Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report VR

Inspection Date: Fri, 20 Feb 2026

Property Address: 4 Mason St, Thirroul NSW 2515, 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:	Fri, 20 Feb 2026
Modified Date:	Mon, 23 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	4 Mason St, Thirroul NSW 2515, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Craig Brymer Ph: 0417022277 Email: Thirroul@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Thirroul)
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Company Contact Numbers:	0417022277

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: Please read all defect statements and pictures in full to understand this report completely.

- 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 entirety 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.

Please Note: If there is an External Timber Balcony/Deck on the property, please be aware of its structural stability and capacity. The load capacity of the external timber balcony/deck can not be verified during the inspection.
External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.
It is highly recommended that a Structural engineer further assess the external timber balcony/deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure 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 elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

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.

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.

Due to no chemical termite management system installed, low clearance and poor or no access to some areas of the roof void and subfloor, insulation covering timbers to the roof void and the amount of limitations and obstructions (as listed in the front of the report), the risk of undetected defects is higher to these areas. A further invasive inspection to these areas is highly recommended and access be gained to all areas for a complete inspection of the property.

The installation of a post construction chemical termite management system is highly recommended to be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

The rectification of any safety hazards and major defects should be attended to immediately, while the rectification of all the other defects in this report should be conducted as soon as possible so that they do not turn into bigger defects over time.

It is also highly recommended that a licensed Electrician & Plumber rectify any issues and check over any newly purchased property with the new owners to reduce any Electrical & Plumbing problems in the future and to instruct new owners on proper use, care and maintenance of all electrical & plumbing items to prolong the items life and safety and help to protect your investment for the future.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some 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 current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Carport, Fence - Post and Rail Construction, Footpath, Driveway, Pergola, Retaining Walls
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, Deck, Architraves, Landscaping Timbers and Construction, Fascias, External Joinery, Skirting Boards, Eaves, Floorboards, Weatherboards, Window Frames, Veranda Posts
Roof	Timber Framed, Pitched, Tiled, Flat, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Timber Framed and Clad, Brick Veneer (Timber Framed), Colourbond, Hardi-plank
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.

- Roof Exterior - Part

- Interior

- Gardens

- Fencing

- Outbuildings

- Posts

- Exterior

- Roof Void - Part

- Landscaping Timbers

- Roof Exterior - First Floor Only

- 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:

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Areas of skillion or flat roof - no access

- Areas of low roof pitch preventing full inspection.

- Inside of the fencing.

- Carport due to lack of access.

- Outside of the fencing.

- Roof Exterior - Part

- Roof Void due to lack of access.

- Subfloor - Part.

- Subfloor due to lack of access.

- 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:

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Overhanging vegetation

- Stored items

- Sarking

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	All Wet Areas
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

Finding 2.02

Building:	Main Building
Location:	Driveway
Finding:	Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)
Information:	Gaps in the slab were identified in external concrete paving. Gaps in the slab are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged, such as the creation of a trip hazard.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Gaps in the concrete paving may also have a more significant structural cause, such as subsidence of soils.

Where gaps in the concrete paving are adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.

Finding 2.03

Building:	Carport
Location:	Yard - Front
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	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, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. In the case of excessive moisture being present around wet areas it is highly likely that the waterproofing membrane to these areas is or has failed and allowing water to escape the confines of these areas. 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 external / internal property.

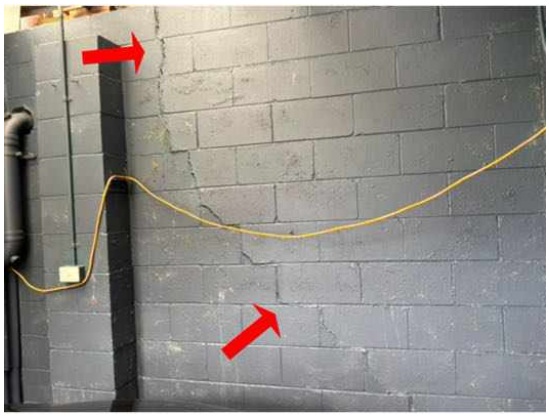





Finding 2.04

Building:	Carport
Location:	
Finding:	Blockwork - Step cracking
Information:	Step cracking was identified to the blockwork in this 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. 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 2.05

Building:	Carport
Location:	
Finding:	Retaining wall - Defective
Information:	The retaining wall in this are 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.

