



Building and Timber Pest Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: 12 Kotuku St, Coffs Harbour NSW 2450, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. 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: Mon, 30 Mar 2026

Modified Date: Wed, 1 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 12 Kotuku St, Coffs Harbour NSW 2450, Australia

Client's Email Address:

Client's Phone Number:

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Email: Coffsharbour@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Coffs Harbour)

Company Address and Postcode: Coffs Harbour 2450

Company Email: Coffsharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0422 441 126

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: There were limiting factors that prevented a thorough inspection of several areas in and around the home at the time of this inspection. These areas have been documented in this report. Please read the report in its entirety.

A thermal imaging camera and moisture metre were used in the inspection of this house.

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 Partially renovated with minor defects and unfinished works

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is Termite protection status unknown, no evidence of timber pest inspections or treatments evidenced.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - HardiFence, Fence - Fabricated Metal Fence, Footpath, Garage, Pool, Driveway, Carport, Retaining Walls
Other Timber Bldg Elements	Fascias, Internal Joinery, Skirting Boards, Architraves, Doors, Door Frames, Window Frames
Roof	Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Interior
- Exterior
- Fencing
- Roof Exterior - Part
- Roof Void - Part
- Slab
- Temporary builders fencing was provided to the dilapidated pool area.
- Pool Surrounds
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Outside of the fencing.
- Roof Exterior - Part
- Site - Part.
- The swimming pool area was fenced off with temporary builders fencing.

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:

- Ceiling linings
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Debris in gutters
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- External concrete or paving
- External finished ground level
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- No safe point from which to access roof exterior
- Porch
- Stored items
- Sarking
- 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: Driveway
Finding: Crack in concrete slab - Category 4
Information: At the time of this inspection a number of significant cracks and areas of damage were evident in the concrete driveway.

A crack coded as Category 4 was identified in the slab.

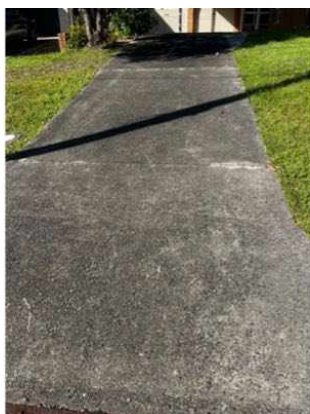
A Category 4 crack is described as a crack that appears as a gap in the slab, with disturbing curvature or change in level affecting the slab.

The approximate width of the crack or gap is 4mm-10mm or a change in offset of greater than 25mm when a 3m straight edge is placed over the defect.

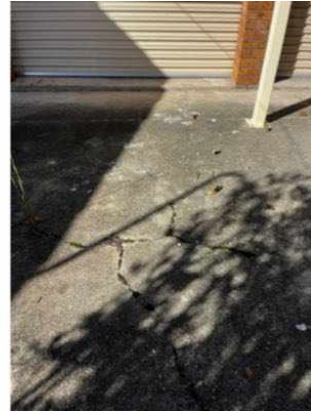
Category 4 cracking to slabs exceeds allowable Standards and Tolerances, and are therefore considered as major defects that require rectification.

It was also observed that there were areas of damage to the concrete driveway, it is recommended that a concreter repair these areas.

The driveway should also be pressure cleansed to remove any mould growth.







Finding 2.02

Building: Main Building

Location: Shower floors

Finding: Shower tiled floors - defects

Information: It was observed at the time of this inspection, that the bathroom and ensuite tiled shower floor appeared to be non compliant with the Australian Standard. Both floors had minimal fall to the floor waste. It is recommended that both floors be re installed with the appropriate falls.



Minor Defect

Finding 3.01

Building: Main Building

Location: Entry

Finding: Entry - minor defects

Information: At the time of this inspection it was observed that there were a number of minor defects in the front entry area,

1 - The entry tiled floor was covered in cement, glue, paint etc, the tiled floor should be cleaned or a new tiled floor added.

2 - It was observed that the timber entry door jamb, side light, door sill and entry door had minor damage and deterioration evident. It is recommended that a painter patch, sand and repaint all timber elements of the entry door unit. The locks should also be replaced.





