



Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Feb 2026

Property Address: 10 Kanowna Ave, Cessnock NSW 2325,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date Wed, 25 Feb 2026

Modified Date Thu, 05 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 10 Kanowna Ave, Cessnock NSW 2325, 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: This report must be read in full and in conjunction with Section D5 – Assessment of the Overall Condition of the Property. The entire report should be reviewed to properly understand the findings, limitations, and context of the inspection.

The inspection and report reflect the condition of the property at the time of inspection only. Conditions

may change due to weather, occupancy, use, maintenance, or further deterioration. This report is valid for 90 days from the date of inspection. A re-inspection within 30 days is recommended, particularly where defects or elevated risk conditions have been identified.

This report focuses on the identification of safety hazards, major defects, and significant minor defects that may reasonably affect the property's condition, safety, serviceability, or value, or that may require repair, further investigation, or allowance in the foreseeable future. It is not an exhaustive list of all minor defects, cosmetic issues, or general wear and tear consistent with the age and use of the dwelling.

A professional moisture meter was used where conditions permitted. Readings are limited to accessible areas inspected and do not confirm the presence or absence of moisture in concealed locations.

The full extent of any termite damage, fungal decay, or concealed timber pest activity could not be determined due to inaccessible or concealed areas behind linings and finishes. Where applicable, further invasive inspection by a licensed pest controller may be required. Ongoing termite management and regular timber pest inspections are recommended.

Cladding observations are limited to visible condition only. Cladding type, composition, fixings, and concealed performance have not been identified or tested.

A drone was used to assist with visual inspection of roof areas where safe physical access was limited. The inspection was visual only and did not allow confirmation of concealed components or fixings. Further close-access inspection may be required.

Any verbal advice provided before or after the inspection is general in nature and does not form part of this written report.

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	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	3
Orientation	West
Other Building Elements	Fence - Fabricated Metal Fence, Fence - Perforated Materials / Wire Mesh, Garage, Porch
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Eaves, Fascias, Internal Joinery, Porch / Patio, Skirting Boards, Stumps, Timber Wall Panelling, Weatherboards, Window Frames
Roof	Aluminium, Pitched, Timber Framed
Storeys	Single
Walls	Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Outbuildings
- Roof Exterior
- Roof Void - Part
- Subfloor - Part
- 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.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment
- Ceiling linings
- Decking
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Insulation
- Porch
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building

Location: Verandah

Finding: Electrical Board Condition – Front Verandah

Information: An outdated rewirable fuse board with mixed generations of circuit protection was observed at the external switchboard location. The installation includes older ceramic fuse carriers and does not appear to provide full modern RCD protection to all final subcircuits. The backing board also appears to be asbestos cement sheeting. This type of installation presents an increased risk of electric shock and fire compared to contemporary standards.

A licensed electrician should assess the switchboard, confirm the presence and adequacy of RCD protection, and upgrade the installation as required. If asbestos-containing material is confirmed, appropriate handling procedures will be required. This should be addressed without delay.



Major Defect

Finding 2.01

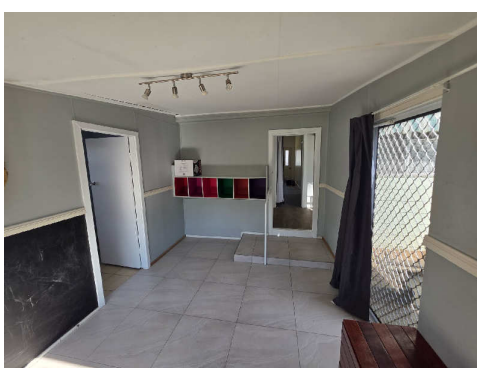
Building: Main Building

Location: Rumpus Room

Finding: Missing External Door – Rumpus Room

Information: No external door is fitted to the rear doorway of the rumpus room, and no internal door is installed between the rumpus room and the adjacent kitchen and living areas. A flyscreen door is present and can be locked; however, this is not a weatherproof or secure barrier. This condition may be due to incomplete installation or removal of original doors. The absence of proper doors presents a weatherproofing issue, allowing wind and rain ingress, and also creates a safety and security risk due to inadequate physical separation and protection.

A licensed builder should be engaged to assess and rectify as required. This should be done without delay.



