



# Building and Timber Pest Inspection Report

Inspection Date: Tue, 31 Mar 2026

Property Address: 14 Selwyn Ave, Cambridge Gardens NSW  
2747, 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, 31 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 14 Selwyn Ave, Cambridge Gardens NSW 2747, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Leon Vinci Ph: 0450 018 846  
Email: Rootyhill@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Rooty Hill)

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Company Address and Postcode: Blaxland 2774

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Company Email: Rootyhill@jimbuildinginspections.com.au

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Company Contact Numbers: 0450 018 846

## 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: - The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

- This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

To help protect against financial loss, it is essential that the building owner immediately control or rectify

any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised

that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack. Please read all defect statements and pictures in full to understand this report completely.

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report

## Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>	✓	
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

## Section B General

### General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Timber with hardboard areas, Brick Stumps or Piers, Chipboard
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Footpath, Pergola, Retaining Walls, Shed
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond), Flat
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
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Timber Retaining Walls
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Timber retaining walls due to obstructions.

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

## Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- 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.
- Decking
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Sarking
- Stored items

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

No evidence was found

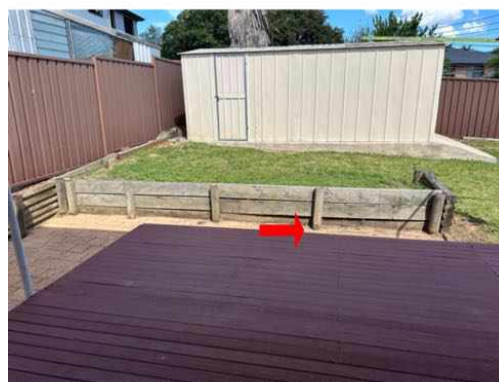
### Minor Defect

#### Finding 3.01

Building: Yard  
Location: Yard - Back > Rear Left  
Finding: Retaining wall - Defective  
Information: The retaining wall in this area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.





### Finding 3.02

Building:	Main Building
Location:	Front Elevation > Centre
Finding:	Roof plumbing - Missing
Information:	Some sections of the roof are not adequately drained via gutters and downpipes. Gutters and downpipes that are not installed adequately are likely to result in excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Excessive moisture creates an environment which accelerates the deterioration of building elements in the area, as well as being conducive to termite and pest infestation. Such an environment is likely to necessitate repair and/or replacement of building elements, which are prone to sustaining wood rot, rust or corrosion.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials. Depending on the extent of the damage, repair and/or replacement of damaged building elements may be required.



### Finding 3.03

Building:	Main Building
Location:	Deck > Rear Left
Finding:	Roof plumbing - Missing
Information:	Some sections of the roof are not adequately drained via gutters and downpipes. Gutters and downpipes that are not installed adequately are likely to result in excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Excessive moisture creates an environment which accelerates the deterioration of building elements in the area, as well as being conducive to termite and pest infestation. Such an environment is likely to necessitate repair and/or replacement of building elements, which are prone to sustaining wood rot, rust or corrosion.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials. Depending on the extent of the damage, repair and/or replacement of damaged building elements may be required.





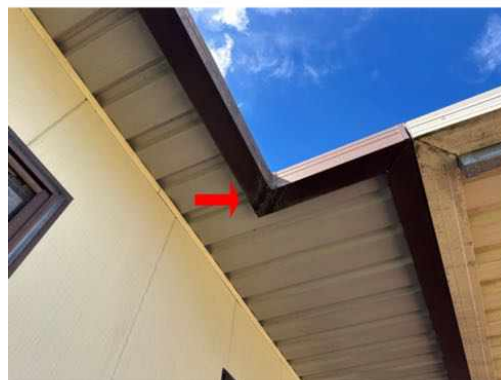
**Finding 3.04**

Building: Main Building  
 Location: Roof Exterior > Centre,Rear  
 Finding: Roof plumbing - leaking.  
 Information: Some sections of the roof are not adequately drained via gutters and downpipes. Gutters and downpipes that are not installed adequately are likely to result in excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Excessive moisture creates an environment which accelerates the deterioration of building elements in the area, as well as being conducive to termite and pest infestation. Such an environment is likely to necessitate repair and/or replacement of

building elements, which are prone to sustaining wood rot, rust or corrosion.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials. Depending on the extent of the damage, repair and/or replacement of damaged building elements may be required.



