Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 2 Apr 2026

Property Address: 5/23-25 Fontainebleau St, Sans Souci NSW 2219, 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: Thu, 2 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	5/23-25 Fontainebleau St, Sans Souci NSW 2219, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply:
- The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.
- This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to

understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

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

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

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

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

* Minor Defect - A defect other than a major defect.

NB - All minor defects can become major defects and/or saftey hazards in the future if rectification works and regular maintenance of the property are not undertaken as soon as possible.

All safety Hazards should be rectified immediately as a matter of urgency

All major defects should be rectified immediately as a matter of urgency.
Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

Some areas of the roof void and subfloor were not accessible at the time of inspection, and therefore these areas of the building forms no part of this report.

It is strongly advised to make access possible to these areas by whatever means necessary.

It is recommended to contact the building inspector once access is gained.

Please note: the inspection occurred on a dry day with no rain. Leaks may only become apparent when a rain event has occured.

As the roof of any structure is exposed to the weather more than any other building element the chances of deterioration is high.

The New South Wales region is subject to severe weather events on a recurring basis. During periods of intense storms and wind-driven rain, water may be forced into areas not typically exposed under normal weather conditions. These events can overwhelm standard residential roofing systems, including waterproofed areas, skylights, flashings, and guttering. Consequently, water ingress may occur in situations that would not otherwise present issues under typical rainfall. Therefore, no assurance or guarantee can be given against potential future roof leaks resulting from such extreme weather conditions.

It is highly advised to have the roof inspected on a regular basis to determine the integrity of all roofing elements including tiles,roof sheets,skylights, roof vents, flashing,solar panel fixings,guttering, down pipes etc.

Not all windows and doors were inspected for operational integrity due to obstructions and limitations.

The air conditioning unit was operational at the time of inspection.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

PLEASE NOTE:

Some defects in this report may be the responsibility of strata management

It is highly advised to check with strata in regards to all defects prior to any commencement of rectification work.

It is recommended to obtain a strata report to be read in conjunction with this inspection report.

TERMITE MANAGEMENT

Termite management in strata complexes is particularly challenging due to shared structural elements, limited access to all areas, and reliance on coordinated maintenance by the Owners Corporation. Australian Standard AS 3660 requires that buildings be provided with an effective termite management system and that this system be maintained, monitored, and not compromised over time.

In strata environments, concealed construction, service penetrations, balcony interfaces, and garden beds adjacent to external walls can increase the risk of concealed termite entry. Additionally, alterations by occupants, such as floor coverings, cabinetry, or wall linings, may obstruct visual inspection zones or breach termite management measures.

Failure to maintain compliant termite management systems may allow undetected termite activity, potentially resulting in significant structural damage. The absence of visible termite activity at the time of inspection does not guarantee the property is termite free, particularly where access is restricted or inspection zones are concealed.

Strata management should ensure that a compliant termite management system in accordance with AS 3660 is installed, clearly documented, and subject to regular inspections by a licensed timber pest inspector. Any breaches to inspection zones or termite barriers should be rectified promptly. Apartment owners are advised to obtain confirmation that routine termite inspections and maintenance form part of the strata maintenance program and to report any signs of termite activity immediately.

The inspection was limited to accessible areas of the subject villa where reasonably possible.

Access within villa complexes may be restricted due to locked service areas, concealed voids, fire-rated construction, and areas under the control of the body corporate.

As a result, evidence of termite activity and/or damage may remain undetected.

It is strongly advised to make enquiries of the vendor and strata management as to any past termite activity and/or damage that may have occurred to the property and/or complex. This includes any previous timber pest inspection reports and treatments.
Any prospective purchaser should ensure that this is evidenced in writing from the Vendor. Verbal advice should not be relied upon.

That ongoing termite management and prevention strategies are confirmed with strata management and any evidence of termite activity or prior treatment certificates be disclosed before purchase.

Failure to obtain this information and carry out further inspections may result in undetected termite damage or future infestation.

The installation of a post construction chemical termite management system is highly recommended to be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

PLEASE NOTE, THE FOLLOWING IS FOR YOUR CAREFUL CONSIDERATION:

Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of

deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps over 100mm in diameter, where present, have been visually inspected up to a 2 metre height and within a 30 metre radius from the main building where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- No evidence of minimum annual inspections have been carried out as recommended on every property.

- Install a Post-Construction Termite Management System to the property (consult a suitably qualified termite expert for advice).

- Remove tree stumps as decaying tree stumps may attract timber pest activity.

- Complete Access should be gained to the subfloor to allow a complete inspection of the property.