Finding 2.02

Building: Main Building

Location: Exterior walls

Finding: Damaged Weatherboards – External Walls

Information: External walls clad with weatherboards show areas of deterioration including slipped or broken boards, impact damage, missing or damaged corner trims and localised exposure of internal framing. Ongoing exposure may permit moisture ingress and further deterioration of cladding and framing elements.

A licensed builder should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 2.03

Building: Main Building

Location: Carport

Finding: Carport Timber Decay and Roof Collapse – Carport

Information: Timber elements to the carport are extensively affected by fungal decay, with some sections completely deteriorated. A makeshift roof bridging the carport to the garage is supported by a timber member that has significantly rotted, resulting in the roof being in a state of collapse.

A licensed builder should be engaged to assess the cause and extent and rectify as required. This should be done without delay.



Minor Defect

Finding 3.01

Building: Main Building

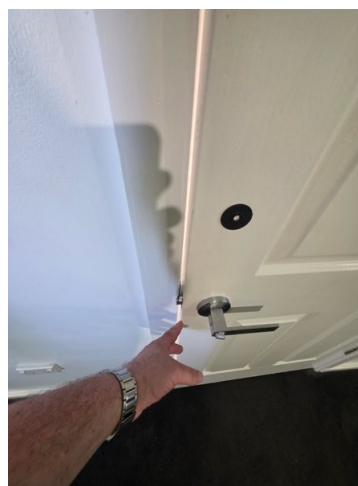
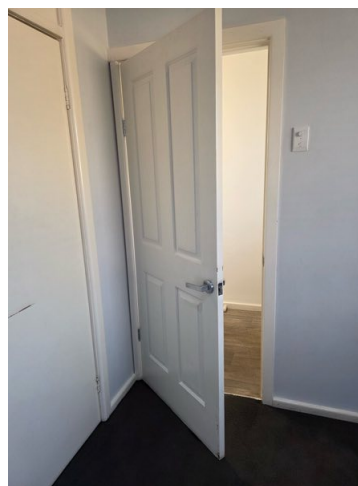
Location: Doors

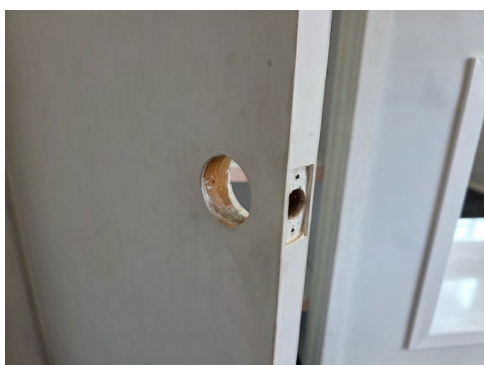
Finding: Internal Doors and Wardrobes – Bedrooms 1, 2 and 3

Information:

Wardrobe doors in Bedrooms 1 and 3 are binding and require adjustment. In Bedroom 1 the wardrobe doors are rubbing on the carpet and the entry door has minor damage to the lower edge with scratch marks to the internal face. In Bedroom 2 the door does not latch when closed. In Bedroom 3 the top wardrobe doors have sustained minor damage and have no hardware fitted, and the bedroom door has a loose top hinge causing it to bind on the jamb and rub on the carpet, requiring lifting to close. The bathroom door has not been painted or sealed to the top or bottom edges. Unsealed timber in wet areas is susceptible to moisture ingress.

These conditions appear consistent with misalignment, hinge wear or minor movement, and continued use may result in further damage to doors, hardware and adjacent finishes. A qualified carpenter should be engaged to assess and rectify as required. This should be done as soon as practicable.





Finding 3.02

Building: Main Building

Location: Kitchen

Finding: Deteriorated Kitchen Cabinetry and Moisture-Affected Joinery – Main Kitchen

Information: The kitchen is aged and in deteriorated condition. Overhead cupboards have no doors, drawers are missing handles and are difficult to operate, cabinet doors under the sink are binding, and a corner cupboard shelf has collapsed with fixings pulled through and associated edge damage. Blistering of laminate was also observed to the internal sides of the sink cabinet, which may be due to past moisture exposure; no elevated moisture was recorded at the time of inspection. Continued deterioration may result in further functional failure of cabinetry and progressive material breakdown.

A qualified carpenter should be engaged to assess and rectify as required. This should be done as soon as practicable.