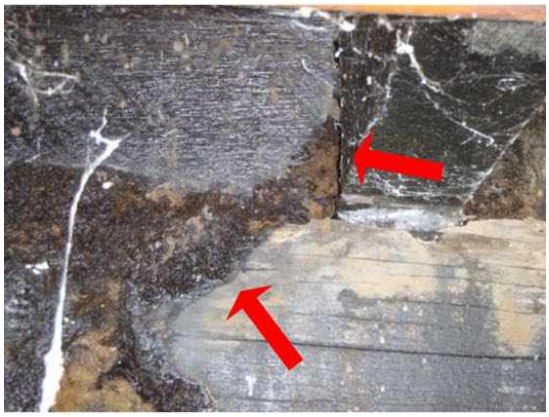
Finding 2.06

Building:	Main Building
Location:	Subfloor
Finding:	Water Leak Detected to Subfloor Below Bathroom/Shower Area
Information:	At the time of inspection of the subfloor area, evidence of active water leakage was observed beneath the bathroom shower area. Moisture was present to the subfloor framing and surrounding areas, indicating that water is escaping from the bathroom and entering the subfloor space.

This condition may indicate failure of the shower waterproofing system, leaking plumbing components, or defective seals and does not comply with the performance requirements of the National Construction Code (NCC) and AS 3740 – Waterproofing of Domestic Wet Areas, which require wet area installations to prevent the penetration of water into concealed building elements.

Continued water leakage may result in deterioration of structural timber framing, increased risk of timber rot, mould growth, and potential termite attraction due to elevated moisture levels. If left unrectified, this condition may lead to structural damage and costly repairs.

It is recommended that a suitably qualified and licensed plumber and/or waterproofing specialist carry out further investigation to determine the exact source of the leak. Rectification works should be undertaken as required to eliminate the source of moisture and prevent further water ingress. Any moisture-affected structural elements should also be assessed and repaired or replaced as necessary to ensure compliance with NCC requirements and relevant Australian Standards.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Wood rot
Information:	This building element 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. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a

'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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 affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 3.02

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Brickwork - Cracking noticeable
Information:	There were several cracks and or crack repairs evident to external brickwork.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or

replacement of the brickwork.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible.

Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.03

Building:	Carport
Location:	Roof Exterior
Finding:	Gutters Installation incomplete. (Stop Ends Missing)
Information:	It was noted at the time of inspection that the stop ends to the gutter was missing, this allows the water to discharge without being directed into the stormwater drainage system as required.

A licensed Roof Plumber or Builder should be appointed to perform minor rectifications work at the clients discretion.

Finding 3.04

Building: Main Building
Location: Kitchen
Finding: Door - Binding/jamming
Information: Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.05

Building: Main Building
Location: Bathroom
Finding: Vanity Cabinet base - Damaged
Information: Damage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of damaged or broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Cracked tiles
Information:	Cracking in the tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the substrate. While not considered a matter of urgency, replacement of cracked 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:	Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom. 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.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

Finding 3.09

Building:	Main Building
Location:	Bedroom 2
Finding:	Door Binding
Information:	Front door is binding on the door frame at the top right hand side when viewed from internal. Carpenter need to return to ease door from binding and then restrain the

appropriate section to an acceptable finish.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	No Evidence of a previous termite management system was identified(Original section of House)
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. A durable notice must be permanently fixed to the building in a prominent location, such as in a meter box or the like, indicating the following. (a) the termite management system used and (b) the date of installation of the system and (c) where a chemical is used, its life expectancy as listed on the appropriate authority's register label and (d) the installer's or manufacturer's recommendations for the scope and frequency of

future inspections of termite activity

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Standard construction including installation of Perimeter and Isolated pier Ant-capping has been installed. However, to maintain this system it is required to carry out regular visual inspections every 6-12 months and there was No evidence or register of these inspections had been maintained.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.