- Improve the sub floor ventilation &/or drainage.

- Remove any debris and/or stored items from the sub floor to assist in good subfloor ventilation.

- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building).

- Connect the HWS overflows to storm water.

- Treat, repair or replace any fungal decay/wood rot found on the property.

- Clean and flush out blocked guttering regularly.

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.

- Regular inspections every 6-12 months (or as advised by the termite management system installer). - Trees nearby on other properties could not be inspected

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;
Undertake thorough regular inspections at intervals not exceeding twelve 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

Due to the unpredictable nature of termite behaviour, the fact that if no active termites were located despite the best endeavours of the consultant at the time of the inspection, this should not be taken as a guarantee that no termites were present.

Termites may be present but undetectable or may have temporarily vacated a location at the time of inspection.

Termites are capable of extensive activity and damage over a short period where the conditions are conducive to such activity.

The client should be aware that significant damage and activity can occur in a period as short as a few weeks.

Where conducive condition for termite and timber pests have been noted, the likelihood of previous damage or activity which may be concealed is high.

Therefore due to the conducive conditions listed in this report,it is essential to implement all recommendations in this report as a matter of urgency to reduce the risk of such activity.

Please note: Termite management may be the responsibility of strata.
It is highly advised to check with strata about any termite management system in place.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Villa
Company or Strata title	Yes
Floor	Masonry Piers, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Fence - Fabricated Metal Fence, Pergola
Other Timber Bldg Elements	Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Veranda Posts, Window Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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.

- Fencing

- Posts

- Exterior

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Gardens

- Subfloor - Part

- The Site

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Outside of the fencing.

- Ceiling Cavity - 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

- Areas of low roof pitch preventing full inspection

- Evidence of recently painted walls or ceilings

- Ceiling linings

- Debris in gutters

- Duct work

- Fixed Furniture - Built-in Cabinetry

- Insulation

- Landscaping

- Pipework

- Stored items

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	SAFETY HAZARD: Electrical wires exposed
Information:	Exposed electrical wiring was identified.

Exposed conductors must be properly insulated or covered to prevent electric shock, and they should always be housed within an enclosure like a junction box.

Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

Finding 1.02

Building:	Main Building
Location:	Toilet (WC)
Finding:	SAFETY HAZARD: Door - Safety hinges missing

Information: Current Australian building laws require that in an emergency, the toilet door can be removed by someone from the outside.

For example, in most cases, toilet doors must open outwards, slide, or be readily removable from the outside of the compartment.

This requirement applies if the space between the toilet pan and the door is less than 1200mm.

An inward swinging toilet door with lift-off hinges will typically have a gap between the top of the door and the underside of the head of the door frame.

This is to allow sufficient movement upward, so the pin in the door hinges can slip out of the hinge blades screwed to the side of the door frame or style.

A suitable door latch allows the door to be lifted upward and away.

Installation of safety hinges to the door should be carried out as soon as possible by a licensed carpenter.

Finding 1.03

Building: Main Building
Location: Bedroom 1
Finding: SAFETY HAZARD: Window - Cracked
Information: Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

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

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

with due caution to avoid any personal injury that may ensue.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

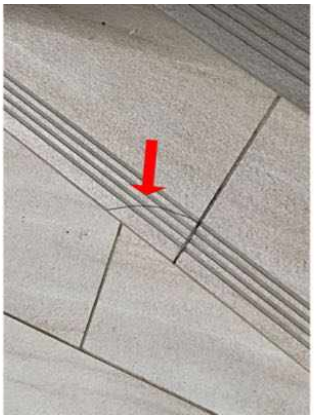
Building:	Main Building
Location:	All Areas
Finding:	Tiles - Cracked or Damaged
Information:	At the time of inspection cracking or damage was evident to the tiling in several areas throughout the property.

While this appears to be minor, there are some areas that are frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to replace cracked or damaged tiles ensure that no further water damage occurs.

The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.



Finding 3.02

Building:	Main Building
Location:	Porch
Finding:	Timber post-Fungal decay
Information:	Fungal decay,also known as wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.
	Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.
	In this case, fungal decay appears to be affecting the timber post.

As the fungal decay is affecting a support post, it is likely to have heavily impacted the structural integrity and tensile strength of the post and the associated structure.

A remedial builder may be engaged to assess the timber post for structural integrity with replacement of the post the safest option.

Failure to act on this defect may lead to complete failure of the timber post resulting in the pergola becoming a safety hazard.

Finding 3.03

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

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

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

Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Gaps -windows and doors
Information:	Significant gaps were identified around windows and doors.