Finding 3.02

Building: Main Building
 Location: Entry/lounge Room
 Finding: Entry/lounge room - defects
 Information: At the time of this inspection it was observed that there were a number of defects and unfinished works to the entry/lounge room areas,

1 - There were several cracks to the masonry internal wall skin, the cracks should be patched.

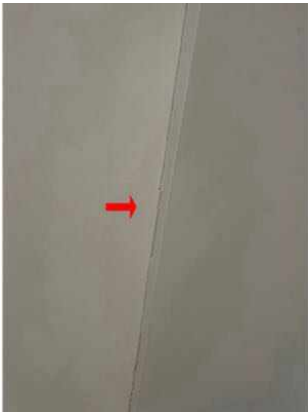
2 - It was observed that there was a masonry nib wall and a gap in the masonry wall where a wall has been removed that required rendering and finishing, a renderer should complete this work.

3 - The new window requires architraves to be fitted and all walls require skirtings to be fitted by a carpenter.

4 - It was observed that there was a gap to the underside of the cornice/wall junction and a vertical crack to one internal wall junction, a painter should fill this gap.

5 - All internal wall, ceiling and window trims require painting.

6 - It was observed that the electrical works were not finished (switches fitting) in this room, an electrician should complete this work.





Finding 3.03

Building: Main Building

Location: Laundry

Finding: Laundry - defects

Information: At the time of this inspection it was noted that there were a number of minor defects and unfinished works in the laundry.

The laundry had a number of unfinished items,

1 - A section of tile was missing and the floor tiles required grouting.

2 - The brick wall and nib require rendering.

3 - The laundry joinery should be supplied and fitted.

4 - The associated plumbing should be supplied and installed.

5 - The new window should have the architraves fitted.

6 - The external door should be supplied and fitted.

7 - A dummy tile was observed at the garage step.

8 - All area should be painted.

9 - All electrical fixtures and fittings should be supplied and fitted.





Finding 3.04

Building: Main Building

Location: Garage

Finding: Garage - internal defects

Information: At the time of this inspection there were a number of defects and unfinished items in the garage,

- 1 - The external door and internal door and door jamb should be supplied and fitted.
- 2 - The window architrave should be fitted.
- 3 - The garage should have all items of materials removed and cleaned.
- 4 - All areas of the ceiling, cornice and trims should be painted.





Finding 3.05

Building: Main Building
Location: Kitchen
Finding: Kitchen - minor defects
Information: At the time of this inspection it was noted that there were several minor defects and unfinished works in the kitchen area,

1 - Sections of floor tiles were missing and also areas requiring grout to the floor tiles, a tiler should complete this work.

2 - All kitchen drawers and cupboard doors should have the handles supplied and fitted where required.

3 - It was observed that the garbage bin drawer was hitting on the pantry door architrave, a carpenter or joiner should adjust the materials to prevent this happening.

4 - All areas of the ceiling, walls and joinery bulkheads should be painted.

5 - All electrical fixtures and fittings should be supplied and fitted.

6 - All wall/ceiling, walls trim junctions should be sealed by a tiler.







Finding 3.06

Building: Main Building
Location: Pantry - Walk In
Finding: Pantry defects
Information: At the time of this inspection it was observed that there were a number of defects and unfinished works in the walk in pantry,

- 1 - The cavity sliding door and trims should be fitted.
- 2 - The plasterboard ceiling has areas that require patching.
- 3 - All ceiling and joinery bulkheads and walls require painting.
- 4 - All wall/ceiling, walls trim junctions should be sealed by a tiler.
- 5 - All electrical fixtures and fittings should be supplied and fitted.





Finding 3.07

Building: Main Building
Location: Dining Room
Finding: Dining room - defects
Information: It was observed that there were a number of unfinished items in the dining room,

- 1 - There floor tiles require grouting in one area.
- 2 - All areas of the walls and ceiling require painting.





