



Building and Timber Pest Inspection Report

Inspection Date: Tue, 20 Jan 2026

Property Address: 44 Glenora Dr, Ingle Farm SA 5098,
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: Tue, 20 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 44 Glenora Dr, Ingle Farm SA 5098, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Skinner Ph: 0407 186 380
Email: Andrew@jimsbuildinginspections.com.au

BLD 173843

Company Name: Jim's Building Inspections (South Australia)

Company Address and Postcode: Salisbury Heights 5125

Company Email: Andrew@jimsbuildinginspections.com.au

Company Contact Numbers: 0407 186 380

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: Not Applicable

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

Overall Condition (Building)

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

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
Company or Strata title	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Footpath, Carport
Other Timber Bldg Elements	Fascias, Architraves, Door Frames, Doors, Floorboards, Internal Joinery
Roof	Pitched, Timber Framed, 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.

- Exterior
- Roof Exterior - Part
- The Site
- Interior
- 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:

- Subfloor due to lack of access.
- Areas of low roof pitch preventing full inspection.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Outside of the 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:

- Above safe working height
- Appliances and equipment

- Debris in gutters
- Duct work
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- External concrete or paving
- External finished ground level
- Floor coverings
- Furniture
- Ceiling linings
- Insulation
- Solar Panels
- 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

Finding 1.01

Building:	Building 1
Location:	All External Areas
Finding:	Smoke Detectors and Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



Major Defect

Finding 2.01

Building:	Building 1
Location:	Front Elevation
Finding:	Stormwater drain - Not connected or leaking

Information: The roof plumbing is not adequately connected to stormwater drainage or is leaking in several areas on the site. This issue negatively impacts the functional capacity of the roof plumbing. It appears that the rear stormwater drainage is contained and run out to the road however the front pipes appear to spill directly adjacent the dwelling.

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

It is highly recommended that a plumber be appointed to further inspect the area and to install or repair drainage equipment where necessary.



Finding 2.02

Building: Building 1
 Location: Roof Exterior
 Finding: Gutters - Blocked
 Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

At the time of inspection there were varying levels of blocked gutters evident.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Removal of debris may expose currently concealed defects.



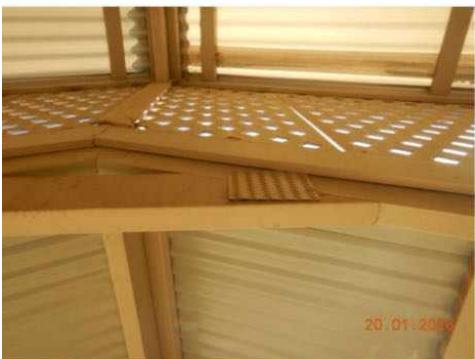
Finding 2.03

Building: Building 1
 Location: Pergola
 Finding: Trusses - Nail plate back out
 Information: There were several nail plates evident to the pergola roof trusses at the time of inspection that are backing out of their original positions.

This could be due to one or more of several reasons including faulty, nail plates, varying moisture levels, and exposure to the elements. Secondary defects can be created, worth of which being to structural failure and collapse.

The issue appears to be effecting relatively few truss plates (estimated 10%) and as such repair is likely possible. There is however rot evident to several trusses which will repair repair or replacement.

A structural engineer would be required to provide recommendations to be carried out by a licensed builder ASAP to prevent any further deterioration and to prevent a hazard being created.



Finding 2.04

Building: Building 1
Location: Bathroom 3
Finding: Light fitting - Loose
Information: The light to bedroom 3 was found to be loose at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate).

Left unmanaged, the fitting is unlikely to further deteriorate. However, the broken or loose fitting may expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the broken fitting is advised. A Licensed electrician should be appointed to repair/replace the fitting immediately.



Minor Defect

Finding 3.01

Building: Building 1
Location: All External Areas
Finding: Fencing - Fill placed against.
Information: It was noted at the time of inspection that sections of the fencing at the left side of the property had fill placed against it at the time of inspection.. The rear fence, while solid, was found to be leaning also.

Where fill is placed against the fence, it is likely that the fencing will deteriorate at an accelerated rate if not addressed.

A landscaper or handyperson could be appointed to remove the fill against the fence might install some form of retaining at the base at the discretion of the client.



Finding 3.02

Building:	Building 1
Location:	Exterior walls
Finding:	Brickwork - Cracking [Fine]
Information:	There were fine cracks evident to the external brickwork at the time of inspection.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

Always contact a building inspector should cracks widen lengthen or become more numerous.





Finding 3.03

Building: Building 1
Location: Roof Exterior
Finding: Roof plumbing - Rusted or corroded
Information: The roof plumbing has areas of rust and corrosion. While most of the gutters appeared to have been replaced, there appears to be small sections of original guttering to the rear of the property. There is also corrosion to several small areas of the new guttering which requires re sealing.

