



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 9 Jan 2026

Property Address: 21 Calida Cres, Hassall Grove NSW 2761, 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: Fri, 9 Jan 2026

Modified Date: Sun, 11 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable): Auburn Lawyers

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Job Address: 21 Calida Cres, Hassall Grove NSW 2761, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Ahmed Ph: 0450 250 739  
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Advanced Diploma of Building Surveying - CPCSS00004

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Company Name: Jim's Building Inspections Lidcombe

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Company Contact Numbers: 0450 250 739

## Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

	Found	Not Found
<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 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 termite treatment is required.

## Section B General

### General description of the property

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Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Garage, Driveway, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Single
Walls	Brick Veneer
Weather	Fine

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## 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
- Fencing
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Areas of skillion or flat roof - no access
- Inside of the fencing.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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
- Above safe working height
- Areas of low roof pitch preventing full inspection
- 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.
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Lack of natural or acceptable lighting
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.
- Vegetation covered approximately 25% of the area for inspection.

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

#### Finding 2.01

Building: Main Building  
Location: Fencing  
Finding: Tree roots have uplifted & damaged fence  
Information: Tree roots and trunk growth have damage to the boundary fence. This presents a trip hazard, creates movement to adjacent structures, and indicates ongoing root activity. Visual inspection only in accordance with AS 4349.1. Recommend further evaluation by a qualified arborist and rectification of fencing and paving by appropriate contractors.



#### Finding 2.02

Building: Main Building  
Location: Exterior walls - right side

Finding: Window sill gaps are observed  
Information: Gaps are observed between the brick sill and the base of the window frame. Mortar joints are incomplete in multiple areas, and there is no visible weather sealant applied between the window frame and the adjacent bricks.

Risk Assessment:

- Potential for moisture ingress during rainfall events, which may result in internal water damage, mould growth, and deterioration of building materials.
- Gaps may allow pest intrusion and compromise thermal insulation.
- The condition may lead to non-compliance with the National Construction Code (NCC) and relevant Australian Standards (e.g., AS 2047 – Windows and external glazing, and AS 3700 – Masonry structures).

Recommendation / Required Action:

Engage a licensed builder or bricklayer to carry out the following:

- Repoint all affected mortar joints to close visible gaps.
- Apply a suitable, flexible weatherproof sealant between the brick sill and window frame.
- Inspect and, if necessary, adjust or install flashing to ensure appropriate water diversion and drainage.

Priority: Remediation is recommended to prevent long-term damage, especially before the next major weather event.







**Minor Defect**

**Finding 3.01**

Building: Main Building

Location: All Areas

Finding: Roof Weathered

Information: Inspection of the roof revealed widespread weathering to the tiled roof surface. The tiles show loss of surface finish, colour fading, and age-related deterioration typical of older roof coverings. Although no significant cracking was noted, weathering can lead to increased porosity, reduced water-shedding capability, and a higher risk of future cracking or displacement during adverse weather conditions.

A licensed roofer should be engaged to undertake a closer inspection, carry out routine maintenance, and replace any tiles that may be compromised. Ongoing monitoring is recommended due to the age and condition of the roof covering.







**Finding 3.02**

Building: Main Building  
Location: Driveway  
Finding: Crack in concrete slab - Category 0  
Information: A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level.

The approximate width of the crack to be considered Category 0 is 0.3mm, or change in offset of less than 8mm when a 3m straight edge is placed over the defect.

No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.





**Finding 3.03**

Building: Main Building  
Location: Exterior walls - left side  
Finding: Poor workmanship  
Information: The structure exhibits signs of poor workmanship, evident in various aspects of construction and finishing.

Risk: Poor workmanship poses a range of risks, including compromised structural integrity, potential safety hazards, and a decreased lifespan of the structure. It may also lead to aesthetic and functional issues.

Resolution: A qualified contractor or construction professional should be consulted to assess and address the poor workmanship. They can implement corrective measures to ensure structural soundness, safety, and overall quality of the construction.