Finding 3.08

Building: Main Building
 Location: Bathroom
 Finding: Bathroom - defects
 Information: At the time of this inspection it was observed that there were a number of unfinished works in the bathroom area,

- 1 - The shower screen should be supplied and fitted.
- 2 - The shower rose/head should be supplied and fitted.
- 3 - The mirror should be supplied and fitted.
- 4 - The floor waste should be cut in and fitted.
- 5 - The plasterboard cornice should be completed.
- 6 - All painting to the ceiling and skylight should be completed.
- 7 - The electrical fixtures and fittings should be supplied and fitted.
- 8 - The cornice/wall tile junction should be sealed by a tiler.





Finding 3.09

Building: Main Building

Location: Hallway

Finding: Hallway - defects

Information: At the time of this inspection it was observed that there was a number of minor defects and unfinished works present in hallway.

1 - Sections of the skirting should be fitted by a carpenter.

2 - Several wall cracks should be patched by a painter.

3 - All areas of the ceiling, walls trim junctions and trims should be painted.

4 - All electrical fixtures and fittings should be supplied and fitted.

It is recommended that the renovation builder be asked to provide a waterproofing certificate for the bathroom.





Finding 3.10

Building: Main Building
 Location: Bedroom - Master
 Finding: Bedroom 1 - defects
 Information: At the time of this inspection several defects and unfinished works were observed in the main bedroom,

- 1 - The wardrobe sliding door unit should be supplied and fitted and shelving painted.
- 2 - All walls and ceilings should be patched and painted.
- 3 - All electrical fixtures and fittings should be supplied and installed.

4 - Fit cornice to back of wardrobe





Finding 3.11

Building: Main Building
 Location: Ensuite - Master
 Finding: Ensuite - defects
 Information: At the time of this inspection it was observed that there were a number of unfinished works to the ensuite.

- 1 - The shower screen should be supplied and fitted.
- 2 - The mirror should be supplied and fitted.
- 3 - The floor waste should be cut in and fitted.
- 4 - The plasterboard cornice should be completed.
- 5 - All painting to the ceiling should be completed.
- 6 - The electrical fixtures and fittings should be supplied and fitted.
- 7 - The cornice/wall tile junction should be sealed by a tiler.

It is recommended that the renovation builder be asked to provide a waterproofing certificate for the ensuite.



Finding 3.12

Building: Main Building
Location: Bedroom 2
Finding: Bedroom 2 - defects
Information: At the time of this inspection several defects and unfinished works were observed in bedroom 2,

- 1 - The wardrobe sliding door unit should be supplied and fitted.
- 2 - All walls and ceilings should be patched and painted.
- 3 - Fit missing cornice, fill gap at wall/cornice junction.
- 4 - Check roof tiles and flashings for leak where ceiling has water damage.
- 5 - Fit cornice to back of wardrobe and fill gap under cornice (wall/cornice junction).
- 6 - Paint wardrobe shelving.
- 7 - Tiler fit flexible sealant to floor tile expansion joints.
- 8 - All electrical fixtures and fittings should be supplied and installed.





Finding 3.13

Building: Main Building

Location: Bedroom 3

Finding: Bedroom 3 - defects

Information: At the time of this inspection several defects and unfinished works were observed in bedroom 3,

1 - Fit timber skirtings to walls

2 - Fit cornice to back of wardrobe.

3 - Fill the gaps to the wall/cornice junction.

4 - Fit missing cornice to room.

5 - Patch and paint walls, ceilings, door and window frames and wardrobe shelving.

6- Supply and install wardrobe doors.

7 - Supply and install all electrical fixtures and fittings.







Finding 3.14

Building: Main Building
Location: Roof Void
Finding: Roof void
Information: The roof void appeared to be in fair condition, no insulation was present to the ceiling.

It was observed that there were several areas of damaged sarking to the roof tiles. It is recommended that a roofer repair the joins and any damage.

It was observed that there were big gaps between the roof tiles and roof flashing at the northern gable end, it is recommended that the gable end flashing be “dressed” down onto the roof tile surface.

It is recommended that the ceiling be insulated for thermal efficiency.