Finding 3.03

Building: Main Building

Location: Bathroom

Finding: Cracked Wall Tiles – Main Bathroom

Information: Cracked tiles were observed in the main bathroom extending from a shower screen fixing point through an adjacent tile and continuing behind the toilet cistern. Cracking in wet areas may allow moisture ingress behind finishes, potentially leading to substrate deterioration.

A waterproofing contractor should be engaged to assess the cause and extent and rectify as required.

This should be done as soon as practicable.



Finding 3.04

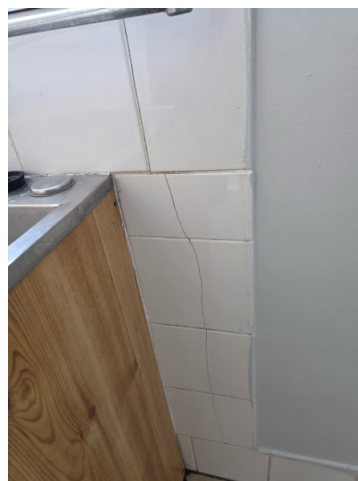
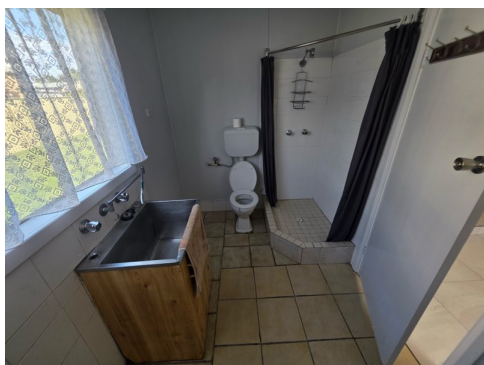
Building: Main Building

Location:	Bathroom
Finding:	Rotten Window Reveal – Bathroom
Information:	<p>The bathroom window reveal appears to be affected by fungal decay and has been painted over, limiting full assessment during a visual, non-invasive inspection. Timber decay in wet areas may compromise the integrity of the reveal and allow further moisture ingress into adjacent framing.</p> <p>A qualified carpenter should be engaged to assess the cause and extent and rectify as required. This should be done without delay.</p>



Finding 3.05

Building:	Main Building
Location:	Laundry
Finding:	Laundry Shower Tiling Defects – Laundry
Information:	<p>In the laundry shower, a vertical crack runs through approximately five tiles in line with the shower curtain, a tile is broken adjacent to the shower hob, and no sealant is present in the internal corner. These defects may allow moisture ingress into wall substrates, potentially resulting in concealed deterioration.</p> <p>A waterproofing contractor should be engaged to assess the cause and extent and rectify as required.</p> <p>This should be done as soon as practicable.</p>



Finding 3.06

Building: Main Building

Location: Rumpus Room

Finding: Elevated Moisture – Rumpus room and Laundry Wall

Information: High moisture readings were recorded to the back wall of the rumpus room, with readings around 500, and to the wall separating the rear of the laundry from the adjacent alcove, where readings reached 999. No visible mould, deterioration or discolouration was observed, and no obvious plumbing fixtures were noted on these walls that would clearly explain the source. The cause is undetermined and cannot be confirmed during a visual, non-invasive inspection. Given the elevated readings, further investigation may be required to rule out concealed moisture issues.

A licensed builder should be engaged to assess the cause and extent and rectify as required. This should be done as soon as practicable.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out. More invasive inspection is recommended to determine the full extent of damage.



Finding 3.07

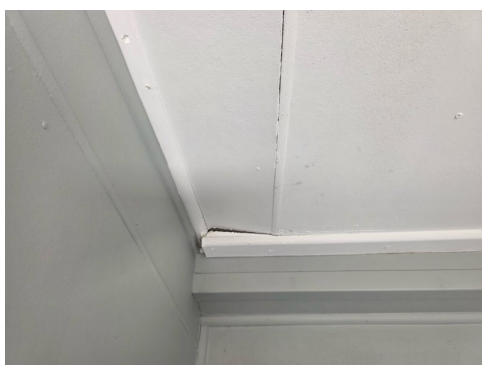
Building: Main Building

Location: Rumpus Room

Finding: Ceiling Collapse – Rumpus Room

Information: The ceiling in the rear rumpus room has collapsed along one joint, with minor discolouration noted. No elevated moisture was detected at the time of inspection and the cause is unknown. The failure of ceiling linings may indicate underlying structural or fixing issues.

