Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Feb 2026

Property Address: 6/3 Parkside Parade, Toronto NSW 2283, 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:	Tue, 3 Feb 2026
Modified Date:	Sat, 7 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	Helen Palagyi - C/O John Gilbert
Job Address:	6/3 Parkside Parade, Toronto NSW 2283, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	James Burke Ph: 0401 739 991 Email: Charlestown@jimsbuildinginspections.com.au
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Company Contact Numbers:	0401 739 991

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: Any area that has been highlighted as being conducive to the concealed entry of timber pests should be rectified. A builder can perform an invasive inspection.
A high quality moisture meter was used along the bottom of the internal walls and up the sides of the windows and doors wherever possible.

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		✔

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	Unknown
Floor	Masonry Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Pergola, Carport, Fence - Post and Rail Construction, Shed, Driveway
Other Timber Bldg Elements	Door Frames, Doors, Fascias, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Architraves, Skirting Boards, Stair Railing, Staircase, Deck, Veranda Posts, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed
Storeys	Single
Walls	Forever board, Timber Framed and Clad
Weather	Overcast

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

- Gardens

- Interior

- Landscaping Timbers

- Posts

- Fencing

- Roof Exterior - Part

- Subfloor - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access

- Ceiling Cavity.

- Roof Exterior - Part

- Roof Void due to lack of access.

- Site - Part.

- Subfloor - Part.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Appliances and equipment

- Areas of skillion or flat roof - no access

- Ceiling linings

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Decking

- Furniture

- Gutter Guards

- Landscaping

- Porch

- Stored items

- Vegetation

- 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

No evidence was found

Major Defect

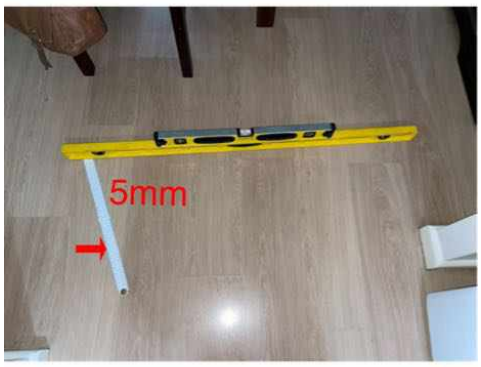
Finding 2.01

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Subfloor Blockwork Stumps – Subsidence, Loss of Contact
Information:	Several blockwork stumps within the subfloor space appear to have subsided and are no longer providing adequate support to the floor framing above. At least two stumps were observed to have lost contact with the bearers or joists, and one stump is noticeably out of vertical alignment. Packing to some stumps appears inconsistent, and overall support to the structure in these locations is compromised. The loss of effective load transfer from the structure to the ground can result in uneven floor levels, increased movement, cracking to walls and finishes above, and progressive structural deterioration if left unaddressed. Continued settlement or misalignment of stumps may place additional stress on adjacent structural members, potentially leading to further displacement, service damage, or long-term structural issues. It is recommended that a licensed builder or structural engineer be engaged to assess the adequacy of the subfloor support system and determine the extent of rectification required. Remedial works may include re-levelling, replacement or underpinning of affected stumps, and ensuring all stumps are correctly founded, aligned, and in full bearing contact with the supporting structure. Rectification should be carried out promptly to reduce the risk of further movement and associated damage.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven by about 5mm to a number of areas. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps. It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property. However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.