### Finding 3.05

Building:	Main Building
Location:	Roof Exterior > Centre,Rear
Finding:	Roof sheets - Excessive silicone work
Information:	The silicone repair work performed to the roofing colorbond appears to have been completed to an unsatisfactory standard. Excess silicone was evident in many sections of the colorbond area providing a blemish on the appearance as well as detracting from the drainage of the area.

While weather-tight the excess silicone should be removed in order to increase roof drainage and to prevent accelerated deterioration of the roof sheets. A roofing contractor may be appointed to perform these works at client discretion.

It was also noted that some of the sheets have been creased or dented, this may over time provide areas for the Colorbond to develop areas of rust. The sheets may be replaced by a roofing contractor at the client discretion.



### Finding 3.06

Building: Main Building  
Location: Bathroom > Centre Left  
Finding: Moisture meter: used in Shower area.  
Information: A moisture meter was used during the inspection and isolated spots of excessive moisture was detected to accessible walls inside the property at the time of inspection.

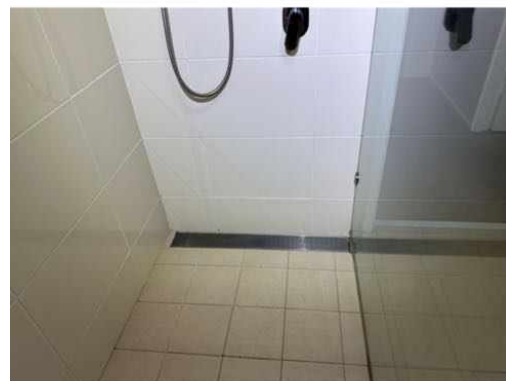
It was noted on inspection that sealant or grout is in fair condition to most of the tiled shower alcove.

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

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

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.





### Finding 3.07

Building: Main Building  
 Location: Roof Void > Centre  
 Finding: Water leak - Inactive  
 Information: Water leaks generally occur when a particular area of the property is not weather- or water-tight. While the damage in this area appears to be from an old inactive water leak, possibly from the original tiled roof that has been replaced with Colorbond, the area should be monitored frequently for the recurrence of any dampness.

Repair and / or replacement of previously affected building elements is at client discretion. Consider a further invasive inspection: removal of obstructions around the damaged area may reveal further damage which has been concealed. A more

significant or major defect may be identified at this time.

Where recurrence of an active water leak is identified, a qualified plumber should be appointed immediately to rectify the leak and advise on any further preventative works as necessary.



### **Live Timber Pest Activity**

No evidence was found

### **Timber Pest Damage**

No evidence was found

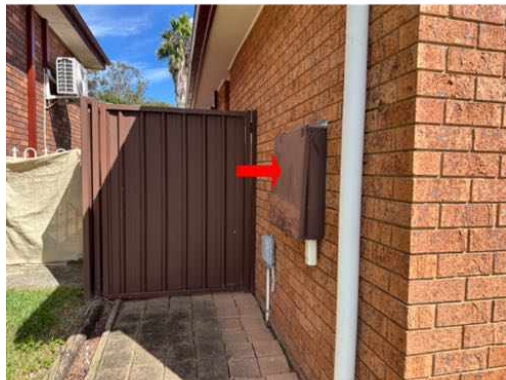
## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Electrical circuit box > Front Left
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:	Exterior walls - left side > Rear Left
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may

also attract termite activity to this area.

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



### Finding 6.03

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Subfloor: Damp.
Information:	At the time of inspection there appeared to be sections of the subfloor area with excessive moisture which can lead to secondary defect of other building materials. A well drained sub floor can aid in preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants). This should be investigated as soon as possible by a plumber for leaking pipes or to improve site drainage.

Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance.

