Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Feb 2026

Property Address: 9/133 Bringelly Road, Kingswood NSW 2747

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

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

Original Inspection Date:	Wed, 11 Feb 2026
Modified Date:	Thu, 12 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
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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: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• Another manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning
• Due to:
• Low clearance or restricted access to parts of the roof void,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive inspection is highly recommended once access is gained.

Termite Protection
• Recommend obtaining records and maintenance history from the previous owner or strata manager.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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 with some minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Semi-Detached, Townhouse
Company or Strata title	Yes
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
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

- Interior

- Exterior

- Roof Exterior - Part

- Roof Void - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Exterior Roof Surface - Second Storey.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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:

- Areas of low roof pitch preventing full inspection

- Above safe working height

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Ceiling linings

- Insulation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Site/Yard drainage - Inadequate.
Information:	Observation – Site Drainage

There is a gap between the concrete paving and house wall, the gap can potentially allow water to pool against the base of the external walls.

Implication

Poor surface drainage can lead to moisture ingress and deterioration of materials at the base of walls, slab edge dampness, or foundation movement. Prolonged exposure to standing water may cause rising damp, efflorescence, or corrosion of embedded steel components. These conditions can lead to secondary structural or moisture-related defects if not draining effectively.

Recommendation

To ensure effective site drainage and protect the building structure:

• Ground levels and surrounding surfaces should be graded to fall away from the building to prevent water ponding.

• Stormwater should be directed into a suitable drainage system and regularly maintained.

• Where natural falls are insufficient, the installation of an agricultural (Aggie) drain or surface drain may be required to divert surface water.

A licensed plumber or qualified landscaping contractor may be engaged to assess the site and undertake the necessary remedial works in accordance with good building practice.

To prevent moisture-related damage, ground levels around the dwelling should:

• Provide a minimum 50 mm clearance between finished ground level and the bottom of cladding or wall weep holes (minimum 75 mm where paved and 100 mm where unpaved).

• Be graded to achieve a minimum fall of 1:20 (50 mm over 1 m) away from the building for at least 1 m.

These provisions help direct surface water away from the structure, maintaining the integrity and durability of the building over time.

Finding 3.02

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Cracking Moderate. (Vertical)
Information:	Observation:

Cracking was noted in the external brickwork and appeared to be moderate at the time of inspection.

Such cracking is a common occurrence in brickwork, particularly in buildings of this age and construction type, and is often associated with:

• Expected building movement over time

• Thermal expansion and contraction due to weather changes

• Material ageing or general settlement of footings

Vertical cracking may indicate thermal movement, while other patterns could suggest more localised stress within the wall.

Implications:

• Cracks of this nature may progress or widen if underlying movement continues

• There is potential for remedial works or brickwork replacement in the future

• Moisture ingress may also occur through open cracks, leading to deterioration of internal elements if not addressed

Recommendation:

• Although cracking appears moderate and non-structural at this stage, it is recommended that the area be monitored

• For a more detailed assessment, consultation with a qualified Structural Engineer is advised to determine if movement is ongoing and whether any remedial action is necessary

Note: This assessment is based on a visual inspection only. We are not Structural Engineers and cannot determine the structural implications of cracking without further specialist evaluation.

Finding 3.03

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Eaves - Mould present.
Information:	Defect Type: Mould growth and staining
	Severity: Minor
	Condition: Unsightly, potential moisture ingress
	Observation:

Mould growth and associated staining were observed on the eave linings in this area. This is typically caused by elevated moisture levels, which may result from a roof or gutter leak, or in some cases, excessive condensation within the roof space.

Recommendation:

The source of moisture should be identified and rectified as necessary to prevent further mould development and potential damage. This may involve inspection of the roof covering, flashings, or guttering in the affected area.

Cleaning and/or repainting the eaves to restore appearance is at the client's discretion. A licensed painting contractor may be appointed to carry out such cosmetic works once the underlying cause has been addressed.