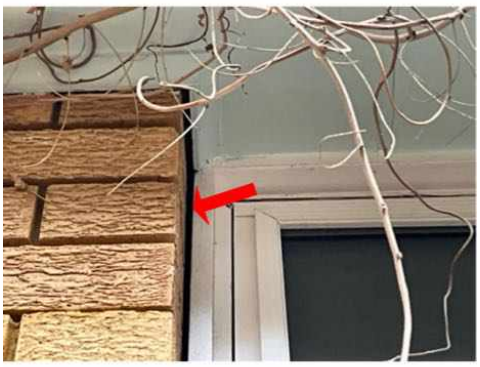
It is suspected that the installation of the associated building elements was completed to a substandard level of workmanship or is incomplete.

Gaps make the area susceptible to insect and vermin ingress, as well as allowing water penetration to the internal building elements.

As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if gaps are left unmanaged.

All excessive gaps should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage.

Such works may be conducted by a licensed carpenter



Finding 3.05

Building:	Main Building
Location:	Eaves
Finding:	Eave Beading - movement
Information:	Eave Beading covers the intersection where the eave meets the wall.

It was noted at the time of inspection that beading in this area has moved.

This is suspected to have been caused by general ageing and/or slight movement in building elements, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements from water or pest ingress.

Furthermore, Eave beading may also keep the eave linings in place .

Beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a qualified carpenter. It is advised to monitor this area for further movement and contact a building inspector if further movement occurs.

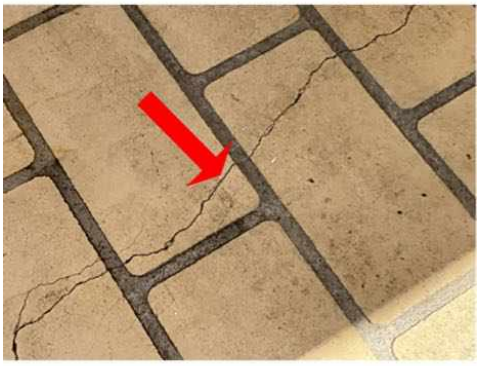
Finding 3.06

Building:	Main Building
Location:	Pergola
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.07

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Brickwork - Cracking noticeable
Information:	There were several cracks evident to external brickwork.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions.

Noticeable cracks in brickwork may develop to larger cracking if left unattended, with the potential of engaging a structural engineer to inspect the area which may lead to major remedial works or replacement of the brickwork.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible.

Always monitor these cracks and contact a building inspector and /or a structural engineer should cracks widen, lengthen, or become more numerous.

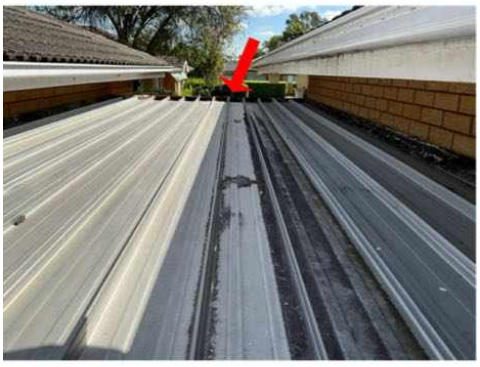
Finding 3.08

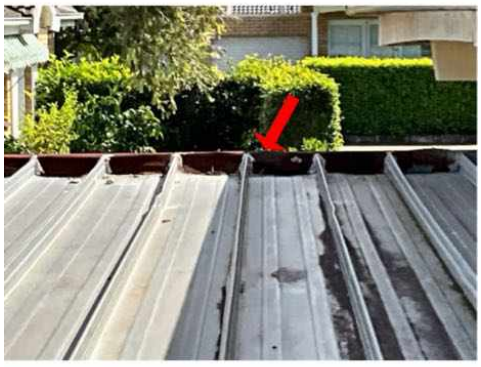
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof flashings -rusted
Information:	The galvanised roof flashings exhibit visible signs of corrosion and rusting, indicating deterioration of the protective coating and potential long-term exposure to moisture.

This condition may lead to reduced effectiveness of the flashings in preventing water ingress, increasing the risk of leaks and associated damage to underlying building elements.

It is recommended that a licensed roofing contractor assess the extent of the corrosion and undertake appropriate remedial works, which may include cleaning, treatment, sealing, or replacement of affected flashings.

Failure to address this issue may result in ongoing deterioration, potential roof leaks, and consequential internal damage.





