Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 9 Mar 2026

Property Address: U2/20 Dido St, Kiama NSW 2533, Australia

Contents

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

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

Original Inspection Date:	Mon, 9 Mar 2026
Modified Date:	Tue, 10 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	U2/20 Dido St, Kiama NSW 2533, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Justin Blake Ph: 0435 182 122 Email: Shellharbour@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Shellharbour)
Company Address and Postcode:	Shellharbour 2529
Company Email:	Shellharbour@jimsbuildinginspections.com.au
Company Contact Numbers:	0435 182 122

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: For the purpose of this report, the Structure includes all the elevated decks, stairs and handrails. Some handrails show severe rust and other areas show water ingress.

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

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with safety, major and minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Multi Unit Property, Apartment
Company or Strata title	Yes
Floor	Concrete, Slab - Suspended Slab, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Other Building Elements	Party Walls, Driveway
Other Timber Bldg Elements	Doors, Internal Joinery, Door Frames, External Joinery, Landscaping Timbers and Construction, Skirting Boards
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond), Flat
Storeys	Three Storey
Walls	Cavity Brick
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

- Gardens

- Roof Void - Part

- Landscaping Timbers

- Roof Exterior - Part

- Subfloor - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- Roof Exterior - Part

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

- Subfloor - Part.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Appliances and equipment

- Ceiling linings

- Areas of skillion or flat roof - no access

- Debris in gutters

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Landscaping

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

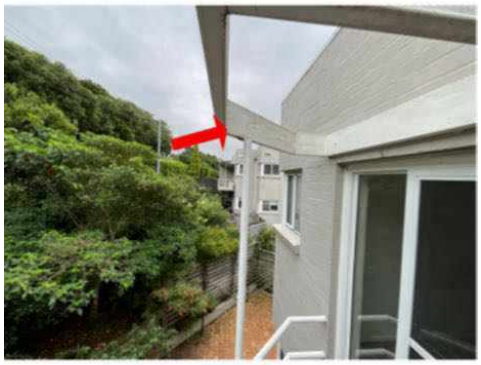
Building:	Main Building
Location:	Stairs and pergola areas
Finding:	Balcony & stair railings - rusted or corroded
Information:	These railings shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

The garage door area also shows minor rust.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder must be appointed to replace these railings that have been severely affected by rust or water damage.



Finding 1.02

Building: Main Building
Location: Bathroom
Finding: Window opening restrictors missing.
Information: The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection.

Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means all windows above ground level which do not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor.

These need to be added urgently for the safety of all persons.

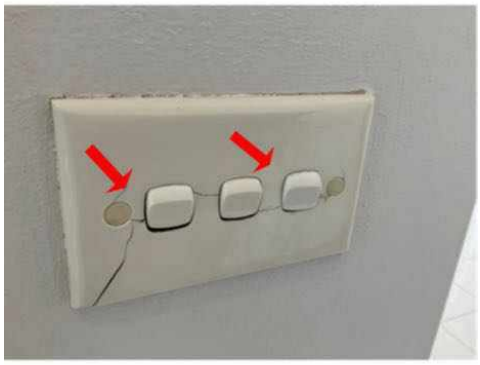
Finding 1.03

Building: Main Building
Location: Bathroom, hall, loungeroom
Finding: Switches - Damaged
Information: The switches in this area was found to be damaged at the time of inspection. This occurs generally when the building materials have either aged and decayed or as a result of impact damage (accidental or deliberate). This damage may also have

occurred during installation.

Repair and/or replacement of the switches is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the light switch as soon as possible.

Please note that commenting on electrical works are outside the scope of this inspection. Please engage a licensed electrician to further inspect the property, at client discretion.



Major Defect

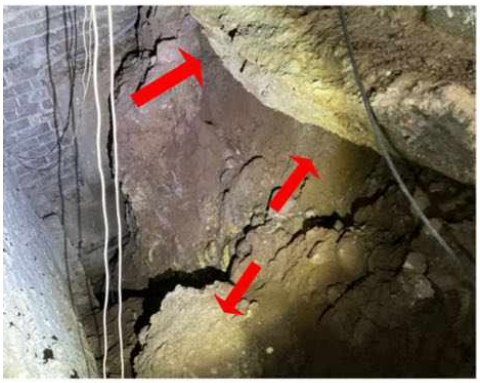
Finding 2.01

Building:	Main Building
Location:	Subfloor
Finding:	Subsidence
Information:	It appears that the subfloor structure has been affected by movement of the ground foundations, often referred to as subsidence.

This slab that appears to be 450mm thick in this area is overhanging 400mm as some of the ground has fallen away.

General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. A small area past this further in the subfloor also shows a crack opened up in the ground.



Finding 2.02

Building:	Main Building
Location:	Ensuite - Master
Finding:	Internal walls - Bulging
Information:	Bulging was noted to the ensuite shower wall surface. It is suspected that this bulging is caused by lack of or failure in adhesion to framing, a common indication of substandard workmanship during the installation phase. This may also be from internal water damage inside the wall. The wall outside the shower door shows excessive moisture of 62.2 (see next defect).