Finding 6.02

Building:	Main Building
Location:	Exterior wall
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:	Exterior wall
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.
	Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.
	It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

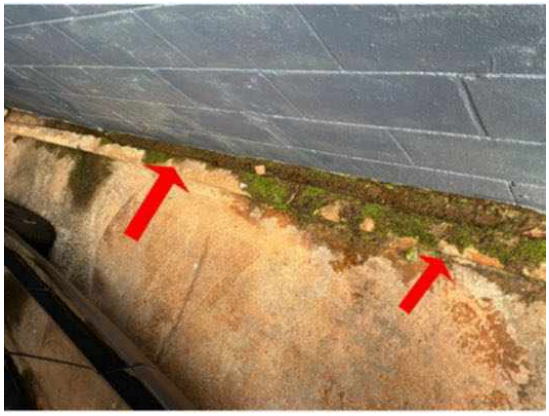
Finding 6.04

Building:	Main Building
Location:	All Areas
Finding:	Excessive moisture - identified
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

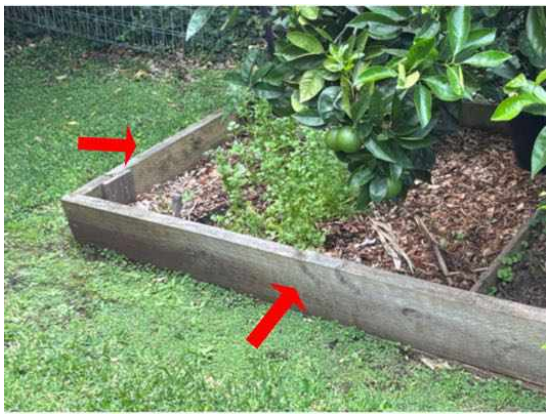
If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

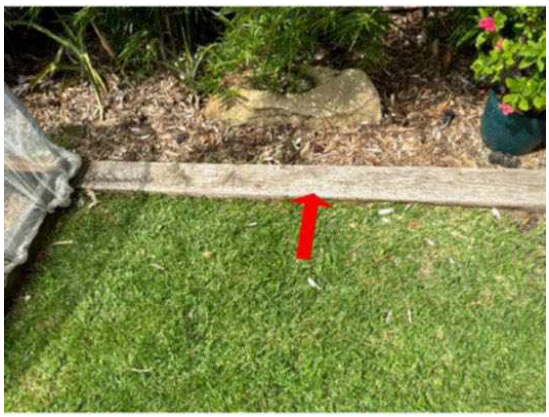
Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Finding 6.05

Building:	Main Building
Location:	All Areas
Finding:	Untreated or non-durable timbers in a hazardous environment (Timber in ground contact)
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. 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.





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

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

- Licensed Plumber

- Licensed Electrician

- Asbestos Inspector

- Licensed Plumber specialising in Roof Plumbing

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

- BUILDING
The building compared to others of a similar age and construction appears to be mostly in fair condition. It does however have some major defects and some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of furniture, stored items, insulation and garden vegetation meant some areas was obstructed.

CONDITIONS CONDUCIVE TO - Timber Pest Activity and/or Damage
Any vegetation, garden beds with a combination of moisture from watering/hosing (garden beds can include untreated timbers) or soils covering weep holes/vent holes and surrounds, decking, paving, concrete driveways and paths, debris, stored items, hot water systems, gas meters, air conditioning units, stumps/deteriorating tree matter and deteriorating timber fencing and timbers affected by fungal decay(wood rot) are all considered extremely conducive conditions for termite and timber pest activity as there is a very high risk of concealed termite and timber pest entry that would be undetected, unless identified by means of an invasive inspection.

All roof drainage/downpipes and site drainage systems, air conditioning and hot water service overflows should be connected to the stormwater system to adequately drain water away from the perimeter of the dwelling. Surrounding paths and ground levels should be sloped to drain water away from walls.

The risk of termite and timber pest activity is high where adequate maintenance and management of the property and surrounds are not undertaken on a regular basis to minimise these conducive conditions for the long term care of your property.

TIMBER PEST

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 and inspections in accordance with 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).

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.
In 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.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

The following items are highly recommended where applicable:
- Treat any live termite activity found on the property. Consult a suitably qualified termite expert for further advice.
- Rectify any safety hazards caused by timber pest damage found on the property as a matter of urgency. (Consult a licensed builder)
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Maintain the current Termite barrier system to the property (consult the installer to maintain warranty periods & conditions)

- 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.
- Access should be gained to the subfloor to allow a complete inspection of the property.
- Install any missing or inadequate ant capping to the sub floor.
- Remove any debris and/or stored items from the sub floor to assist in good subfloor ventilation.
- Improve the sub floor ventilation &/or Drainage
- Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections. (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Repair and monitor any water leaks and areas of excessive moisture.
- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

Additional information:
- Trees nearby on other properties could not be inspected.