Finding 3.09

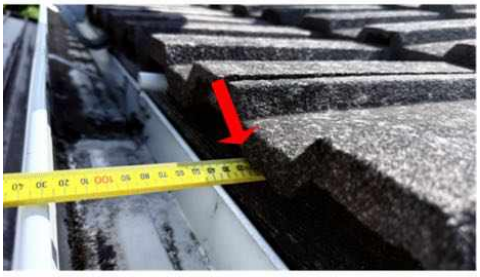
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles-overhang
Information:	Tiled roofing requires to overhang the inside face of a gutter by no less than

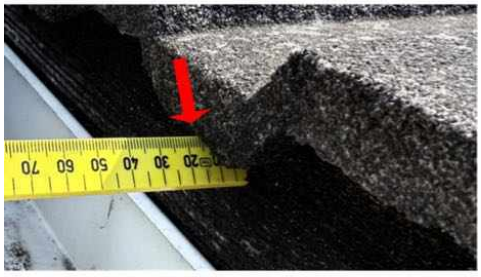
35 mm or by no more than 65 mm.

The roof tiles to several areas appears to be approximately 15. from the inside face of the gutter leaving the area exposed to possible water damage.

A roof plumber or roofing tiler may be engaged to rectify this defect.

Leaving this unmanaged may lead to water ingress into the building, accelerating deterioration to associated building elements.





Finding 3.10

Building:	Main Building
Location:	Roof Exterior
Finding:	Blocked gutters.
Information:	Roof plumbing structures, such as guttering, downpipes and valleys, should be free of all debris to prevent blockages.

This will lead to pooling and accumulated water overflows, which will subsequently flood eaves, exterior walls and the roof void.

Blocked gutters,downpipes and valleys are likely to lead to high levels of moisture to the affected area.

Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity as well as mould growth.

Blockages should therefore be removed to ensure dry conditions are maintained.

It is highly advised that blocked gutters,downpipes and valleys be cleaned frequently.

Where areas have a high tree density, installing a gutter guard may be an option in preventing leaves accumulating in the gutters and associated roofing elements.

Finding 3.11

Building:	Main Building
Location:	Roof Exterior
Finding:	Rusted -Gutter
Information:	The gutter has areas of rust and corrosion.

It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted the gutter

Rusted gutters will generally develop holes and leaks that can affect other building elements with poor drainage of storm water.

Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted gutter is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roofing/gutter company should be appointed to undertake these works.

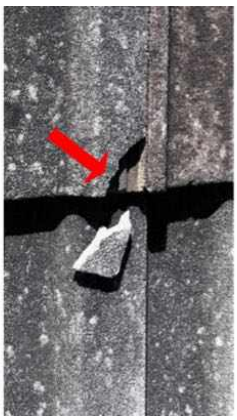
It is advised that such works be completed as soon as possible to prevent any further damage and deterioration

Finding 3.12

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken
Information:	Upon inspection of some areas of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.



Finding 3.13

Building: Main Building
Location: Roof Exterior
Finding: Roof sheets - damaged
Information: Upon inspection of the exterior roofing, it was found that the roof sheets were damaged.

This type of damaged is generally associated with persons walking on the roof sheet.

Damaged roof sheets are susceptible to water penetration, exposing the surrounding associated area to internal roof leaks and water damage.

Depending on the extent of the damage, replacement of sections of roof sheets or associated materials may be required. Engagement of a roofing restoration contractor is highly advised to perform remedial works as necessary.

It is highly advised to have the roof inspected by a roofing contractor on a regular basis to prevent water penetration into the building

Finding 3.14

Building: Main Building
Location: Yard - Back

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.15

Building: Main Building

Location: All Areas

Finding: Substandard works identified

Information: A poor-quality and substandard attempt to repair damaged timber elements to several areas areas has been identified, with visible patching, uneven surfaces, and inadequate finishing evident. This workmanship is not consistent with acceptable building standards and may conceal underlying damage such as moisture ingress or timber deterioration. It is recommended that the affected areas be properly assessed and rectified by a qualified and competent carpenter or builder, which may involve removal of defective materials, appropriate repairs or replacement, and proper preparation and finishing. Failure to address this issue may result in ongoing deterioration, reduced durability, and further cosmetic and potential structural concerns.

Finding 3.16

Building:	Main Building
Location:	All Areas
Finding:	Window - binding or jamming
Information:	Binding and/or jamming of several windows is evident during standard operation.

This defect inhibits the functionality of the affected window as well as creating potential for secondary defects to associated building elements.

A window that binds may have several causes, such as poor installation, sashes painted shut or swelling of timber frames.

A qualified carpenter should be appointed to perform minor rectification works at client discretion.