A well ventilated subfloor aids in maintaining dry conditions,

The initial step in improving ventilation is to ensure that the subfloor area is free of any debris or stored items. Where ventilation is still inadequate, it is advised to ensure that all vents are clear of blockages, and additional vents may be installed.

The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow. Remedial works should be conducted as a matter of urgency to protect against the development of potentially harmful subfloor conditions.





### Finding 6.04

Building: Main Building

Location: Subfloor > All Areas

Finding: Subfloor - Debris

Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.





### Finding 6.05

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Formwork timber: Left in situ
Information:	Formwork timber appears to have been left on site and in situ after concrete construction. Formwork timber is used to support and shape the concrete while pouring during the construction process. Leaving formwork timbers in the subfloor space or around the exterior of the property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any formwork timbers be immediately removed from areas in

which they may attract any termite/timber pest attack. Minimisation of risk/prevention of termite attack is far more adequate than dealing with the presence of termite activity.



**Evidence of fungal decay activity and/or damage**

**Finding 7.01**

Building: Main Building  
Location: Deck > Rear Left  
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 in the range of 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 although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. It is highly recommended that the deck to be inspected by a licensed contractor or engineer to determine the structural load capacity of the affected timber and the need for replacement or repair of any timber deemed necessary.



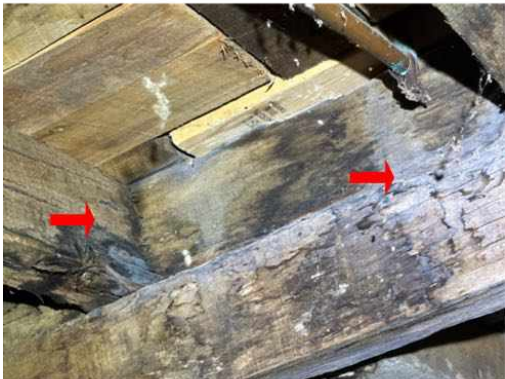


## Finding 7.02

Building:	Main Building
Location:	Subfloor > Centre
Finding:	Fungal decay - present (shower areas)
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 in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are exposed to excessive amounts of moisture, such as leaks from showers.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to the specific area of the master ensuite and bathroom. The fungal decay is therefore most likely a result of the bathroom and ensuite shower recess leaking. It appears that the shower recess on both ensuite and main bathroom have undergone renovations and it is unclear if the water leak is still active as the property is currently vacant and the showers not in use. It is highly recommended that the area to be monitored when in prolonged use. If the leaking shower recess is active it should be addressed by a licensed tiller, waterproofing specialist as soon as possible before the damage becomes extensive to the floor structure.



**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

- Registered/Licensed Builder
- Sub Floor Ventilation Specialist
- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Plumber
- 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

#### - PEST SUMMARY

Obstructions in the exterior, interior, roof void, and subfloor areas impeded full access to all areas.

No visible evidence of live subterranean termite activity, workings such as mud packing and/or leads and/or termite damage was found at the time of inspection.

No visible evidence of wood borer workings and damage was found at the time of inspection.

A moisture meter was used on all accessible walls during the inspection and excessive moisture was detected to bathroom shower walls inside the property. All areas with high moisture should be investigated by way of an invasive inspection by either a plumber and/or pest controller. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity, wood decay, mould and deterioration of the building elements.

Note: Furniture and appliances may conceal or prevent moisture being detected.

Wood rot or fungal decay was found in the subfloor adjacent to the ensuite and main bathroom shower recess at the time of inspection. Wood rot is conducive to termite activity, all susceptible timbers (where applicable) should be removed and where applicable replaced with non-susceptible timber as soon as possible.

The following recommendations is strongly advised as they provide conducive conditions for termite and timber pest activity. Conditions that can significantly increase the risk of a timber pest attack that were identified during the inspection:

- Apply sealant/grout where/when required.
- Monitor shower recess for leaks.
- Timber in the Subfloor Area (Remove).
- Construction Formwork left in place (Remove).
- Timber retaining walls present (Remove).
- Landscaping timbers in contact with soil (Remove).
- Excessive moisture identified (Rectify).
- Roof plumbing not adequately connected (Rectify).
- Hot water tank overflow pipe needs to be drained away from house or into drain.
- Inadequate site drainage (Rectify).
- Inadequate subfloor ventilation (Rectify).