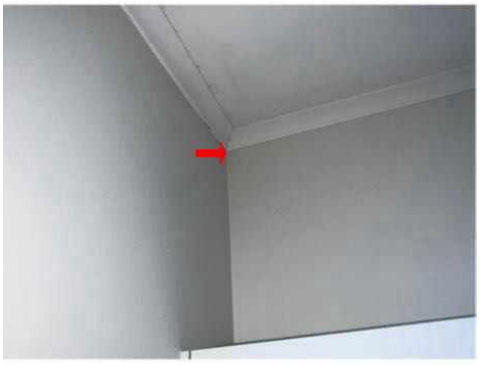


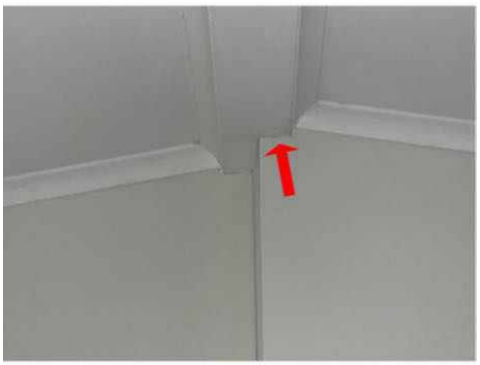
Finding 3.02

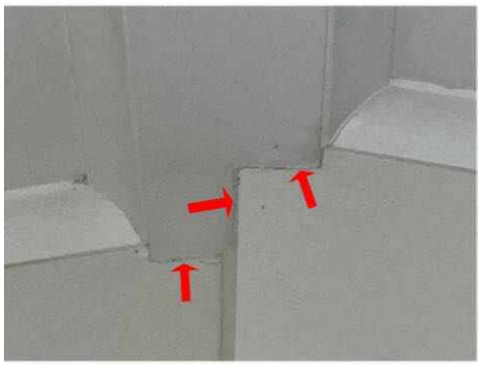
Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Cracks were evident to the plasterboard above several doors and to the corner of some of the cornice. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins. Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general

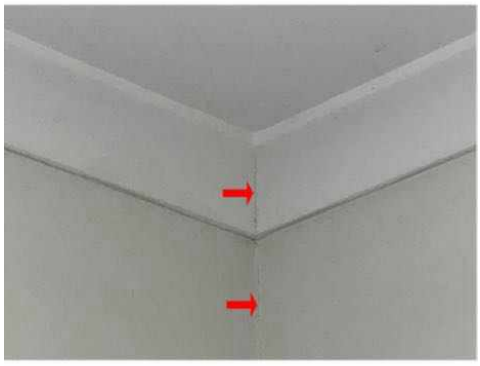
handyman.

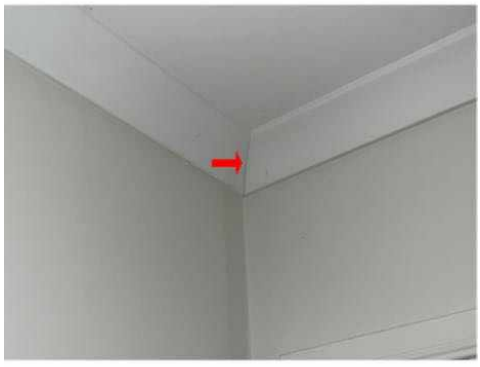
Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