It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

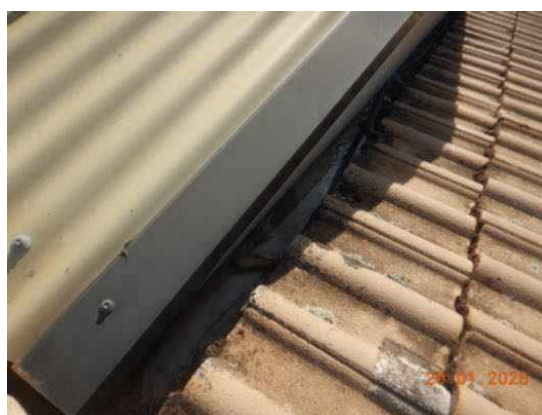
Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water.

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

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level.

To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. If leaking occurs work should be carried out to prevent further deterioration.





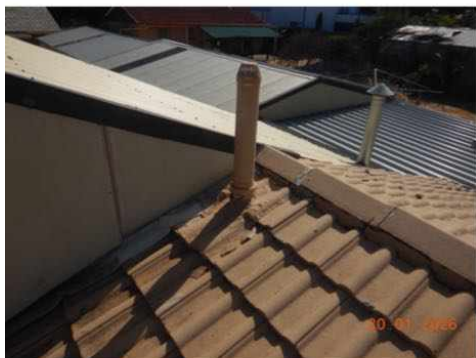
Finding 3.04

Building:	Building 1
Location:	Roof Exterior
Finding:	Mortar - Deterioration
Information:	Mortar, or 'bedding', is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show relatively low levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage.

Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a handyperson where areas of deterioration are localised and easily accessible. Otherwise, consultation with a roofing contractor is advised where greater works are required.



Finding 3.05

Building:	Building 1
Location:	All External Areas
Finding:	External painting deteriorated
Information:	Much of the external paintwork including but not limited to exterior fascia timbers, eaves linings and other elements, have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Rust to steel beams should be ground out and treated.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.





Finding 3.06

Building: Building 1
Location: All Internal Areas
Finding: Door and window not functioning as intended.
Information: Several doors and windows throughout the dwelling we're not functioning properly at the time of inspection. Several door doors were rubbing on the frame and or latches not striking to the door frame correctly. Several windows were hitting the exterior roller shutters therefore restricting functionality and also window winders were missing their handles.

Windows and doors are an integral part of the property and restricted functionality can create a safety hazard in emergency situations.

Repair of the windows and doors is highly recommended to ensure the functionality of all elements.

Consultation with a licensed carpenter or a general handy person is required to make repairs at the discretion of the client.





Finding 3.07

Building: Building 1
 Location: All Areas
 Finding: Minor defects present
 Information: There were several age and maintenance related defects evident to the dwelling at the time of inspection. These defects include but are not limited to

- Sill bricks damaged
- Rust to lintels
- Loose tiles to front porch
- Minor cracking/ damage to rear boxed eave linings
- We could not get the kitchen down lights working at the time of inspection.

Appropriate licensed trades people could be appointed to make repairs at the discretion of the client.



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:	Building 1
Location:	All External Areas
Finding:	Untreated or non-durable timbers in a hazardous environment
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated. Additionally any timber lying around or timber stumps should be removed.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack. Failing this close monitoring is recommended in an attempt to identify termite infestation at an early stage.





Finding 6.02

Building:	Building 1
Location:	All Areas
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.

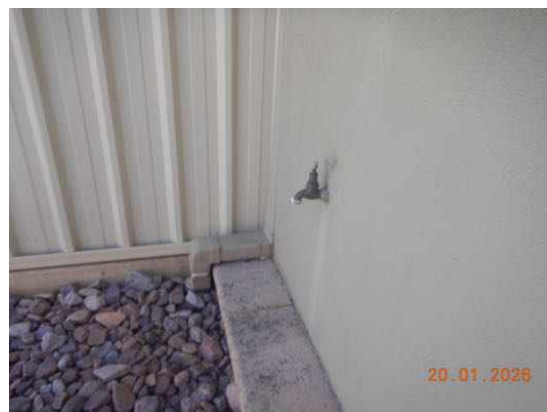
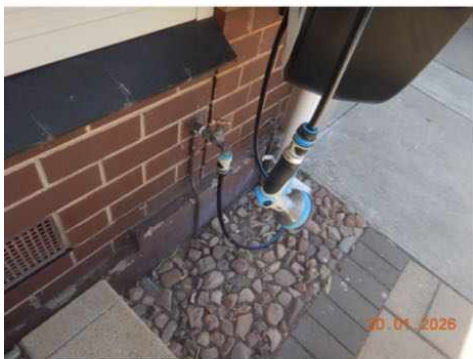


Finding 6.03

Building:	Building 1
Location:	All External Areas
Finding:	Air conditioner and or external tap - No drainage
Information:	Moisture around the perimeter of the building should be minimised to ensure that the area is kept dry and stable which in turn reduces the risk of water damage and termite infestation.

