condition
Information:	The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed. Obstructions of this nature may conceal a variety of potential defects, including damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected. It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.

















Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Windows and Doors were tested for Operation
Information:	During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms. It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available. Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property. Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Plumbing and Electrical - Outside of the scope of this inspection
Information:	Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently. Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
Information:	During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference. It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected. Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.






Noted Item

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

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

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


43.2


32.4


46.0

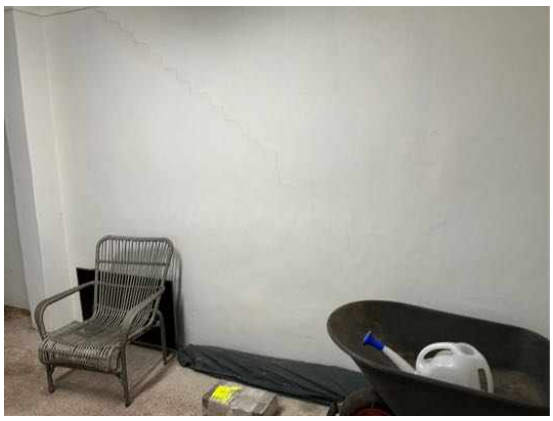

40.5


32.7


52.0


42.4


40.5




51.0


51.2

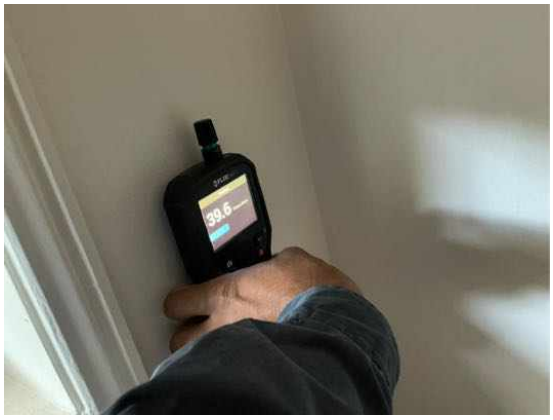

40.0


59.1


42.1


40.4


35.4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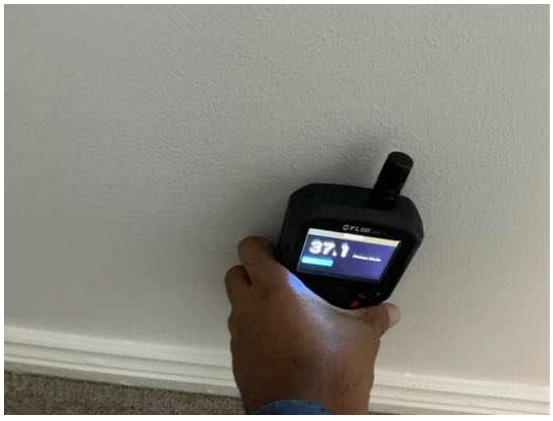
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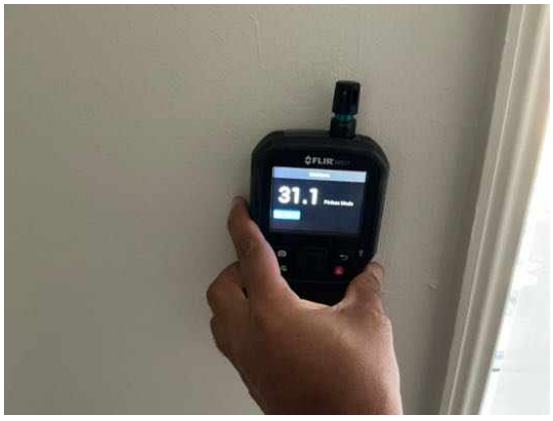
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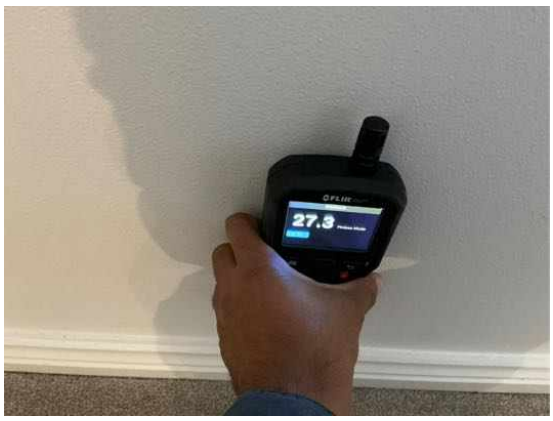
32.8