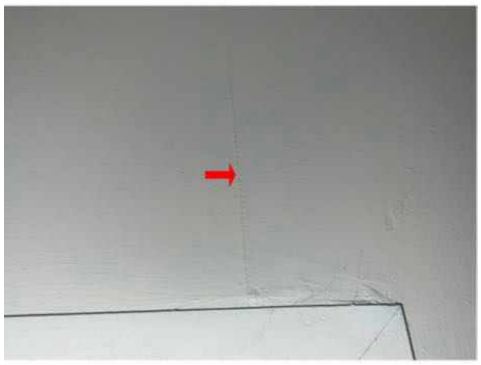


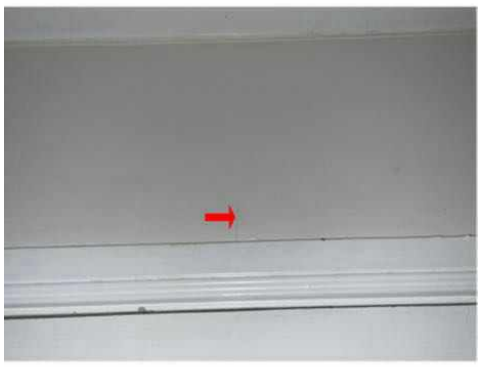












Finding 3.03

Building:	Main Building
Location:	Bedroom, Kitchen > Front Left,Centre Right
Finding:	Electrical fitting - Broken
Information:	Two electrical fittings were observed to have broken covers, likely as a result of impact damage. Damaged or missing covers may expose internal components to moisture, dust, or accidental contact, increasing the risk of electrical faults or safety hazards. It is recommended that the affected fittings be inspected and repaired or replaced by a licensed electrician to ensure they are safe and compliant.

Finding 3.04

Building:	Main Building
Location:	Bedroom 2 > Centre Right
Finding:	Door handle - Not latching
Information:	It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Finding 3.05

Building:	Main Building
Location:	Bedroom 2 > Centre Right
Finding:	Skirting - Missing
Information:	Skirting acts to cover the intersection or joins between flooring and walls. It was noted at the time of inspection that skirting to the centre left bedroom is missing, most likely due to works in which a door was removed and an infill wall has been constructed.

Skirting works to protect the joins between these building elements and the incomplete skirting also detracts from the overall appearance of the area.

Installation of the skirting is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.

Finding 3.06

Building:	Main Building
Location:	Laundry > Centre Left
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is cracking to laundry tub splashback and missing from something skirting tiles.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

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

Finding 3.07

Building:	Main Building
Location:	Bathroom > Rear
Finding:	Moisture Located Externally to the shower screen
Information:	Damp is evident to the tiling adjacent to the shower screen on the exterior side. The moisture meter showed high levels of moisture. This defect is suspected to have been caused by moisture permeating through the tiling in this area or an inadequate or worn shower screen seal. Also it is evident that a tile has been replaced in this area.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture

Finding 3.08

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Subfloor Site Drainage - Inadequate
Information:	The site drainage within the subfloor area was found to be inadequate at the time of inspection. It was evident that areas within the subfloor space were moist, creating potential for subsequent water damage to associated building elements. This is also apparent as there appears to be some subsidence to the soils within the subfloor space. Poor site drainage can also lead to subsidence of the stumps. It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC. Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.






Finding 3.09

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Steel Beams - Rusted or corroded
Information:	The steel beams supporting the dwelling are beginning to show evidence of surface rust, which is likely to have developed as a result of exposure to moisture and or inadequate coatings.
	As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.
	Where possible, the use of galvanized (treated) metals or aluminium coated metals aid

in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

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

Finding 3.10

Building:	Main Building
Location:	Roof Exterior > Centre Left
Finding:	Downpipe outlet - Rusted

Information: The downpipe outlet does not have a spreader installed and shows signs of rusting at the outlet.

The absence of a spreader may result in concentrated discharge of rainwater, increasing the risk of erosion, splashing against building elements, or overloading of the receiving surface. Ongoing corrosion may further reduce the serviceability of the downpipe.

It is recommended that a suitable spreader be installed and the rusted sections assessed and repaired or replaced as required by a qualified contractor as soon as possible to prevent further damage.

Finding 3.11

Building: Main Building
Location: Roof Exterior > All Areas
Finding: Roof sheeting - Defects
Information: The roof sheeting shows minor defects including general fading, areas of lichen growth, and some roofing screws showing early signs of rusting with rubber seals beginning to deteriorate.

While these issues are considered minor at the time of inspection, deteriorated screw seals and corrosion may allow water ingress over time, potentially leading to leaks, moisture damage to roof framing, and accelerated deterioration of the roofing materials.

It is recommended that the roof be cleaned to remove lichen, and that affected screws and deteriorated rubber seals be monitored and replaced as required as part of routine roof maintenance by a suitably qualified contractor.