Finding 3.15

Building:	Main Building
Location:	External paths and paved areas
Finding:	External paths - defects
Information:	<p>It was observed at the time of this inspection that the concrete and paved paths to the exterior of the house were in poor condition,</p> <ol style="list-style-type: none"> 1 - There were numerous cracks to the concrete paths, a concreter should repair the paths where applicable. 2 - The paved section of path was in very poor condition, it is recommended that a landscaper replace the paving. 3 - The concrete paths had mould growth evident, the paths and front brick retaining wall should be pressure cleaned. 4 - It was also observed that a section of tile sill has missing from the rear sliding door, a tiler should replace the tiled sill.





Finding 3.16

Building:	Main Building
Location:	Masonry retaining walls
Finding:	Retaining walls
Information:	At the time of this inspection, it was observed that the masonry retaining wall at the rear of the house had minor cracking due to the vegetation growth. The vegetation should be removed and a bricklayer repair the damage.

The retaining wall should be pressure cleaned to remove the moss and mould growth.



Finding 3.17

Building: Main Building
Location: Roof exterior
Finding: Roof exterior and guttering
Information: At the time of this inspection, the roof appeared to be in a weathered but fair condition with minor damage evident.

The roof sheeting to the carport had minor rusting to the sheeting evident in areas.

The guttering was in a damaged and poor condition and should be replaced.

The roof was inspected from a ladder only due to Workplace Health and Safety constraints.

It is recommended that a roofer thoroughly inspect the roof sheets, roof flashings and guttering.





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: Rear pool and surrounding area - defects
Information: It was observed at the time of this inspection, that the swimming pool was severely damaged and should be filled in.

It was also observed that the surrounding paved and concrete areas were severely damaged and should be removed.

Temporary builders fencing prevented access to the pool area.

The rear yard should be landscaped.



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Possible concealed termite entry areas - conducive to termite attack
Information:	At the time of this inspection, numerous areas of possible concealed termite entry points were observed around the exterior of the building.

These areas are points on the exterior of the building where it is not possible to view the external cladding or slab/foundation edge because of close proximity of external members/features.

These elements could be fixtures and fitting, landscaping elements, high ground levels, external pipes or ductwork, fixed items against the building, unprotected piers, garden bark, retaining walls abutting the external walls, etc.

It was also observed that numerous areas around the perimeter of the building and deck had Timbers in contact with the ground. This has the potential to attract termites to the building and should be removed as soon as possible.

These areas should be cleared if possible and monitored regularly for termite infestation by a timber pest expert.

It is recommended that a timber pest expert provide and implement a Timber Pest Management Plan as soon as possible.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
 Location: Exterior walls - front
 Finding: Exterior area front - defects
 Information: It was observed at the time of this inspection that there were a number of defects and unfinished works at the front of the house,

1 - It was noted that there new brickwork has been added to the external walls where the windows have been altered/replaced. It is recommended that all external brick walls be rendered and painted.

2 - The new windows require angles to be fitted to close off the gap between the window frames and new brick walls and eaves sheeting. A glazier should complete this work.

3 - It was observed that the timber barge board in this area had significant fungal decay (woof rot) present, it is recommended that a carpenter repair or replace the affected timber.

4 - It was observed that there was water staining and mould growth to the eaves

sheets in one area, also noted was that the eaves sheets were damaged and not fitted correctly, it is recommended that a roof tiler check the roof for leaks. It is further recommended that a carpenter repair the eaves sheets and all sheets be repainted.

5 - It was observed that's the guttering had minor rust and damage evident, the guttering and down pipes should be replaced by a plumber.





Finding 7.02

Building: Main Building
 Location: Exterior walls - left side
 Finding: Exterior area - left side
 Information: At the time of this inspection it was observed that there were a number of minor defects to the external walls on the left side of the house.

1 - It was observed that the timber fence panel to the side gate was damaged and should be replaced by a carpenter.

2 - The new windows require angles to be fitted to close off the gap between the window frames and new brick walls and eaves sheeting. A glazier should complete this work.