### Finding 3.04

Building:	Main Building
Location:	Fencing
Finding:	Leaning fence
Information:	The fence is leaning, deviating from its vertical position, compromising its stability and aesthetic appeal.

The leaning fence poses a risk of collapse, potential property damage, and a security breach, diminishing its effectiveness as a barrier.

A skilled fencing contractor or handyman is needed to assess and rectify the leaning fence. Timely repair is crucial to restore the fence's stability and prevent further damage or safety hazards.



### Finding 3.05

Building:	Main Building
Location:	Yard - Back
Finding:	Water pooling - poor surface drainage
Information:	Surface drainage

The paving/landscaping should direct surface water away from the building.

Surface water drainage is defective if it is not in accordance with the requirements of the Building Code of Australia.

Water appears to be pooling. It is suspected that this is a result of insufficient fall.

Such water pooling also increases the risk of termite activity and the development of fungal decay in the area.

Consult a Licensed Plumber regarding the cost of potential site drainage rectification works.

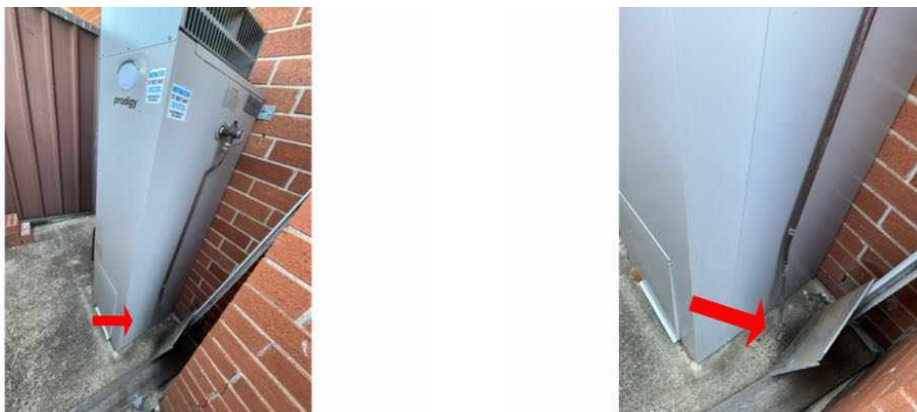


**Finding 3.06**

Building: Main Building  
Location: Exterior walls - right side  
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 3.07

Building: Main Building

Location: Living Room

Finding: Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.





**Finding 3.08**

Building: Main Building  
Location: Bedroom  
Finding: Fixed cabinetry damage  
Information: Fixed cabinetry was observed damaged at the time of inspection, compromising the structural integrity.

Damage on cabinetry pose a risk of further deterioration, potentially leading to structural issues and decreased aesthetic appeal.

Engaging the services of a professional carpenter is recommended to assess and address the damage, ensuring proper repairs and preventing future damage.





### Finding 3.09

Building:	Main Building
Location:	Laundry / Toilet
Finding:	No exhaust fan in laundry / toilet
Information:	The laundry / toilet lacks an exhaust fan, leading to inadequate ventilation and potential issues with moisture buildup.

#### Risk:

1. Mold and mildew growth: Without proper ventilation, moisture accumulates in the bathroom, creating an environment conducive to mold and mildew growth, which can pose health risks and damage surfaces.
2. Odor retention: The absence of an exhaust fan can lead to lingering odors in the bathroom, causing discomfort for occupants and potential embarrassment.
3. Damage to building materials: Excessive moisture can damage paint, wallpaper, and even structural elements like drywall and wood, leading to costly repairs and renovations.

#### Who Can Fix It:

A licensed electrician or general contractor can install an exhaust fan in the bathroom. Additionally, a building inspector or HVAC technician may be consulted to ensure

proper ventilation requirements are met and to recommend the appropriate fan size and placement.