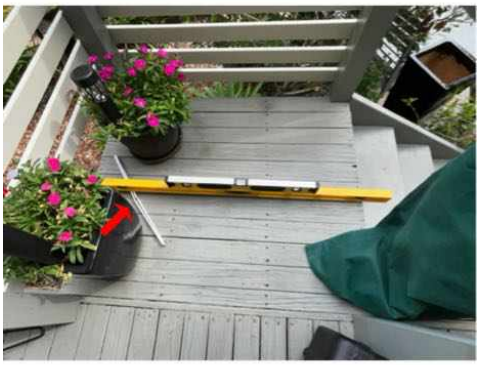


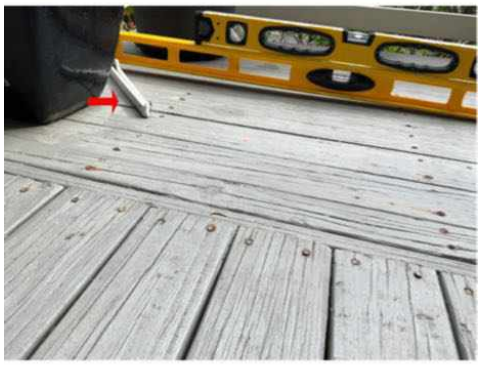

Finding 3.12

Building:	Main Building
Location:	Deck > Front
Finding:	Entry Stairs and Landing - Uneven
Information:	The timber entry stairs and the associated landing were observed to be out of level at the time of inspection. Measurements taken across the treads and landing indicate unevenness, with visual and physical evidence suggesting that one or more supporting posts may have subsided slightly. No immediate failure was observed; however, the misalignment is noticeable and exceeds what would typically be considered normal settlement or construction tolerance. Uneven stairs and landings can present a trip hazard and may indicate movement or

inadequate support at the footing or post level. Continued subsidence or movement may lead to increased structural stress on the stair framing, loosening of fixings, accelerated wear to the timber elements, and potential safety concerns for occupants and visitors using the entry stairs.

It is recommended that the timber stairs, landing, and supporting posts be assessed by a licensed builder or carpenter. Further investigation of the post footings may be required to confirm adequacy and stability. Rectification may include re-levelling, packing, post or footing repair, or replacement as necessary to restore the stairs and landing to a safe and level condition.





Finding 3.13

Building:	Main Building
Location:	Deck > Front
Finding:	Decking boards - Weathered
Information:	The ends of several external decking boards were observed to be cracked and splitting, particularly to the exposed end grain. These areas show signs consistent with prolonged weather exposure and possible early-stage timber deterioration. The damage appears more pronounced at unsealed board ends, where moisture ingress is most likely to occur.

Cracking and deterioration to decking boards can allow moisture penetration into the timber, accelerating decay and potentially leading to wood rot over time. If left unaddressed, this may result in further weakening of the decking boards, increased maintenance requirements, and potential safety concerns where boards may become loose, unstable, or fail prematurely.

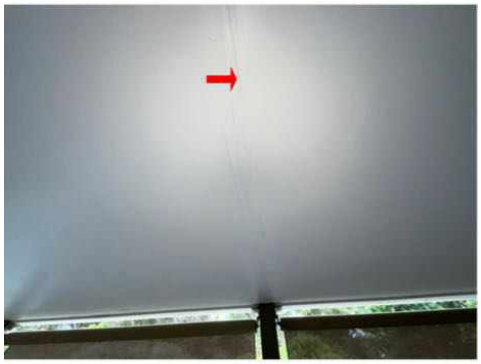
It is recommended that the affected decking boards be assessed by a licensed carpenter or builder. Remedial works may include sealing exposed end grain, repairing or replacing deteriorated boards, and ensuring ongoing protection through appropriate coatings or finishes. Timely maintenance will help extend the service life of the deck and reduce the risk of further deterioration.