3 - It was observed that the timber barge board in this area had significant fungal decay (woof rot) present, it is recommended that a carpenter repair or replace the affected timber.

NOTE: It was observed that the left side fence was made from "Super six: sheeting, there was minor damage to the fence in areas. The fence contains asbestos and consideration should be given for removing the fence. No work should be carried out to the fence until the fence material has been sampled, tested and reported for asbestos.



Finding 7.03

Building: Main Building
 Location: Exterior walls - rear
 Finding: Exterior rear - defects
 Information: It was observed at the time of this inspection that there were a number of minor defects and unfinished works to the rear of the house,

1 - It was noted that there new brickwork has been added to the external walls where the windows have been altered/replaced. It is recommended that all external brick walls be rendered and painted. Some cracking was observed to the west end of the

rear wall, it is assumed that minor movement in the foundation has caused the cracking over time. It is recommended that the crack be sealed with flexible sealant and rendered. If you are concerned by the cracking, a structural engineer should be consulted.

2 - The new windows require angles to be fitted to close off the gap between the window frames and new brick walls and eaves sheeting. A glazier should complete this work.

3 - It was observed that the timber fascia in this area had significant fungal decay (woof rot) present, it is recommended that a carpenter repair or replace the affected timber.

4 - It was observed that there was water staining and mould growth to the eaves sheets in one area, also noted was that the eaves sheets were damaged and not fitted correctly, it is recommended that a roof tiler check the roof for leaks. It is further recommended that a carpenter repair the eaves sheets and all sheets be repainted.

5 - It was observed that's the guttering had significant rust and damage evident, the guttering and down pipes should be replaced by a plumber.







Finding 7.04

Building: Main Building
 Location: Exterior walls - right side
 Finding: Exterior area - right side
 Information: It was observed at the time of this inspection that there were a number of defects and unfinished works at the right side of the house,

1 - It was noted that there new brickwork has been added to the external walls where the windows have been altered/replaced. It is recommended that all external brick walls be rendered and painted.

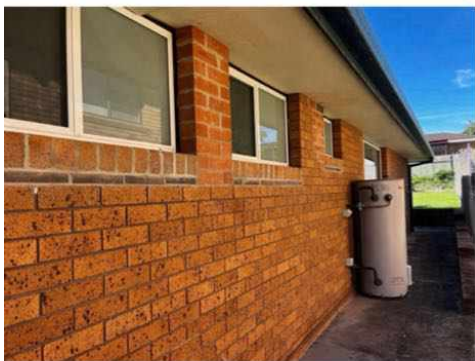
2 - The new windows require angles to be fitted to close off the gap between the

window frames and new brick walls and eaves sheeting. A glazier should complete this work.

3 - It was observed that the timber fascia in this area had minor fungal decay (woof rot) present, it is recommended that a carpenter repair or replace the affected timber.

4 - It was observed that there was water staining and mould growth to the eaves sheets in one area, also noted was that the eaves sheets were damaged and not fitted correctly, it is recommended that a roof tiler check the roof for leaks. It is further recommended that a carpenter repair the eaves sheets and all sheets be repainted.

5 - It was observed that's the guttering and down pipe had rust and damage evident, the guttering and down pipes should be replaced by a plumber.





Finding 7.05

Building: Main Building
Location: Entry/carport wall
Finding: Entry carport wall - defects
Information: It was observed at the time of this inspection that there were a number of defects and unfinished works at the entry carport wall area,

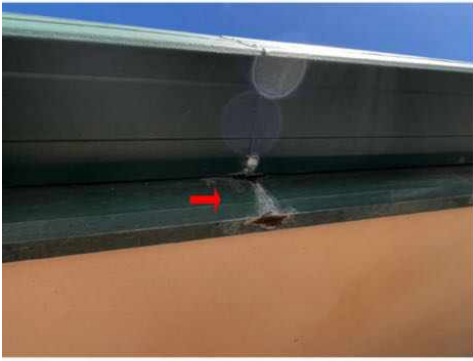
1 - It was noted that there new brickwork has been added to the external walls where the windows have been altered/replaced. It is recommended that all external brick walls be rendered and painted.