A licensed builder should be engaged to assess the cause and extent and rectify as required. This should be done as soon as practicable.



Finding 3.08

Building: Garage

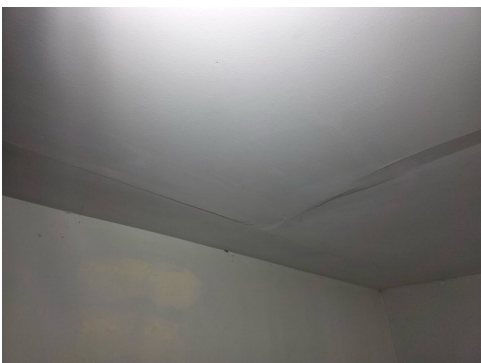
Location: Garage

Finding: Substandard Garage Alterations – Double Garage

Information: The double garage has been partially converted into two makeshift rooms and a reduced garage space. Multiple cracks are present to ceilings and walls, with wall damage and poor-quality finishing observed. Substandard construction may conceal structural or moisture-related issues and may not perform as intended.

A licensed builder should be engaged to assess the cause and extent and rectify as required.

This should be done as soon as practicable.





Finding 3.09

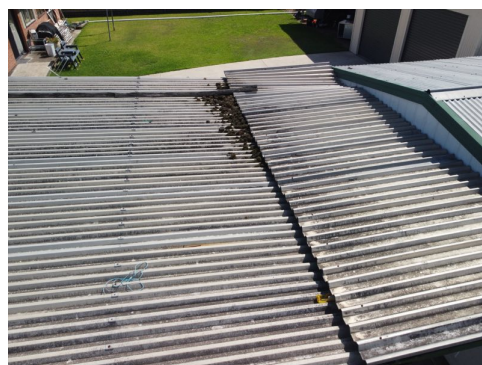
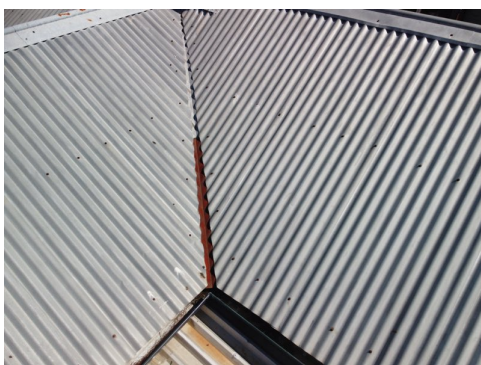
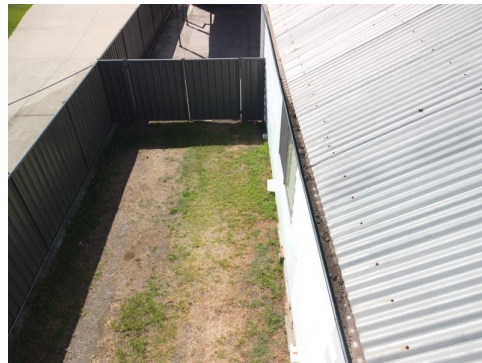
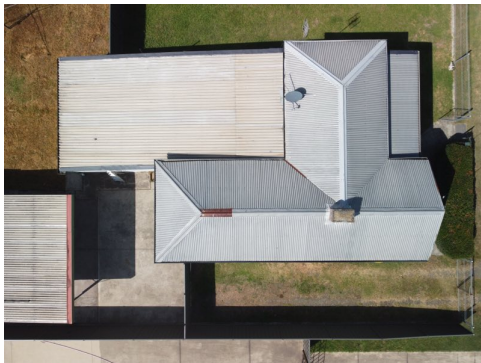
Building: Main Building

Location: Roof Exterior

Finding: Roofing Defects – Roof Covering, Flashings and Drainage

Information: One valley pan at the rear of the roof is heavily rusted, numerous roof fixings are rusted with some sealed using silicone, one ridge cap is heavily rusted, and flashings around the chimney appear substandard. Gutters over the rumpus room and garage contain debris, with debris also present on the carport roof. These conditions may allow moisture ingress and reduce the serviceability of the roof covering system. A minor water stain was observed to the ceiling in Bedroom 3 in proximity to the chimney, which may indicate an intermittent leak in this area or may be related to another source; however, no elevated moisture was recorded at the time of inspection and the exact cause cannot be confirmed during a visual, non-invasive inspection.