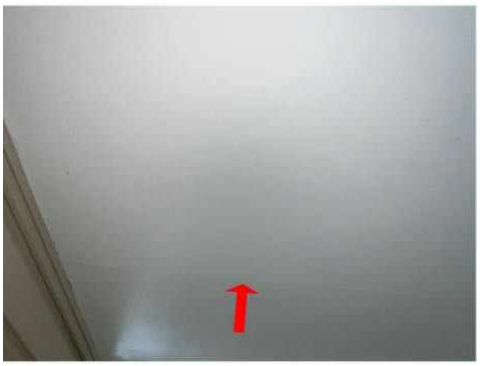
Finding 3.14

Building:	Main Building
Location:	Porch > Front
Finding:	Soffit Lining Joins - Incomplete
Information:	The joins to the soffit linings above the front entry porch show evidence of cracking, likely due to the linings not being sealed or joined adequately at the time of installation.

Cracking to these joints may allow moisture ingress over time, which can lead to further deterioration of the soffit linings and associated finishes if not addressed.

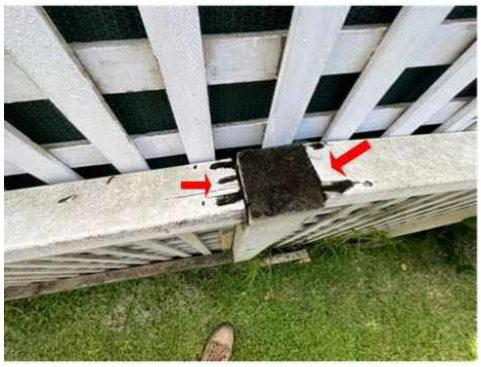
It is recommended that the soffit joins be properly sealed and finished by a suitably qualified tradesperson.

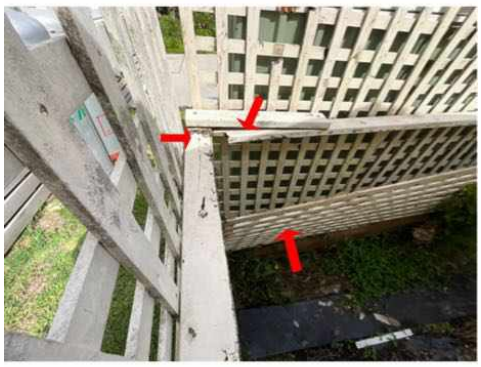




Finding 3.15

Building:	Main Building
Location:	Yard - Back > Rear
Finding:	Rear Fence - deteriorating
Information:	The rear boundary fence was observed to be in poor condition, with several sections showing timber deterioration, including wood rot to posts, rails and capping members, splitting of timber, loose fixings and areas of leaning or misalignment. Vegetation is growing against and through parts of the fence, contributing to ongoing moisture exposure and accelerated decay. The condition of the fence reduces its structural stability and may lead to further movement or failure of sections over time. Decayed timber and leaning sections may also present a safety risk and allow unintended access between properties if not addressed. It is recommended that the fence be assessed by a suitably qualified fencing contractor. Repairs or replacement of deteriorated sections should be carried out as required, with vegetation cleared away from the fence line. In some areas, full replacement may be more appropriate than localised repairs, subject to boundary responsibilities.





Finding 3.16

Building:	Main Building
Location:	Yard - Front > Front Right
Finding:	Tap - Leak
Information:	The external tap shows evidence of active leaking, with visible water staining and corrosion to the pipework below.
	Ongoing leakage may lead to persistent moisture at ground and wall level, which can contribute to deterioration of adjacent materials and may increase the risk of termite attraction.
	It is recommended that the tap and associated pipework be repaired or replaced by a licensed plumber and the surrounding area monitored for moisture-related issues.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