Building works required to fix bulging building elements should be completed as the cause may be significant and may indicate a structural defect which would require extensive works in the long-term future, including works to floor structures, walls, and

associated finishes.

Further invasive inspection is required to determine the actual cause. If the cause is structural it is advisable that an Engineer also inspects the building.

A builder will then be required to replace this wall then works to replace the waterproofing membrane, tiling etc will be required.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Ensuite - Master, south bedroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture was found in two areas of the building. Readings of 62.2 and 100 were recorded in the ensuite left bathroom wall and loungeroom wall consecutively.

This excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage and sealant, leaking plumbing pipes or fixtures poorly plumbed HWS

overflows or condenser units and poor site drainage (see also wall bulging defect in the ensuite).

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the internal property.

Finding 3.02

Building:	Main Building
Location:	Subfloor
Finding:	Brickwork - Step cracking

Information: Step cracking of 2mm was identified to the brickwork in this left rear subfloor wall area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

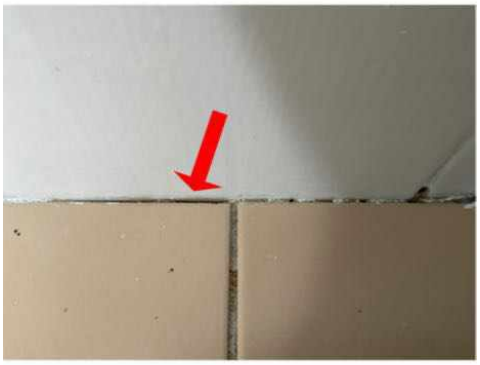
Finding 3.03

Building: Main Building
Location: Laundry, kitchen and bathroom areas
Finding: Sealant and grouting - Missing
Information: It was noted on inspection that sealant or grout is missing to these pictured areas of the building.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

A sealant expert is required ti replace all damaged areas of sealing in the near future.

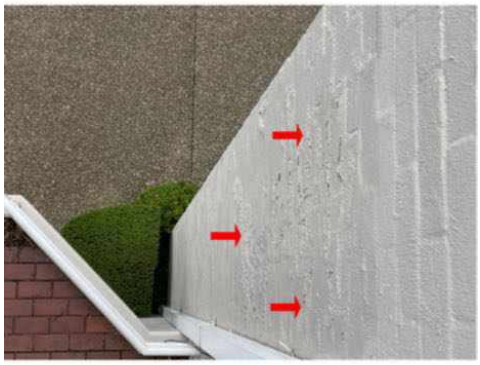


Finding 3.04

Building:	Building 1
Location:	Pictured internal Areas
Finding:	Building elements - Damaged
Information:	Evidence of damage was identified to the pictured top floor areas where some areas of trim are missing. A carpenter is required to repair these areas.

Finding 3.05

Building:	Building 1
Location:	Stairs, walls and laundry areas
Finding:	Excessive moisture and damaged wall elements
Information:	The pictured external walls shows signs of excessive moisture damaging the wall paint. Excessive moisture can compromise the structural integrity of the wall over time as well as lead to the formation of mould. Works to remove and replace any damaged paint is necessary.



Finding 3.06

Building:	Main Building
Location:	3 sliding and other doors
Finding:	Doors - Stiff to slide/ binding/ broken
Information:	These doors were jammed and difficult to slide along the associated tracks at the time of the inspection. The upper rear door will not slide and has a broken handle and lock all requiring replacement.

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

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

Finding 3.07

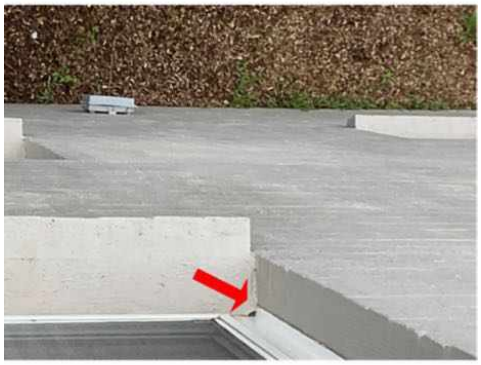
Building:	Main Building
Location:	Stairs and bathroom areas
Finding:	Cracked and loose floor tiles
Information:	Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of water ingress.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

Finding 3.08

Building:	Main Building
Location:	Exterior walls
Finding:	Sealant (external) - Missing.
Information:	It was noted on inspection that areas of external sealant was missing to small areas of the external walls.
	A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.
	Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.
	A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible



Finding 3.09

Building:	Main Building
Location:	Bathrooms , wardrobe,
Finding:	Doors and cupboard areas - Swollen or damaged
Information:	Swollen building elements (doors, cupboards) generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.

Finding 3.10

Building:	Main Building
Location:	Ensuite - Master
Finding:	Exhaust fan - Missing
Information:	An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.

Finding 3.11

Building:	Main Building
Location:	Roof Exterior
Finding:	Unfinished construction
Information:	The construction of this structure appears to be incomplete. The safety of the structure can therefore not be ensured and the creation of secondary defects to surrounding building elements may be likely. A Registered Builder should be appointed immediately to complete this construction process.