A roofer should be engaged to assess the overall condition of the roof, including the chimney flashings, and carry out any necessary repairs as required. This should be done as soon as practicable.





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: Yard - Side

Finding: Stormwater - Uncontrolled stormwater discharge near perimeter

Information: Uncontrolled stormwater discharge was noted in one or more areas around the property, likely due to a damaged downpipe, missing gutter, blocked drains or disconnected stormwater component. This has resulted in water discharging directly onto the ground near the building perimeter, creating conditions conducive to timber pest activity and fungal decay.

A licensed plumber should be engaged to redirect stormwater away from the structure. If concealed timbers are exposed during repairs, a licensed pest controller should assess for potential termite risk. This issue should be rectified without delay to reduce future risk.



Finding 6.02

Building: Main Building

Location: Verandah

Finding: Concealed or inaccessible deck substructure

Information: The substructure of the decking in front verandah was not accessible for inspection due to low clearance, ground contact, or cladding. Inaccessible areas such as this prevent a full visual inspection and create conditions conducive to concealed termite entry or timber decay, as any damage or activity may remain undetected until it becomes extensive.

Where practical, the deck should be modified to allow adequate clearance and access for future inspection. Where modification is not possible, the risk of concealed attack remains. In such cases, it is essential that a licensed pest controller establish an ongoing termite management plan and carry out regular timber pest inspections every 6–12 months.

This matter should be addressed without delay to ensure concealed areas are monitored and managed effectively.



Finding 6.03

Building: Main Building

Location: Yard

Finding: Bridging of termite management system

Information:

Bridging was observed at various locations around the external perimeter of the dwelling. Bridging occurs where materials or structures create a continuous path over or around the termite management system, allowing termites to bypass barriers and enter the dwelling undetected. Common examples include downpipes, fixed gates, hot water service units, air-conditioning units, garden beds, soil build-up, and paved surfaces installed hard against the slab or footing.

Bridging is a significant risk because it defeats the purpose of a physical or chemical termite barrier. Where practical, bridging elements should be modified or removed so that a clear and uninterrupted inspection zone remains around the entire perimeter.

Where it is not practical to remove or alter the bridging element, the risk of concealed termite entry remains. In these cases, a licensed pest controller should establish an ongoing termite management plan and carry out regular timber pest inspections every 6–12 months. This should be addressed without delay.



Finding 6.04

Building:	Main Building
Location:	Subfloor
Finding:	Damp - Damp conditions in subfloor area
Information:	Elevated moisture was observed in sections of the subfloor at the time of inspection. This may be due to inadequate drainage, poor ventilation, leaking plumbing, or water runoff from external areas. Damp subfloor conditions significantly increase the risk of timber decay and termite activity.

Although no active timber pests were identified, access to concealed areas beneath the flooring was not possible. A licensed builder or plumber should be engaged to identify and rectify the source of moisture. A licensed pest controller should also be consulted to assess whether further invasive inspection is required. This should be addressed as soon as practicable.

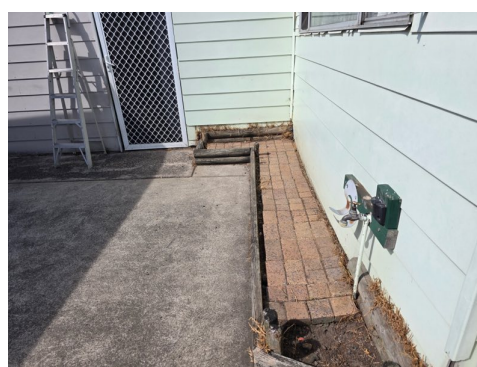


Finding 6.05

Building:	Main Building
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Location:	Yard
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds, particularly those constructed from untreated timber, were noted adjacent to the dwelling. These create a highly conducive environment for termite activity due to the combination of retained soil moisture from watering, direct soil contact, and the organic material in the soil and timber edging. Such conditions increase the risk of concealed termite ingress into the property, as termites can travel through the garden beds and enter the structure undetected.

Where practical, garden beds should be removed, relocated, or modified so that they do not abut the dwelling. Where this is impractical or undesirable, the risk of concealed termite activity remains. In these cases, a licensed pest controller should establish an ongoing termite management plan, and regular timber pest inspections should be carried out every 6–12 months to assist in protecting the property against infestation.