Finding 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof flashing - Deteriorated (roof void).
Information:	Observation:

The roof flashings associated with the Dutch gable were observed to be deteriorated and in poor condition at the time of inspection. This condition was noted from within the roof space, where corrosion, ageing, and general degradation of the flashing materials were evident. Roof flashings are critical components of the roof system and are typically constructed from lead, metal, or other waterproof materials. They are installed at junctions where the roof covering meets adjoining elements, such as walls or gable ends, to form a weatherproof seal and prevent water ingress.

Implication:

Where roof flashings have deteriorated, failed, or become damaged, their ability to provide effective weatherproofing is significantly reduced. This increases the risk of water penetration into the roof space and internal areas of the dwelling, particularly during periods of heavy rainfall or wind-driven rain. Ongoing moisture ingress can

contribute to premature deterioration of roof framing and other building materials, and may lead to secondary defects such as internal water staining, mould growth, decay of timber elements, and potential structural issues if left unaddressed.

Recommendation:

It is recommended that a licensed roofing plumber or suitably qualified roofing contractor be engaged as soon as practicable to carry out a detailed assessment of the Dutch gable flashings. Any deteriorated or defective flashing materials should be repaired or replaced as necessary to restore effective weatherproofing. Prompt remedial action is advised to minimise the risk of ongoing water ingress and to prevent the development of further internal damage or consequential defects.

Finding 3.05

Building:	Main Building
Location:	Dining Room
Finding:	Ceiling Cracking – Non-Structural Movement.
Information:	Observation:

• Cracking was noted in the ceiling at this location(s). This is a common occurrence in buildings of similar age and construction, typically caused by:

• Minor separation of building materials due to seasonal moisture fluctuations

• Shrinkage during the timber drying process

• Natural settlement of the building over time

Assessment:

• The observed cracking appears to be fine and cosmetic in nature at the time of inspection.

• These cracks are typically considered appearance defects and are not believed to impact the structural integrity of the building.

• However, should further evidence arise during a more detailed or invasive inspection, it may suggest underlying structural issues that require further assessment.

Recommendation:

• Cracks of this nature can generally be repaired with standard cosmetic maintenance, including:

• Filling, sanding, and repainting of affected areas

• Installing a ceiling expansion joint to accommodate future movement and reduce the likelihood of recurrence

• These works may be carried out at the client's discretion by a qualified plasterer, painter, or handyman.

Finding 3.06

Building:	Main Building
Location:	Dining Room
Finding:	Ceiling - Water stained.
Information:	Observation:

Water staining was noted to ceiling linings in the inspected area(s) at the time of the

inspection. These stains present as discoloured or patchy areas and may suggest a history of moisture ingress, most commonly associated with roof leaks or plumbing issues.

Implications:

Water staining is typically the result of prolonged exposure to moisture, which allows minerals and other contaminants carried by the water to accumulate on surfaces, leaving visible marks. If ongoing or left untreated, moisture ingress can lead to more serious issues such as:

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

Where the staining is still active (i.e., the leak continues during rainfall), this may indicate a current and unresolved roofing issue. In such cases, prompt attention is required to prevent further internal damage.

Recommendations:

• Where the staining is active or suspected to be active during wet weather, a qualified roofing specialist should be engaged to conduct a more detailed inspection. Their investigation should focus on identifying the exact source of moisture ingress and advising on necessary repairs to the roof coverings, flashings, penetrations, or associated components.

• Where the staining appears to be historical (i.e., dry and showing no recent progression), reparation of affected ceiling materials (such as repainting or patching) may be carried out at the client's discretion, subject to confirmation that the source of the leak has been effectively addressed.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it is not possible to conclusively determine whether water staining is active or inactive at the time of inspection. Further assessment under a special-purpose inspection is recommended if a more detailed diagnosis is required.

Additionally, it is important to note that even minor damage to roofing materials—such as lifted flashings, cracked tiles, or poorly sealed penetrations—can allow water ingress that may lead to costly internal damage. Close-up inspection by a roofing contractor is advised to assess the condition of the roof coverings and associated fixtures more accurately.

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 External Areas
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- 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

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Perimeter Slab Edge
Finding: Slab Edge Inspection Zone – Not Maintained..
Information: Observation:

An inspection zone of at least 75mm should be maintained between the bottom course of brickwork and any adjoining surface (e.g., paving, soil, turf, or concrete) to allow for visual detection of termite activity. This area, known as the exposed slab edge, is a critical part of termite management and monitoring.