2 - The new windows require angles to be fitted to close off the gap between the window frames and new brick walls and eaves sheeting. A glazier should complete this work.

3 - It was observed that the eaves sheets were damaged and not fitted correctly, it is recommended that a roof tiler check the roof for leaks. It is further recommended that a carpenter repair the eaves sheets and all sheets be repainted.

5 - It was observed that the guttering and metal fascia had minor rust and damage evident, the guttering and down pipes should be replaced by a plumber.





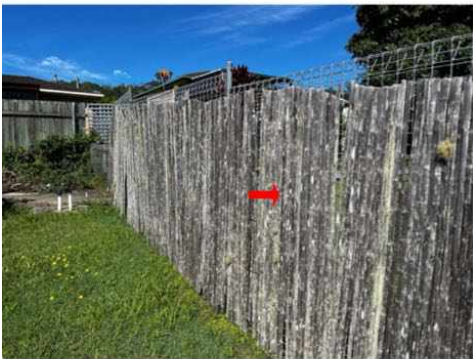
Finding 7.06

Building:	Main Building
Location:	Boundary fences
Finding:	Timber fence - fungal decay front boundary fence
Information:	At the time of this inspection it was observed that the timber fences appeared to have an older section and newer section.

The older section of timber fence was in a deteriorated state with mould and fungus growth evident and minor fungal decay (wood rot) observed.

A fencer should be engaged to repair or replace any affected sections and provide maintenance to all fences as required.

The “super six” eastern fence has been detailed in this report.





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

-

This house was in a partially renovated state with a number of defects and unfinished items observed.

At the time of this inspection it was noted that there was a no evidence of timber pest inspection, treatments or barriers used in the construction or renovation of this house. The builder should be contacted to obtain written evidence of termite protection fitted to the house at the time of construction or renovation.

As a consequence of the conducive conditions that exist around the external of the building for the attack or infestation of timber pests, it is highly recommended that a professional timber pest practitioner be engaged to complete a thorough inspection of the entire property including all areas of the building and provide and implement a Timber Pest Management Plan as soon as possible.

The builder should be contacted to obtain all relevant certificates and warranties for work already completed or partially completed.

If applicable, approved renovation architectural plans and Local Council approvals should be obtained and complied with.

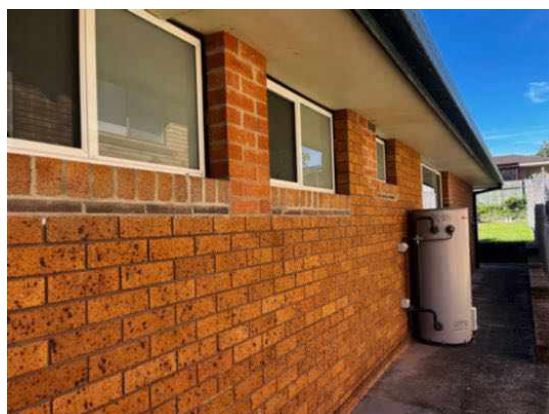
For further information, advice and clarification please contact Leon Pennell on: 0422 441 126

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Obstructions and Limitations External Areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas 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 Internal Areas
 Finding: Obstructions and Limitations Internal Areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of internal areas 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:	Roof Void
Finding:	Obstructions and Limitations Roof Space Areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of roof space areas 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.



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

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Evidence of a previous termite management system was identified
Information:	At the time of this inspection it was noted that there was no evidence of timber pest inspection, treatments or barriers used in the construction or renovation of this house.

The builder should be contacted to obtain written evidence of termite protection fitted to the house at the time of construction or renovation.

As a consequence of the conducive conditions that exist around the external of the building for the attack or infestation of timber pests, it is highly recommended that a professional timber pest practitioner be engaged to complete a thorough inspection of the entire property including all areas of the building and provide and implement a Timber Pest Management Plan as soon as possible.



Definitions to help you better understand this report

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

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

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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