Finding 3.17

Building:	Main Building
Location:	Kitchen
Finding:	Tap-not retracting
Information:	The pull out nozzle is not retracting back into the tap housing.

This is generally due to the weight mechanism attached to the flexi hose not operating as intended. This may lead to other associated impairments to the surrounding building elements if not rectified.

Although a relatively minor defect a licensed plumber should be appointed to confirm these findings and restore the tap to its full operational integrity.

Finding 3.18

Building:	Main Building
Location:	Kitchen
Finding:	Deteriorated-Cabinetry
Information:	The cabinetry in several areas has deteriorated.

This may be the result of general wear and tear due to age which may include but not limited to deteriorated hinges and latches,missing handles,damage to bench tops and shelving.

In some cases the deteriorated cabinetry may be as a direct result of water damage due to leaking pipes or unsealed bench tops allowing water to penetrate the cabinets.

If left unmanaged the cabinetry will deteriorate further which may lead to more costly repairs in the future.

Consultation with a cabinet maker is advised.

Rectification works may include minor repair work or replacement of the cabinetry depending on the extent of the damage.

It is highly advised to engage a remedial builder to determine and rectify what is causing the deterioration prior to any rectification work to the cabinetry

Finding 3.19

Building:	Main Building
Location:	Kitchen
Finding:	Door binding
Information:	Binding of this door is evident during standard operation.

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as the door frame.

A door that binds to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door,deteriorated hinges or swelling of timber doors due to excessive moisture in the area.

A qualified carpenter should be appointed to advise on suitable rectification works.

Finding 3.20

Building:	Main Building
Location:	All Areas
Finding:	Windows - difficult to slide.
Information:	Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should

be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

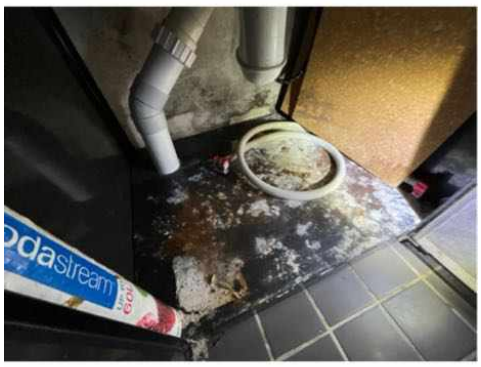
Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.

Finding 3.21

Building:	Main Building
Location:	Laundry
Finding:	Laundry tub - Rusted or corroded
Information:	The laundry tub was observed to have visible rusting and surface deterioration. This condition is typically the result of prolonged exposure to moisture and general wear over time and may lead to further corrosion or eventual failure of the fixture if left unaddressed.

It is recommended that the laundry tub be repaired where possible or replaced to prevent further deterioration and potential leakage. Routine maintenance and ensuring the area remains dry when not in use may help prolong the life of the fixture.



Finding 3.22

Building:	Main Building
Location:	Laundry
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable. Please note that severely affected building elements may require replacement by a registered builder or qualified tradesperson.

Finding 3.23

Building:	Main Building
Location:	All Areas
Finding:	High Moisture Reading-adjacent to shower
Information:	At the time of inspection, it was noted that there was a high moisture reading to the wall and floor adjacent to the shower.

High moisture readings can have several causes: including live termite activity or different types of building material eg ACM board or an electrical bracket interfering with the moisture readings.

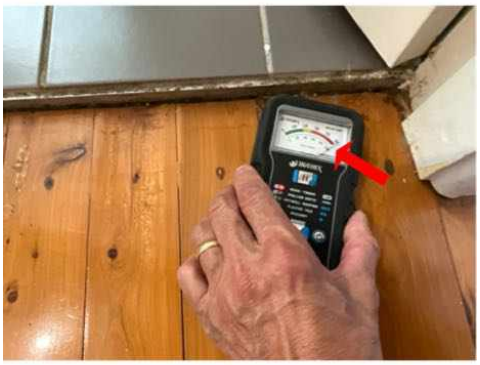
However high moisture readings in walls and timber flooring adjacent to the shower recess are typically a failure of the water proofing membrane to the shower.

Please note: Any moisture penetrating timber frames may result in the structural integrity of the frame being compromised and is conducive to timber pest activity.

An invasive inspection which may include removal of wall linings is recommended to confirm any of these findings.


TRAMEX
WOOD - TIMBER
SHALLOW DEPTH
DRYWALL - ROOFING
PLASTER - TILE
COMPARATIVE


TRAMEX
COMPARATIVE



Finding 3.24

Building: Main Building
Location: Bathroom
Finding: Mirror Desilvering
Information: Mirror desilvering or mirror rot is caused by moisture penetrating between the layer of glass and the layer of backing metal.