Finding 3.12

Building:	Main Building
Location:	Roof Exterior
Finding:	Swarfing stains
Information:	Many roof areas shows evidence of rusting and corrosion, which is a result of swarfing.

Swarf is the term given to the steel debris arising from cutting or piercing operations when using friction saws, abrasive discs, drills,

etc., on steel products. Whilst comprising mostly fine steel particles mixed with abrasive media, in this context swarf may also be taken

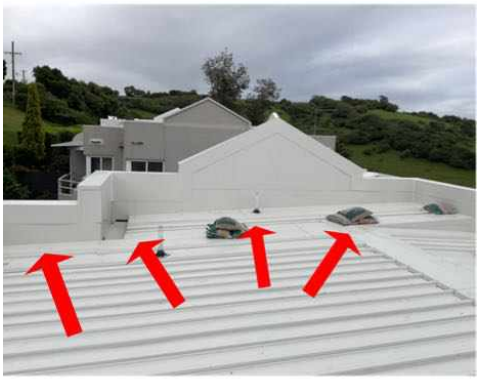
to include any other discarded steel objects such as rivet shanks, nails, screws and nuts.

Fresh swarf stains are characterised by small red-brown coloured areas with a central dark spot (the remains of the steel particles).

The surface will feel like sandpaper, and the particle may be lifted with a fingernail. An old swarf stain will appear as a localised red-

brown stain, the steel particle having corroded away, and the surface will be smoother.

Prevention of swarf staining is the responsibility of the installer. All these stains need to be cleaned before further rust ensues.



Finding 3.13

Building:	Main Building
Location:	Roof Exterior
Finding:	Building waste in drains
Information:	Builders waste was found inside external drains at the time of the inspection. Builders waste left in these drains has the potential to interrupt the normal function of these drains and may lead to blockages and flooding of surrounding areas. A handy person or plumber is required to remove this waste from these drains as soon a possible .

Finding 3.14

Building:	Main Building
Location:	Laundry
Finding:	Render (external) cracking.
Information:	It has been observed that cracking to some external rendered surfaces. The degree of damage is described as “slight” noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width. Always contact your building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.15

Building:	Main Building
Location:	Laundry
Finding:	Wood rot
Information:	The laundry door jamb shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of the affected jamb may then be a necessary step in protecting surrounding building elements from such deterioration.

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

Finding 3.16

Building:	Main Building
Location:	Kitchen
Finding:	Tap - Leaking
Information:	The tap in this area was found to be leaking, spraying water in different directions at the time of inspection. This is a common defect that is consistent with general ageing of the building element. While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Finding 3.17

Building:	Main Building
Location:	Toilets
Finding:	Toilets - continually running.
Information:	Both toilet flushs needs to be adjusted by a plumber as it is currently continually running and not cutting out 10 minutes after flushing. Non-operational building elements such as this are vital to the function of the household and must be fixed. A qualified plumber should be appointed immediately to repair the toilet and return it to an operational state.

Live Timber Pest Activity

No evidence was found

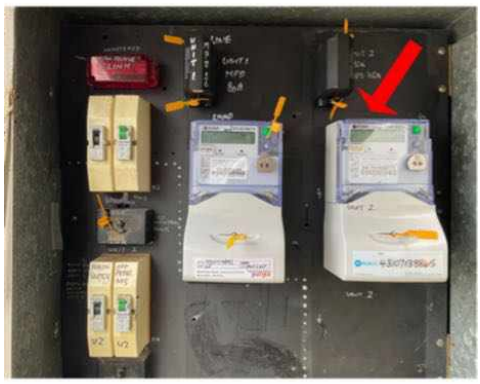
Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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



Finding 6.02

Building:	Main Building
Location:	Laundry
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures from 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case, the affected timber element is in a decaying state and will need replacement by a carpenter or licensed builder.

Finding 6.03

Building:	Main Building
Location:	Laundry
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

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

- Licensed Electrician

- Licensed Plumber

- Structural Engineer

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

D5 Conclusion - Assessment of overall condition of property

- The four bedroom unit has the safety issues of the rusted balcony railings, the missing window restrictors and damaged light switches.

It has, what appears to be the major defect of the subfloor subsidence.
This subfloor area requires the advice of a structural engineer to evaluate the damage and advise if and what rectification works are required.

There is also the bulging ensuite wall and excessive moisture requiring an invasive inspection to open the wall to determine the reasons for these defects and what repairs are required.

There are many minor defects including many doors, taps, sealant, paint and other areas all requiring repairs.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, vegetation and landscaping material covering the right side wall, a flat roof, a very deep subfloor hole etc meant some areas were inaccessible. All waterproofed areas cannot be seen to be inspected.

TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full ‘chemical’ termite management system be installed to the property. Also inspections in accordance with Australian Standards
AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.mln an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.
Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Stairs, railings and verandahs
Finding: Elevated structure inspections.
Information: While these decks appear to be very well constructed, where these elevated decks are present, these structures MUST be checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes all the elevated decks, stairs and handrails. Some handrails show severe rust and other areas show water ingress.

Noted Item

Building: Main Building
Location: Subfloor
Finding: Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas 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:	Three Roof Voids
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference

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.