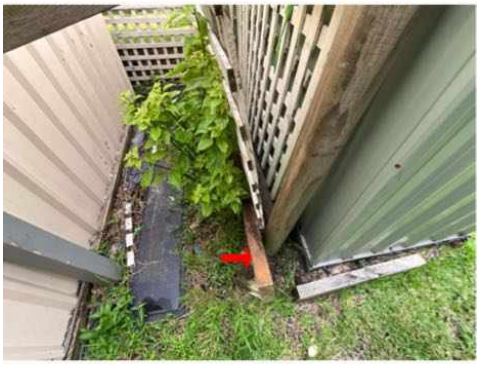
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls - right side > Centre Right
Finding:	Air Conditioning not connected to the stormwater
Information:	The Air Conditioner (A/C) overflows were found to be disconnected from storm water drainage which can result in the surrounding area becoming excessively damp. 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. Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

Finding 6.02

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Building materials in direct ground contact - conducive to termites
Information:	There are a number of areas including the front deck and steps, the timber fence and numerous timber plinths that were in touch with the ground. Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation. When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element. The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.



Finding 6.03

Building:	Main Building
Location:	Subfloor > Rear Right
Finding:	Floor Wastes - Not plumbed for drainage
Information:	The floor waste to the bathroom and laundry is not plumbed or connected to suitable drainage and opens directly into the subfloor space, which can result in the surrounding area becoming damp. When coupled with poor site drainage, pooling of water may attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

Finding 6.04

Building:	Main Building
Location:	Yard - Back > Rear
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. These damp conditions can lead to secondary defects such as rot, rust or corrosion

of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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

Finding 6.05

Building:	Main Building
Location:	Meter Box > Front Right
Finding:	Termite Management System - no evidence of a chemical installation
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 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 6.06

Building:	Main Building
Location:	Yard - Front > Front Right
Finding:	Tap- Leak
Information:	The external tap shows evidence of active leaking, with visible water staining and corrosion to the pipework below.
	Ongoing leakage may lead to persistent moisture at ground and wall level, which can contribute to deterioration of adjacent materials and may increase the risk of termite attraction.
	It is recommended that the tap and associated pipework be repaired or replaced by a licensed plumber and the surrounding area monitored for moisture-related issues.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Fascias - Wood rot

Information:

Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. 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 faults in the roof plumbing, creating excessive moisture in this areas. 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 useful 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 plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Damp Proofing Specialist

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

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 buildings of a similar age, the ‘Foreverboard’ dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified. These have been noted in the body of the report and will require addressing.

Of major concern is the subsidence of several subfloor stumps. The relevant trades should be contacted to provide

Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact James Burke on: 0401 739 991

Section D Significant Items

The following items were noted as - For your information

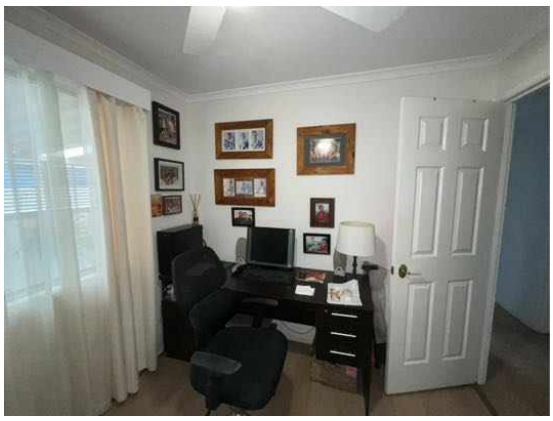
Noted Item

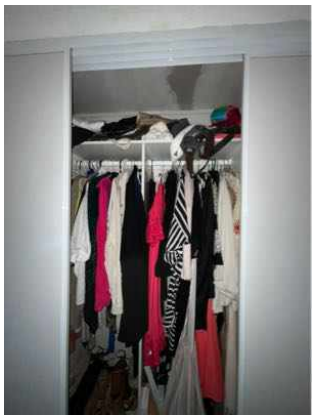
Building:	Main Building
Location:	All Areas > All Areas
Finding:	Additional Photos - Obstructions and Limitations - Interior Areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions 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.