Once water vapour has penetrated, the metal that makes your mirror shiny begins to react and oxidize (rusts), turning black.

Typically, the layer between the glass and metal becomes separated when the edge of the mirror is regularly exposed to powerful chemicals, most commonly ammonia.

Once the separation occurs, any moisture — even just steam from showering can begin to cause the black spots to appear.

In some cases rectification is possible but replacement is generally the best option.

Finding 3.25

Building: Main Building
Location: Bathroom
Finding: Tiles popping
Information: Several areas of popped tiles were detected. Sometimes known as tile tenting.

This will often appear where building movement has occurred.

The pressure built up by a shifting substrate can result in tiles pushing against each other or a wall and building pressure to a point that the glue adhering the tile to the substrate gives way, and the tiles 'pop' up, often in a tenting formation.

As a general rule expansion joints should be installed to allow expected movement of the substrate.

A tiling contractor should be contacted to install expansion joints where necessary and perform works such as removing and re-laying affected tiles.

Leaving this unmanaged will lead to further popped tiles and more significant repairs.

Finding 3.26

Building:	Main Building
Location:	Bathroom
Finding:	Grout - Missing
Information:	Grout is missing in this area.

Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary.

Failure to do so is likely to lead to water damage to the surrounding area.

Finding 3.27

Building:	Main Building
Location:	Bathroom
Finding:	Door-self opening/closing
Information:	During the inspection, it was noted that the door in this area swings independently.

This condition is commonly caused by minor settlement of the dwelling, which can result in the door frame becoming slightly out of level, causing the door to swing open or closed under gravity.

While this is generally considered a minor defect, it may also indicate more significant structural issues within the subfloor, such as possible subsidence of supporting structures.

It is recommended that a remedial builder be engaged to investigate and determine the underlying cause of this defect before any rectification works are carried out on the door.

If left unaddressed, this issue may worsen over time, potentially leading to further functional impairment of the door and associated building elements.

Finding 3.28

Building:	Main Building
Location:	Laundry
Finding:	Tap connections rust staining
Information:	Rust staining and corrosion are evident around the tap fittings and escutcheon plates, indicating prolonged moisture exposure and possible minor leakage at the connections.

This condition may lead to further deterioration of the fittings and potential damage to surrounding cabinetry or wall linings if left unaddressed.

It is recommended that a licensed plumber inspect the fittings, rectify any leaks, and replace any corroded components as necessary.

Failure to address this issue may result in ongoing water damage, increased corrosion, and potential failure of the tap connections.

Finding 3.29

Building:	Main Building
Location:	Subfloor
Finding:	Damp subfloor
Information:	Dampness to sections of the subfloor area was identified.

A possible cause of this dampness could be poor site drainage, inadequate subfloor ventilation or leaking pipes, whether on this property or adjoining properties which is allowing water to track through the subfloor.

Dampness in this area is likely to lead to wood rot and general deterioration of structures within the subfloor space.

Excessive moisture also creates an environment which is conducive to termite and pest infestation as well as being conducive to mould growth.

A remedial builder should be appointed immediately to identify the cause of the dampness and rectify the issue. This will ensure a dry subfloor space which in turn will negate other issues that may arise with a damp subfloor.

Finding 3.30

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Mould - Present
Information:	The subfloor of a house is the lowest level of a home or building and commonly refers to the space between the soil and the floor. This area of the house can easily get wet or flooded due to heavy rains, water leaks or other water problems. The combination of a wet subfloor and poor ventilation makes the subfloor a common source of mould

problems in houses.

It is important to detect and treat subfloor mould as it can be a major problem in houses. Moulds grow in the form of spores, which can move through the air and land on other wet materials in the house and start growing. They can move from the subfloor area into the walls, floors, and heating/ air-conditioning ducts and continue growing. Moreover, the subfloor mould spores can float through the air, enter the living areas and be inhaled by the occupants. Inhalation of mould spores can lead to many health problems

Where evidence of mould growth was noted, a specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately.

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

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:	All Areas
Finding:	No Evidence of a current chemical termite management system
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously.
	Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers.
	At the time of inspection, it appeared as though no current chemical termite management system has been installed, with no evidence to suggest preventative works taking place.
	The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.
	It is recommended that obtaining such advice be a short-term priority.