Risk:

If the slab edge is concealed by render, landscaping, cladding, soil, or other obstructions, termites may gain undetected access to the structure. Without a clear inspection zone, there is a high risk of concealed termite entry, particularly where no physical or chemical barrier can be confirmed.

Additional Note:

In some cases, determining the type of slab construction (e.g., waffle pod, conventional) may require review of original building plans or advice from a qualified builder or architect.

Recommendation:

• Ensure that the slab edge is kept fully exposed around the perimeter of the building.

• Remove any obstructions such as soil, mulch, paving, or cladding that may hinder visibility.

• Where the slab edge cannot be fully exposed, it is strongly recommended that timber pest inspections be carried out every 6 to 12 months to monitor for termite activity and minimise risk to the structure.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of termite workings / damage was not visible at the time of inspection
Information:	No visible evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Annual pest inspections are advised in order to identify such workings.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed

structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building: Main Building
Location: All Areas
Finding: Wood borer activity - not identified..
Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: All Areas
Finding: Fungal decay - Absent at the time of inspection..
Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

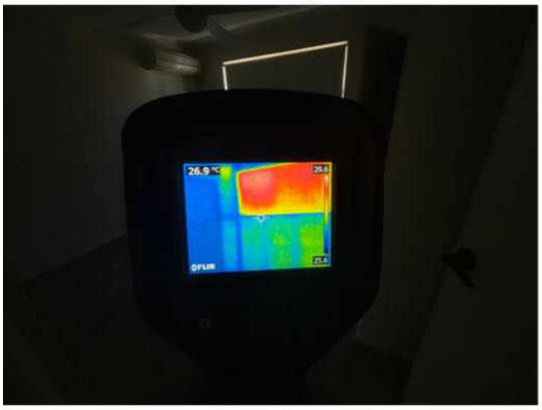
Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.



Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Roof Inspection Summary

Information:

Access & Limitations

The roof exterior was partially accessible at the time of inspection. Access was limited to visible and safely reachable sections only due to height restrictions and general safety considerations. The inspection was undertaken from ground level and from accessible roof areas using appropriate safety precautions.

The upper second-storey roof areas were not safely accessible and were therefore excluded from this inspection. Conditions to inaccessible sections cannot be confirmed and concealed defects may exist. Where full access is not available, a residual risk remains.

Roof Covering Type

The main roof covering comprises concrete roof tiles, confirmed by visual inspection from accessible areas.

General Condition of Roof Covering

The tiled roof covering was observed to be in generally sound condition for its apparent age. Tiles appeared well-seated, with no evidence of widespread cracking, displacement, or significant deterioration visible at the time of inspection.

It should be noted that tiled roof systems rely on overlapping components rather than being fully waterproof, and performance may vary during periods of heavy wind-driven rain.

Tile Fixing & Alignment

Tile alignment appeared generally uniform across the visible roof surfaces. No significant irregularities in laying pattern were observed from accessible vantage points.

Tiles appeared adequately fixed in the areas viewed. Fixings to inaccessible areas could not be confirmed.

Ridge & Hip Cappings

Ridge and hip cappings appeared generally intact. Bedding mortar and flexible pointing were observed to be in serviceable condition at the time of inspection.

Ridge pointing is a maintenance item and may deteriorate over time due to weather exposure and thermal movement. Periodic inspection and maintenance are recommended to maintain effective weatherproofing and prevent moisture ingress.

Roof Flashing (Roof Void Observation)

Loose flashing was observed from within the roof void.

Loose or inadequately secured flashing can allow moisture penetration during rainfall events. It is recommended that a licensed roofing contractor assess and secure the affected flashing to prevent future water ingress and associated secondary damage.

Evidence of previous repair works was noted. While no active leakage was apparent during the inspection, performance during heavy rainfall events cannot be guaranteed.

Valleys & Drainage Channels

Roof valleys and drainage channels appeared clear and unobstructed at the time of inspection. Valley irons appeared functional in the accessible sections. Some loose tiles were noted which need to be secured promptly.