Finding 6.06

Building:	Main Building
Location:	Subfloor
Finding:	Ventilation - Inadequate subfloor ventilation
Information:	Subfloor ventilation appears to be inadequate in one or more areas beneath the dwelling. Poor airflow can result in elevated moisture levels, which in turn create conditions conducive to fungal decay and termite activity. Signs of dampness or musty odours may also indicate restricted air movement.

Improved cross-ventilation should be established to help manage moisture and reduce the risk of concealed timber pest attack. A licensed builder should assess the subfloor and install additional vents or mechanical ventilation as needed. This should be as soon as practicable.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: Multiple Areas
Finding: Fungal decay observed in timber elements

Information:

Fungal decay was observed in timber elements in the carport, bathroom window reveal and the fascia boards at the front of the property. Fungal decay (commonly referred to as wood rot) occurs when timber remains damp for extended periods, allowing fungal spores to colonise and break down the wood fibres. This process reduces the strength, durability, and integrity of the timber.

Decay is typically caused by poor drainage, regular wetting, or direct contact with soil or saturated surfaces.

Recommend a licensed builder assess the extent of deterioration and replace or treat affected timbers as necessary. This should be done as soon as practicable. Regular timber pest inspections should be carried out every 6–12 months.





Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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
- Asbestos Inspector
- Registered Roofing Contractor
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

The inspection identified a number of defects requiring attention, including the following significant items:

Safety Hazards

- Electrical board condition at the front verandah, including exposed components and asbestos backing.

Major Defects

- Carport timber decay and roof in a state of collapse.
- Damaged weatherboards with areas of exposed framing.
- Missing external door to the rumpus room.

In addition, damp conditions and poor ventilation were noted within the subfloor area. While not classified as a major defect, prolonged subfloor dampness and restricted airflow may contribute to ongoing timber deterioration and should be addressed to reduce the risk of future structural issues.

The remaining defects noted within this report are generally minor in nature and relate primarily to maintenance items, ageing materials, monitoring of moisture readings, and general serviceability concerns that are typical for a dwelling of this age and construction type.

Overall, while the property does present with a combination of major defects and maintenance matters, the observed conditions are broadly consistent with a building of its era. Subject to rectification of the identified safety hazard and major defects, together with completion of the recommended repairs and maintenance works outlined in this report, the dwelling should continue to provide satisfactory serviceability for its intended use.

For further information, advice and clarification please contact James Kerins on 0429 360 124

The following items were noted as -For your information

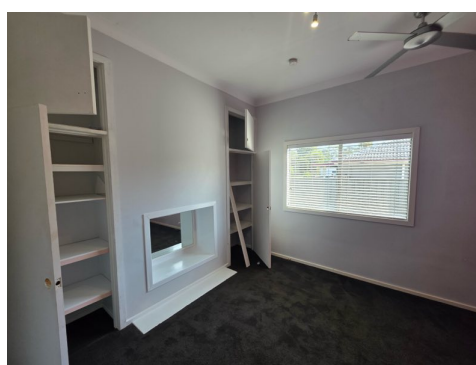
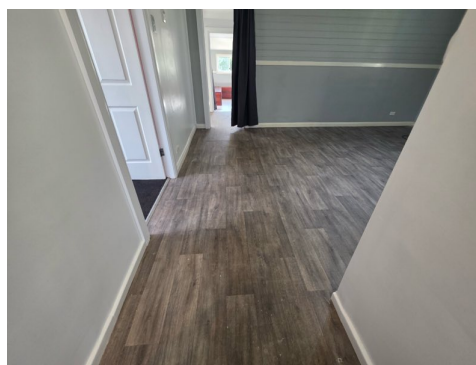
Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







Noted Item

Building: Main Building

Location: Bathroom

Finding: Peeling Ceiling Paint – Main Bathroom

Information: Paint is peeling to the ceiling linings in the main bathroom. Given the ceiling lining is suspected to contain asbestos, disturbance during preparation or repair may present a health risk, as asbestos-containing materials should not be sanded or mechanically abraded. Inappropriate repair methods may result in fibre release.

An asbestos assessor should be engaged to assess and provide recommendations as required. This should be done prior to any disturbance or painting works.