Finding 6.02

Building:	Main Building
Location:	All Areas

Finding: Trees near building

Information: Due to several large trees in close proximity to the building, the fact that termites often build their nests in and under trees and can travel up to 100 metres from their nests in search of a food source and no indication of a chemical treatment being installed or regular inspections by a timber pest specialist it is highly advised to engage a timber pest specialist to discuss options for a termite management system to suit the property.

Leaving this unmanaged may lead to termites and/or borers infesting the building.

Where trees are close to the building, it is also highly advised to have the trees inspected by an arborist for structural integrity.

Finding 6.03

Building: Main Building

Location: Pergola

Finding: Down Pipe - Not Connected

Information: The down pipe is not connected to stormwater drainage on the site.

This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to install adequate drainage equipment where necessary

Finding 6.04

Building:	Main Building
Location:	Yard - Back
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.
	These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

Finding 6.05

Building:	Main Building
Location:	Yard - Back
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.
	Remove untreated timber that is in direct contact with external grounds. Consider

replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.06

Building:	Main Building
Location:	All Areas
Finding:	Tree Stumps on Adjacent Property
Information:	Tree stumps were noted on the neighbouring property in close proximity to the subject dwelling.

Decaying timber, such as tree stumps, can provide an ideal nesting site for subterranean termites, which are capable of travelling significant distances underground to access new food sources.

Although the stumps are not located on the inspected property, their presence may still pose a potential risk for termite ingress.

It is recommended that the neighbouring party be advised of the risk and that regular termite inspections be carried out to monitor for any signs of activity.

A termite specialist should always be contacted for regular inspections and to advise on a termite management system that best suits the property.

Finding 6.07

Building:	Main Building
Location:	All Areas
Finding:	High moisture reading-conducive conditions to termite activity.
Information:	High moisture readings were detected in the plasterboard during the inspection, which may be conducive to termite activity.

Termites are attracted to damp environments, as moisture softens building materials and facilitates easier access and tunneling.

Elevated moisture levels within or behind plasterboard can indicate potential leaks, poor ventilation, or drainage issues, all of which can create ideal conditions for concealed termite infestation.

Further investigation by a licensed builder or termite specialist is recommended, which may include removal of sections of plasterboard to identify the source of moisture and assess for any signs of active or previous termite presence.

Prompt rectification of moisture issues is essential to reduce the risk of future termite activity.

Finding 6.08

Building:	Main Building
Location:	Subfloor
Finding:	Damp subfloor
Information:	Dampness to sections of the subfloor area was identified.

A possible cause of this dampness could be poor site drainage, inadequate subfloor ventilation or leaking pipes, whether on this property or adjoining properties which is allowing water to track through the subfloor.

Dampness in this area is likely to lead to wood rot and general deterioration of structures within the subfloor space.

Excessive moisture also creates an environment which is conducive to termite and pest infestation as well as being conducive to mould growth.

A remedial builder should be appointed immediately to identify the cause of the dampness and rectify the issue. This will ensure a dry subfloor space which in turn will negate other issues that may arise with a damp subfloor.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Fascia
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot.

Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 7.02

Building:	Main Building
Location:	Garage; Porch;
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements which are exposed to water penetration.

Although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area.

A builder may be engaged to conduct an invasive inspection of the area,with the potential of replacing timbers that have been affected by fungal decay.

Please note that the cause of the fungal decay should be rectified prior to rectification of the affected timber elements.

Leaving this unmanaged may lead to further fungal decay which may include to structural elements,leading to a more costly repair.

Finding 7.03

Building:	Main Building
Location:	All Areas
Finding:	Windows - Wood rot
Information:	Wood rot was found to be affecting external windows. Wood rot, also known as

Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot.

Early intervention and regular maintenance will prolong the useful life of the windows.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.

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

- Termite and Timber Pest Technician / Licensed Pest Controller

- Licensed Plumber

- Licensed Electrician

- Registered Roofing Contractor

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

- - Compared to other villas of a similar age / the visual appraisal including the limited assessment of serviceability the apartment appears to be in good condition. It does however safety hazards and some minor defects that will require attention and remedial maintenance. Left unmanaged some of these defects may become increasingly costly in the future as further deterioration may occur.

Please be aware that limitations as listed at the front of this report did affect the inspection.

Some defects in this report may be the responsibility of strata management

It is highly advised to check with strata in regards to all defects prior to any commencement of rectification work.

It is recommended to obtain a strata report to be read in conjunction with this inspection report.

Please note: Termite management may be the responsibility of strata.
It is highly advised to check with strata about any termite management system in place.

For further information, advice and clarification please contact Peter Pantelis on: 0420 558 291

Section D Significant Items

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: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Proofing Membranes
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property.

It is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.