Regular cleaning and maintenance of valleys is essential to prevent accumulation of leaf litter and debris, which can lead to blockages, water back-up, and overflow into the roof space.

Moisture & Water Entry

Evidence of minor water staining was noted internally at the time of inspection. While no active dripping was observed, staining indicates that moisture ingress has occurred at some stage.

Moisture conditions can vary significantly depending on rainfall intensity, wind direction, and seasonal factors. Ongoing monitoring is recommended, particularly following heavy rainfall, to confirm whether the issue is historical or ongoing.

Roof Sarking / Underlay

Roof sarking (reflective foil underlay) was not installed.

The absence of sarking reduces secondary protection against wind-driven rain, dust ingress, and condensation. While sarking is not mandatory in all installations, its

absence may increase the likelihood of minor moisture ingress under certain weather conditions.

Guttering & Downpipes (Viewed in Association)

Guttering appeared generally functional and free from significant obstruction at the time of inspection. Minor signs of overflow or backflow were noted during visual assessment.

Routine cleaning and maintenance of gutters and downpipes is recommended to prevent water back-up, which can result in overflow beneath tiles and subsequent internal staining.

General Condition

Overall, the tiled roof and associated components were assessed as satisfactory for age and type, subject to the noted minor defects and access limitations.

Minor maintenance works, including securing loose flashing and ongoing cleaning of gutters and valleys, will assist in preserving waterproofing performance and extending the serviceable life of the roof covering.

Additional Information

Photographs were taken for reference purposes.

Roof performance may vary depending on weather conditions and seasonal exposure.

Further assessment and rectification of the identified flashing issue is recommended by a licensed roofing contractor.

Inspector’s Comments

The concrete tiled roof was observed to be in generally sound condition at the time of inspection; however, minor leakage evidence and loose flashing were identified. Access was restricted due to height and safety considerations, and not all roof areas were physically inspected.

Regular maintenance, including inspection of ridge pointing, cleaning of gutters and valleys, and timely repair of loose flashing, is recommended to minimise the risk of future water ingress.






Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Limited Accessibility..
Information:	Observation:

Access to the roof void was restricted due to several limiting factors, including:

- Low roof pitch
- Non-trafficable framing

- Inaccessible or obstructed areas

- Presence of insulation

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.

Noted Item

Building: Main Building
Location: Kitchen
Finding: Kitchen Sink – Overall Condition & Recommendations.
Information: Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

Noted Item

Building: Main Building
Location: Laundry
Finding: Laundry - Taps/Plumbing/Drainage.
Information: Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

• The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

Recommendations:

• Further monitoring or testing is recommended once the taps are placed into regular

use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be good.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

TOILET ASSESSMENT

Toilet:

• No leaks were observed during the flushing process.

• The toilet operated normally with no signs of malfunction or abnormal water flow.

• The toilet pan was securely fixed to the floor at the time of inspection.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.
	No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.
	Recommendation:
	It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information:	Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.
	• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.
	• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.
	While this inspection includes observations of visually apparent defects relating to

plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Shower Recess Waterproofing – Visual Assessment Only.
Information:	A visual inspection of the shower recess and surrounding walls was carried out where accessible. No evidence of recent water damage was observed at the time of

inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

• Commissioning a special purpose (invasive) inspection by a qualified professional

• Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System – Previous Barrier Noted..
Information:	Observation:

At the time of inspection, evidence of a previous termite management system was noted, indicated by the presence of a durable notice affixed to the electrical switchboard.

Recommendations:

• The installation of a termite management system is strongly recommended for all properties, particularly those with timber building elements. These systems provide a

proactive defence against termite attack and are effective in minimising the risk of concealed termite entry and structural damage.

• The client is advised to contact the pest control provider listed on the durable notice (if identifiable) to obtain further information regarding:

• The type of system installed (e.g., chemical barrier, baiting system, or physical barrier)

• The installation date

• Any warranty conditions, service history, or ongoing maintenance requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

Summary:

A termite management system is a comprehensive strategy to protect a property from termite infestation. It may include a combination of:

• Physical barriers

• Chemical treatments

• Baiting systems

• Regular inspections and monitoring

These measures work together to reduce the likelihood of undetected termite access and long-term structural damage to the building.

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.