For further information, advice and clarification please contact Craig Brymer on: 0417022277

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
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.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.

Noted Item

Building:	Main Building
Location:	All Wet Areas
Finding:	Water Proofing Membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation Certification.

With older propertys where this information is unavailable all wet areas should be monitored. Generally waterproofing certificates are only valid for approximately 7-8yrs. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.

Noted Item

Building:	Main Building
Location:	Exterior walls - front
Finding:	Previous remedial works
Information:	At the time of inspection it was identified that there was previous remedial work carried out to this area.
	Continual monitoring should be conducted to ensure no further dilapidation occurs to this area.

Noted Item

Building:	Main Building
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 the identified building element containing asbestos.
	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:	Carport
Location:	Storage Cupboard
Finding:	No or Restricted Access
Information:	At the time of inspection it there was No or Restricted access provided to this area.

It is recommended that an access hole be installed in an appropriate location of the property, to gain full access for regular inspections to all areas of the building.

Noted Item

Building: Main Building

Location: Bathroom & Toilet (WC)

Finding: Windows - Sash painted shut

Information: Where window sashes have been painted shut, it is generally indicative of poor, rushed workmanship. The window is difficult if not impossible to open and close until remedial works have been undertaken.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Where windows have been painted shut the seal of the paint needs to be broken. This is generally done by breaking the seal of the paint and then maintaining the sash tracks clearing and lubricating them with silicone. Remedial paint work will likely be required and can be completed along with the rest of the remedial works necessary by a general handyman.

Noted Item

Building: Main Building

Location: Roof Void

Finding: Gravity-Fed HWS - Disconnected

Information: It was noted at the time of inspection that a disconnected gravity-fed hot water system (HWS) remains in this area.

Despite this plumbing structure being unused, it is likely to be storing residual water, and is therefore susceptible to rust and corrosion. If allowed to continue, rust and corrosion is likely to lead to damage to adjoining building elements, and may also make the area susceptible to termite or timber pest activity.

While it is a costly exercise to remove the disused gravity-fed HWS, it is advisable in the short-term future to prevent any further damage to the area. Further consultation with a licensed plumber is required to gain further advice on removal of the structure.

Noted Item

Building: Granny-Flat

Location: External Walls

Finding: For information only

Information: No remedial works are required at the current time.

Noted Item

Building:	Granny-Flat
Location:	External Roof
Finding:	For information only
Information:	No remedial works are required at the current time.

Noted Item

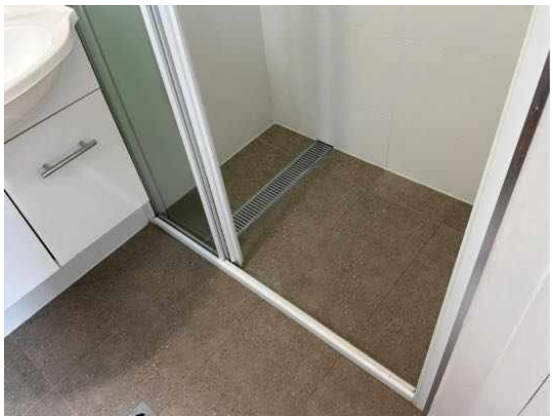
Building:	Granny-Flat
Location:	Living Room
Finding:	For information only

Information: No remedial works are required at the current time.










Noted Item

Building:	Main Building
Location:	Balcony
Finding:	Elevated Structures -Balconies or Deck Areas
Information:	Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure 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 elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

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

Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Evidence of a previous termite management system was identified (Renovations Lower level)
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a Durable Notice Sticker (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.

However,unfortunately the Durable Notice Sticker in the electrical box is unledgable as the writing has faded. Therefore, you may need to contact the company to find out the following.

1. What type of pest Management System is in place.

2. When it was installed and by whom it was installed.

3. What warranty period was provided.

4. When was the last pest inspection carried out.(Please note:- You may need to get this off the previous owners)

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.