- The Installer and Installation Certification.

With older propertys where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Techniques
Information:	All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

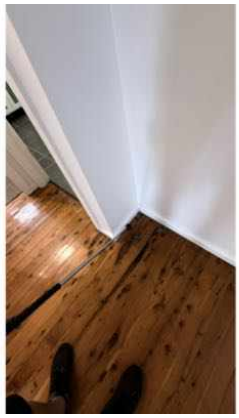
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

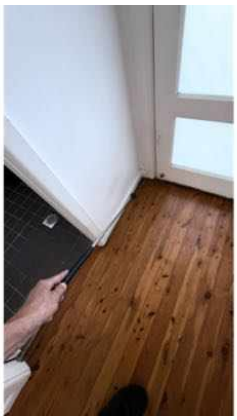
Termite activity generates high temperatures and moisture and if this irregularity is found further investigation which may include the removal of wall and ceiling linings is highly recommended.

Wall paneling, wallpaper, carpet,furniture and fixed cabinetry can obscure termite activity.

Please note: Termite management may be the responsibility of strata.

It is highly advised to check with strata about any termite management system in place.





Noted Item

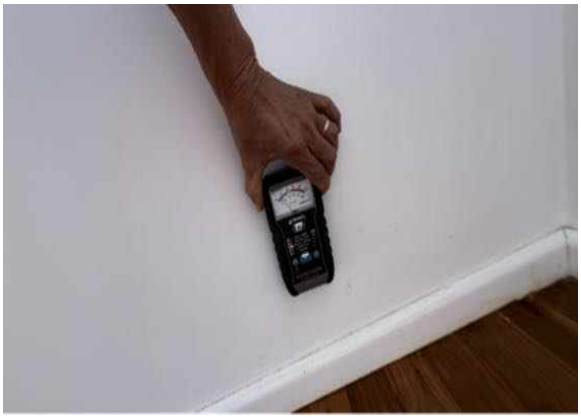
Building:	Main Building
Location:	All Areas
Finding:	Moisture readings
Information:	At the time of inspection, low moisture readings were noted in several accessible areas of the property, including, but not limited to, those shown in the accompanying photographs.

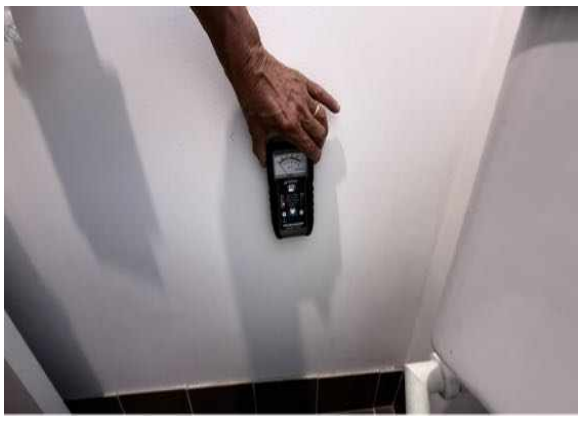
The inspection involved a thorough assessment of accessible areas, with particular attention given to wet zones such as bathrooms, laundries, and kitchens.

These areas were evaluated for elevated moisture levels and temperature irregularities, which can indicate potential issues such as hidden leaks, failing waterproofing, timber pest activity or poor ventilation.

Identifying such conditions is essential, as prolonged moisture can result in structural deterioration, mould growth, and an increased risk of timber pest activity.

Any anomalies detected during the inspection have been documented in this report and may warrant further invasive investigation to determine their source and extent.









Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof exterior condition
Information:	The roof exterior, including associated flashings and roof plumbing (gutters and downpipes), wherever safely accessible by a 3.6m ladder and located withn a safe viewing position, was inspected and found to be in a serviceable condition unless noted otherwise elsewhere in the report Where a full inspection was not possibile, due to height, access and safefy restrictions, it is recommended that a roofing contractor be engaged to conduct a further full inspection.

It should also be noted that if there are any areas of flat or skillion roofing and particularly where box gutters have been used in the design, that the roof gutter in these areas is at a higher than normal risk of leaks into the building interior under extreme weather conditions, due to multipie possible causes which may not be evident during a visual inspection.

Please note: the roof inspection occurred on a dry day with no rain. Roof leaks may only become apparent when a rain event has occured.

As the roof of any structure is exposed to the weather more than any other building element the chances of deterioration is high.

It is highly advised to have the roof inspected on a regular basis to determine the integrity of all roofing elements including tiles,roof sheets,skylights, roof vents, flashing,solar panel fixings,guttering, down pipes etc.

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.