The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if conducive conditions have been found on the site. 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 should 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.

Please be aware that limitations did affect the inspection with inaccessible areas, insulation, sarking meant a complete inspection of the roof space and subfloor was not possible, timber pest or termite activity and/or damage may not be visible.

It is strongly recommended that full access be gained as it could be harbouring timber pest activity and/or damage.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems.

For further information, advice and clarification please contact Leon Vinci on: 0450 018 846

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas > All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





**Noted Item**

Building: Main Building  
Location: Roof Exterior > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





### Noted Item

Building:	Main Building
Location:	All Areas > 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.





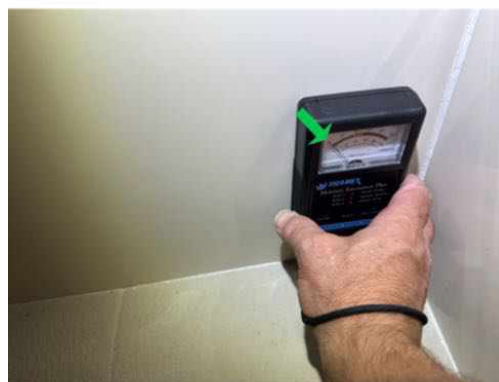
Noted Item

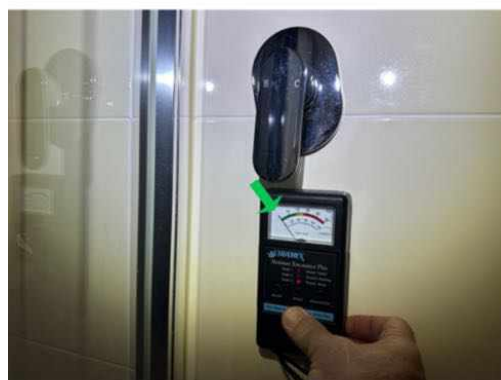
Building: Main Building  
Location: Ensuite - Master > Centre Left  
Finding: Moisture Meter used: No Moisture Detected.  
Information: Moisture meter was used during the inspection and no excessive moisture was detected to accessible walls inside the shower recess at the time of inspection.

The grout and tiles in this area appear to be in good condition at the time of inspection

NOTE: If the Property has been vacant or water not used 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.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.





## Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: Pipe: Flexible Braided pipes.  
 Information: Braided Stainless Steel Flexi connector hose are popular in modern home fit outs because they can be bent into shape. They started to be installed in the early two thousands and their use is now extremely widespread in contemporary construction and renovations.

Research from IAG, drawing on 15,000 escape of water claims over a 12 months suggest that they can become a ticking time bomb under the sink.

Flexible braided hoses accounted for more than one in five water damage claims lodged by Australian households according to research released by general insurer IAG.

The pipes, manufactured by a wide range of companies, appear to have a limited life span. A decade after a house is built, the risk that a pipe will burst, flooding a home increases significantly, according to IAG.

Most claims came from the owners of properties that were built between 11 and 30 years ago.

It is recommended that the Flexi pipes to be replaced at the owners discretion to avoid an “escape water incident” which may lead to water damage to other building elements in the home.

This work can be undertaken by a licensed plumber, general handy person at the owners discretion.



### Noted Item

Building:	Main Building
Location:	Hallway > Centre
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. Greater requirements for fire safety and detection exist for commercial buildings.

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.



### Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: Thermal imaging: No excessive moisture presentation.  
 Information: At the time of inspection there appeared to be no excessive moisture presentation in this area.

NOTE: If the Property has been vacant for a period of time or wet areas not used, 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.





Noted Item

Building: Main Building  
Location: All Areas > All Areas  
Finding: Roof void: limited access.  
Information: Limited access to the roof void was present due to facts including but not limited to access hatch size or placement, insulation, areas of low pitched roof, for this reason inspection to the roof void was minimal and a range of defect's from minor to major may not be visible at the time of inspection.





## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.