32.5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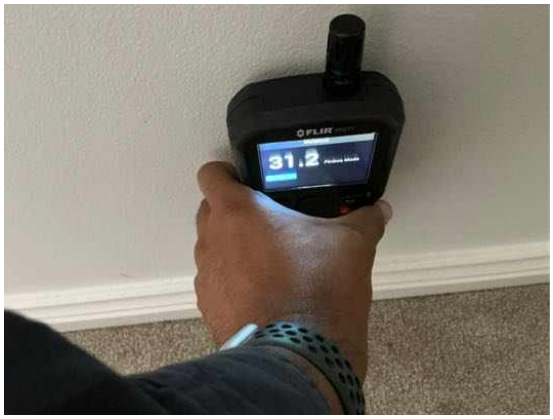
31.2


31.2


36.1


35.5


100


Other side of shower


36.4


38.2


36.8


100


91.6


Other side of shower


71.6


66.8


37.0


Outside of shower


72.4


49.1


21.5

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Additional Roof Photos
Information:	As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed. Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management Recommendation – No Evidence of Chemical Installation (Strata)
Information:	At the time of inspection, there was no visible evidence of a chemical termite management system installed around the strata building. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure. In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection. It is recommended that the client engage their strata management to consult a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the building has any history of termite activity or is located in a high-risk area.

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Subterranean Termite Management Proposal (Strata)
Information:	In accordance with Australian Standard AS 3660, it is recommended that Strata buildings have a termite management plan in place, even if no live activity has been detected. For strata-managed properties, termite protection generally applies to the building structure and common areas rather than individual lots. Effective management should include addressing conditions that may attract termites in common areas. Strata management may also consider installing or maintaining chemical or baiting systems around the building's perimeter to provide long-term protection. The client is advised to check with strata management regarding any existing termite management systems, inspection schedules, or treatment plans currently in place. Regular inspections—ideally conducted annually—help ensure ongoing protection and compliance with Australian Standard AS 3660.

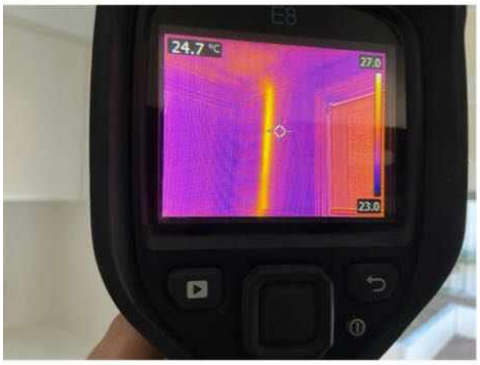
Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos of Common Areas
Information:	Additional photos have been provided for your general reference. These images serve as visual documentation of the current condition of the common areas within the

building complex at the time of inspection. It is recommended that the client consult with strata management regarding any necessary repairs or maintenance required throughout the complex. These photographs are intended to illustrate the present state of the common areas and should be used as a basis for discussing and prioritizing any needed remedial works with the relevant parties.

Noted Item

Building:	Main Building
Location:	Kitchen, Upstairs Bathroom
Finding:	FYI – Hot Water Pipe Located Within Wall
Information:	At the time of inspection, a thermal camera was used and temperature variations were noted within sections of the wall, consistent with the presence of active hot water pipework concealed behind the surface. This is provided for your information only. The client is advised to avoid drilling, nailing, or installing any fixtures in these areas, as this may result in damage to the concealed plumbing and potential water leaks.



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.