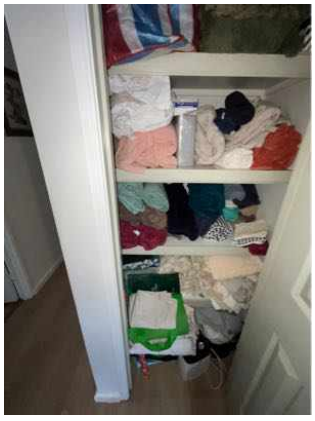


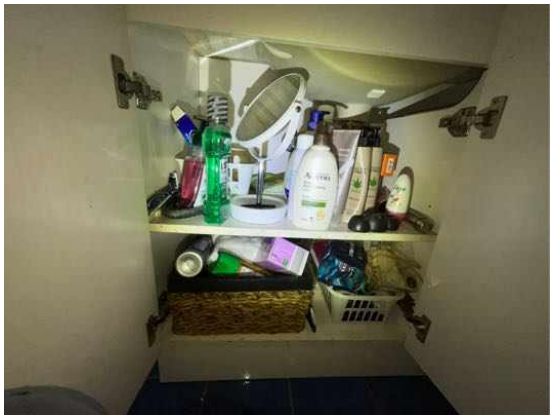




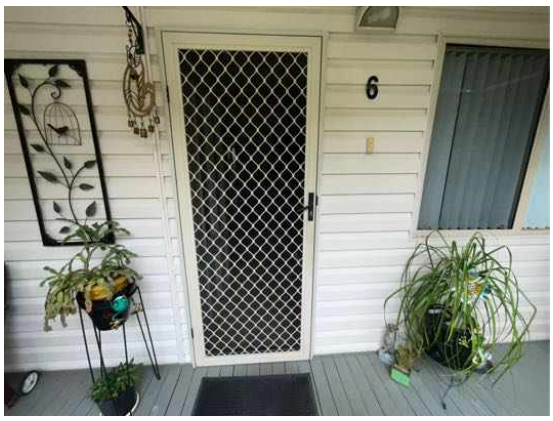






Noted Item

Building:	Main Building
Location:	All External Areas > All Areas
Finding:	Additional Photos - Obstructions and Limitations - External Areas
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.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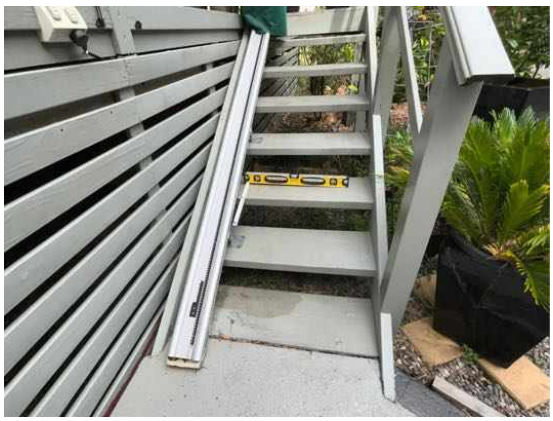
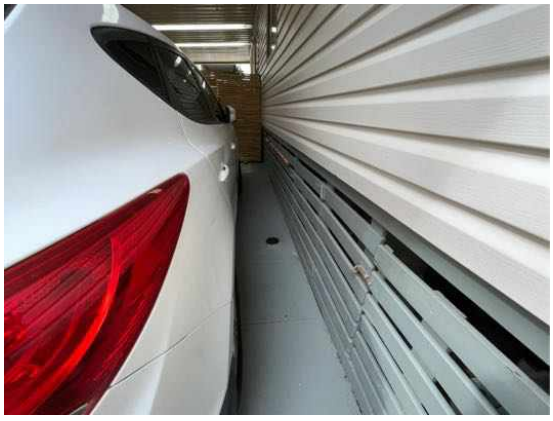
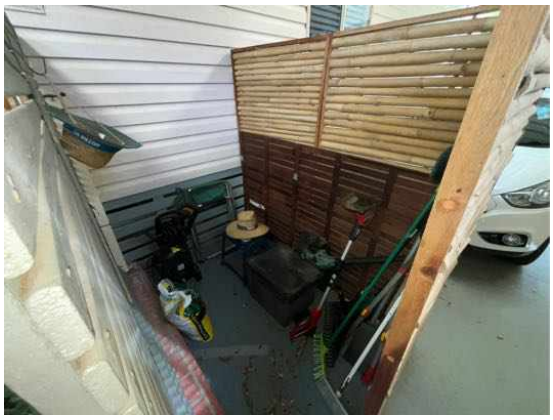