### Finding 3.10

Building:	Main Building
Location:	Laundry / Toilet
Finding:	Timber - exposed to weather
Information:	External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

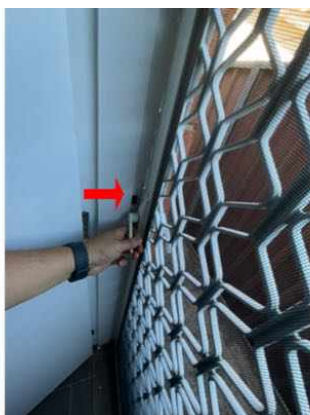
If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.



### Finding 3.11

Building:	Main Building
Location:	Laundry / Toilet
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.

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



### Finding 3.12

Building:	Main Building
Location:	Laundry / Toilet
Finding:	Water damage / Vanity
Information:	"The vanity in the shower area has sustained water damage, resulting in swelling and discoloration of the wood, as well as potential structural issues. This damage compromises both the aesthetic and functional aspects of the vanity."

To fix this issue, you should consider contacting a professional:

1. **Carpenter or Woodworker:** They can assess and repair the damage to the vanity, potentially replacing any irreparable parts.
2. **Plumber:** If the water damage is due to plumbing issues, a plumber can fix leaks and ensure there are no further water-related problems.
3. **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including both the vanity and any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-effective and efficient solution for your specific situation.



### Finding 3.13

Building:	Main Building
Location:	Bathroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture is present behind the bathroom tiles, indicating a potential water leakage issue within the wall.

The prolonged presence of moisture can lead to mold growth, deteriorate the

structure, and create an environment conducive to health hazards. Additionally, it may compromise the adhesive holding the tiles, leading to their detachment.

A licensed plumber or a qualified contractor specializing in water damage remediation should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.



**Finding 3.14**

Building: Main Building  
Location: Roof Void

Finding: Sarking - Missing  
Information: Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building: Main Building  
Location: Exterior walls - right side  
Finding: No Evidence of Termite Management System - Durable notice / Legible Sticker  
Information: The application of a pre & post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice was not placed in the switchboard unit to indicate current termite barriers is legible at the time of inspection.

Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained.





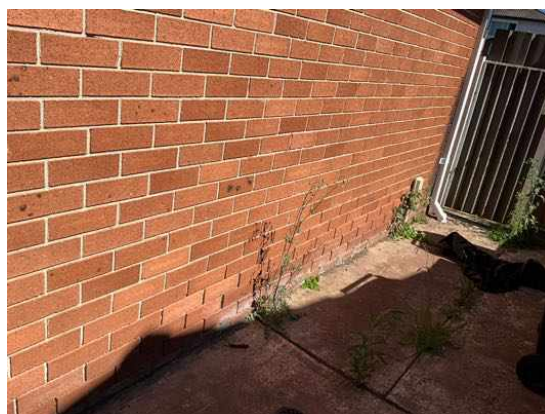
### Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.





### Finding 6.03

Building: Main Building  
 Location: All Areas  
 Finding: No Drain under tap  
 Information: There is no drain installed under the tap, leading to water accumulation and creating conducive conditions for timber pests. This defect needs immediate attention to prevent potential damage and pest infestation.

Risk:

1. Water Accumulation: Without proper drainage, water can accumulate around the base of the tap, leading to persistent dampness in the surrounding area.

2. Timber Pest Infestation: The damp environment created by standing water is highly conducive to timber pests, such as termites and wood borers, which thrive in moist conditions and can cause significant damage to wooden structures.

3. Structural Damage: Prolonged exposure to moisture can lead to wood rot and deterioration of structural timber, compromising the integrity of the building.

4. Health Hazards: Persistent dampness can also promote mold and mildew growth, posing health risks to occupants.

5. Aesthetic Damage: Water stains and damage to finishes and materials around the tap area can detract from the appearance of the building and lead to costly repairs.