There appears to be no drainage points set up to the air conditioning unit, and or the external tap. While this is not a legal requirement it is recommended to reduce the risk of moisture related issues and the creation of an environment conducive to termite activity.

It is recommended that a licensed plumber be appointed to set up drainage in order to prevent such an environment from being created.



Finding 6.04

Building:	Building 1
Location:	Bathroom
Finding:	Shower damp - Sealant and grout
Information:	Damp is evident to sections of the lower wall to the shower alcove.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the tiling, grouting and sealant in this area, which shows evidence of deterioration.

There were no high moisture readings around the taps.

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

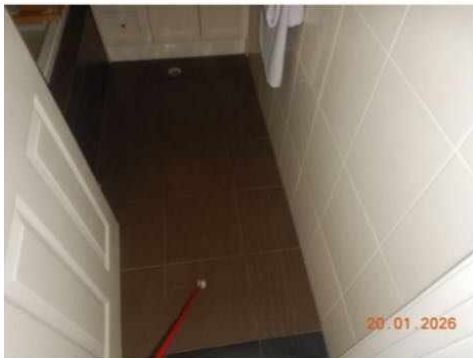
Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements.

Damp conditions also create a conducive environment for termite infestation.

Consultation with a bathroom sealant specialist is advised immediately to make repairs to the shower alcove.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Further invasive inspection could uncover currently concealed defects.





Finding 6.05

Building: Building 1
Location: Front Elevation
Finding: Bridging of termite barrier
Information: It appears that the front paving has been built up against the front wall with no evidence of a termite treatment in place increasing the possibility of concealed termite entry.

Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Building 1
Location: All External Areas
Finding: Several elements - Wood rot
Information: Wood rot was found to be affecting several elements including sections of the external fascias, external pergola truss and a small section of the front window at the time of inspection.

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

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions however deteriorated guttering or building elements can be a contributing factor also.

It is also suspected that failure to maintain these elements over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot.

Early intervention and regular maintenance will prolong the useful life of these building elements.

Repair and/or replacement of affected areas may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a registered builder at the clients disgression to prevent any further damage.





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- 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

- The overall degree of risk of timber pest infestation to this property appears to be High.

See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, water leaks, inaccessible areas, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: HIGHLY RECOMMENDED.

FUTURE INSPECTIONS.

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, the intervals should be shortened.

Inspections will not stop timber pest infestations, however the damage which may be caused will be reduced if found at an early stage.

RECOMMENDED INSPECTION INTERVALS.

12 Months

Regarding the Building Report In summary the dwelling is in acceptable condition with major and minor defects when compared to other properties of a similar age and construction that have been

reasonably well maintained.

Issues to address immediately include

Ensure smoke alarms are compliant

Clean gutters

Replace damaged pergola trusses

Connect stormwater drainage

Repair sealant and grout to bathroom

Repair damaged light to bedroom

Install termite barrier

Any minor defects can be resolved at the client's discretion however work should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and if it all feasible should be removed so further inspection may be performed

Indicative photos below depict some of the obstructions that we encountered.

Please read the report in its entirety and follow recommendations to ensure the longevity of the dwelling.

For further information, advice and clarification please contact Andrew Skinner on: 0407 186 380

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: All External Areas
Finding: Asbestos - Suspected ACM Identified on Site
Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of several building element containing asbestos as documented in photos. This is not necessarily the full extent.

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

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



Noted Item

Building: Building 1
Location: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference.















Noted Item

Building: Building 1
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.

A re-inspection is recommended once the areas are made accessible.

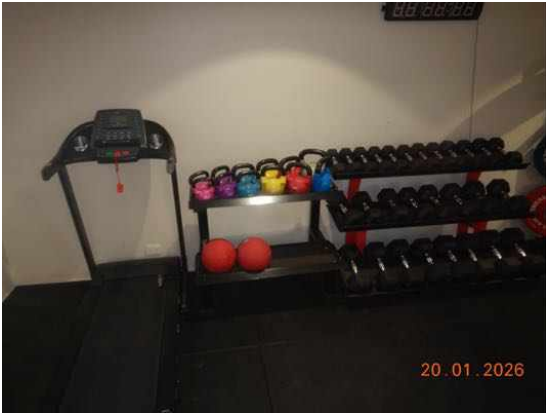














Definitions to help you better understand this report

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.