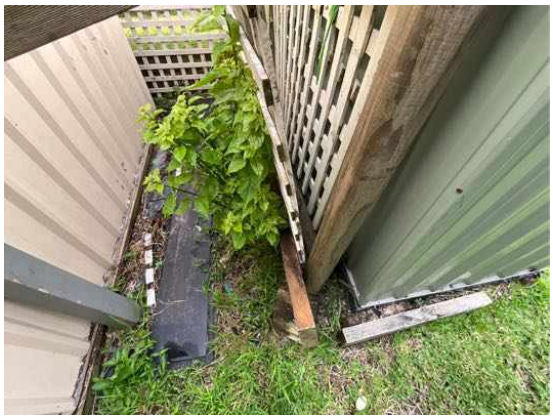


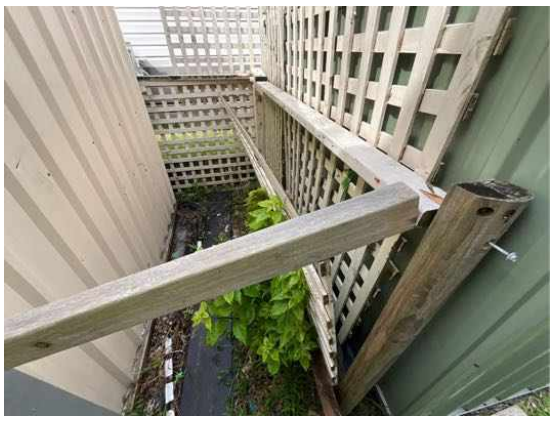



FIRE
HOSE
REEL


SUPAGAS


SUPAGAS



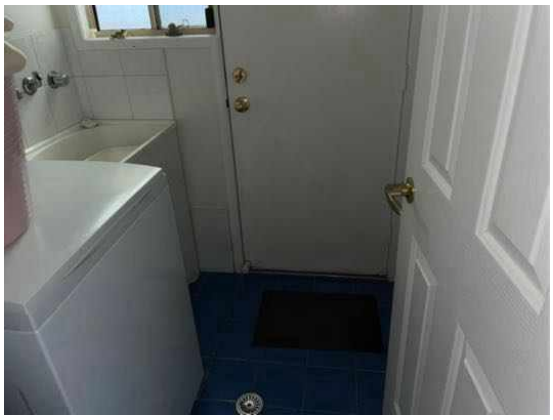






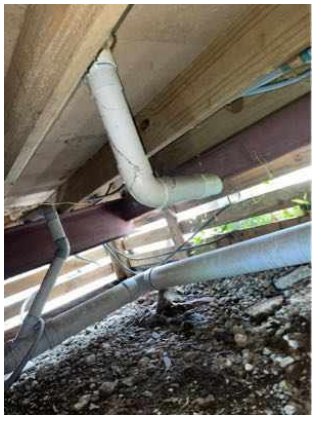

Noted Item

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Moisture Readings
Information:	Moisture readings were taken to the wet areas and below and beside windows. There was elevated moisture levels located to the Walk in Robe and beside the shower.



Noted Item

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Obstructions and Limitations Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the Subfloor 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.



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.