Noted Item

Building: Main Building

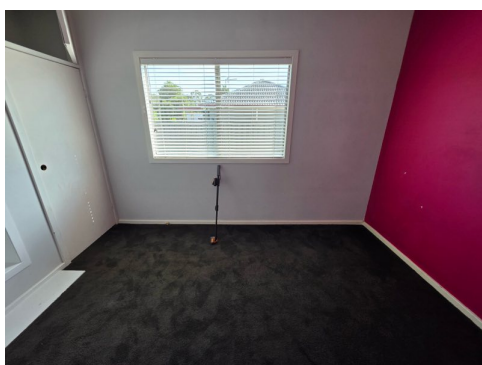
Location: Bedroom 3

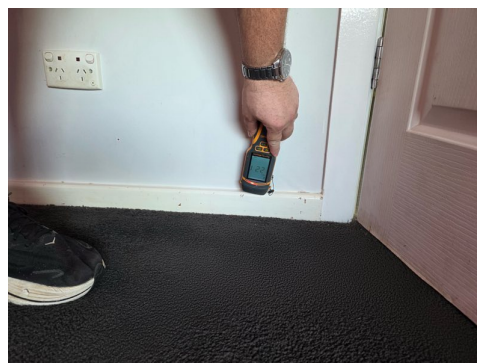
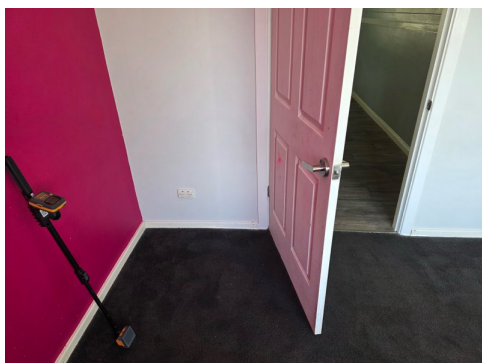
Finding: Low-Level Elevated Moisture

Information: Low-level elevated moisture readings were recorded beneath the window in Bedroom 3 and to the wall separating Bedroom 3 from the living room. No visible mould, deterioration or discolouration was observed at the time of inspection. The readings may not necessarily indicate active moisture ingress and could be influenced by environmental conditions; however, the source cannot be confirmed during a visual, non-invasive inspection. The area should be monitored, and if deterioration, discolouration or mould growth develops, further investigation may be required.

A licensed builder should be engaged to assess and provide further investigation if required. This should be done at the owner's discretion.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out. More invasive inspection is recommended to determine the full extent of damage.





Noted Item

Building: Main Building

Location: Multiple Areas

Finding: Suspected Asbestos-Containing Materials (ACMs)

Information: Reporting on asbestos is outside the scope of this inspection. Suspected asbestos-containing material (ACM) was observed in the bathroom ceiling linings, rear rumpus room, external eaves, some wall linings and loose fill insulation within the roof void. Based on our experience in the building industry, there is a higher risk that the identified building elements contain asbestos, particularly given that any home constructed prior to 1990 may contain asbestos in various forms.

No sample testing has been undertaken to confirm the presence of asbestos. We strongly recommend a separate Asbestos Inspection and Condition Audit be carried out by a licensed assessor, which may include laboratory testing for definitive confirmation.

In the meantime, the client is advised to act with caution, especially when considering any disturbance of the material through wear and tear, renovations, extensions, demolition, or maintenance activities.



Noted Item

Building: Main Building

Location:	Verandah
Finding:	Verandah - Structural assessment required for elevated deck
Information:	<p>An elevated external deck was observed at the property. Even if the structure appears sound or recently built, it may still pose a safety risk if inadequately supported. A detailed structural assessment is required to confirm its stability and load-bearing capacity.</p> <p>A structural engineer should be engaged to carry out this assessment without delay. Until this has been completed and any necessary rectification works undertaken, users should take care not to overload the structure.</p>



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void Access
Information:	<p>Access to the roof void was not possible due to the presence of loose fill insulation. Loose fill insulation may contain asbestos, and the material cannot be confirmed during a visual, non-invasive inspection. Disturbance of insulation that contains asbestos may present a health risk through airborne fibre release.</p> <p>An asbestos assessor should be engaged to carry out testing and provide recommendations as required.</p> <p>This should be done at the owner's discretion.</p>





Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber

Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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