Who Can Fix It:

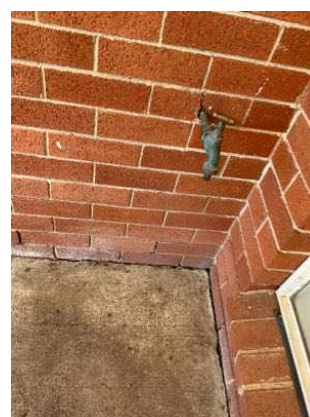
A licensed plumber or a qualified building contractor can address this defect by:

1. Assessment: Evaluating the area to determine the best approach for installing a proper drainage system under the tap.

2. Installation: Installing a drain that effectively channels water away from the base of the tap, preventing water accumulation and dampness.

3. Repair and Prevention: Inspecting and repairing any existing water damage and implementing measures to prevent future water accumulation and pest infestations.

By addressing this issue promptly, you can mitigate the risks associated with water accumulation and timber pest infestation, ensuring the longevity and safety of the building.



### Finding 6.04

Building:	Main Building
Location:	Yard - Back
Finding:	Cut and Exposed tree Stumps
Information:	The tree stump, which has been cut and exposed, poses a potential risk of termite

infestation due to its increased vulnerability to termite attacks.

Please contact Licenced pest controller for further advice. Pictures attached for your reference.



### Finding 6.05

Building:	Main Building
Location:	Yard - Back
Finding:	Timber on ground / conducive conditions to termite damage
Information:	Timber on the ground is indeed conducive to termite damage. Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation.

To prevent this, it's important to keep timber elevated and away from direct ground contact. Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.



### Finding 6.06

Building:	Main Building
Location:	Exterior walls - right side
Finding:	HWS not connected - conducive conditions for timber pest attacks
Information:	The hot water system (HWS) is not connected, leaving exposed pipes and creating conducive conditions for timber pest attacks.

**Risk of Timber Pest Attack:** The risk of timber pest attack is heightened when the hot water system is not connected. Exposed pipes provide easy access points for timber pests like termites and ants to infiltrate the building structure. These pests are attracted to moisture, and the absence of flowing water through the system can lead to moisture buildup, creating an ideal environment for pests to thrive and cause damage to timber components within the building.

A licensed plumber or qualified plumbing technician should be engaged to reconnect the hot water system. They will assess the existing plumbing infrastructure, determine the appropriate connection points, and ensure proper installation and functionality of the HWS. Additionally, they may inspect for any signs of timber pest activity and recommend preventive measures, such as installing physical barriers or implementing moisture control measures, to deter pest infestations and protect the building from damage. Regular maintenance and inspections by homeowners or property managers are also essential to detect and address potential issues before they escalate.



## Finding 6.07

Building: Main Building  
 Location: Exterior walls - right side  
 Finding: Bridging or Obstruction Conducive environment for Termites  
 Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection inspection zone or where termites have a passage, allowing them to bridge the barrier.

Shed, Garden Beds and Timber in direct contact with ground may obstruct a clear visual inspection to the walls and weep holes in this area.

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

Recommended moving obstructions away from the external walls for further and future inspections.



## Finding 6.08

Building: Main Building  
 Location: Bathroom  
 Finding: Excessive moisture - Conducive to Timber pest

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.



### **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

- As identified in summary and defect statements
- Licensed Bricklayer
- Licensed Plumber
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller
- Tree surgeon (arborist)

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

- Building Inspection Conclusion

A Building and Timber pest inspection was carried out on this property. At the time of inspection, a durable notice and evidence of pest treatment were not found.

Conducive conditions were observed which are noted in the body of the report.

The following recommendations are always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months
2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable
3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termicide and certified by a licensed pest technician
4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation
5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice. Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points. If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite inspection to completely rule out termite or timber pest presence in the dwelling.

Termite barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

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

Compared to other buildings of a similar age, brick veneer dwelling at the time of inspection was found to be in a fair condition with some Major and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location:  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference











### Noted Item

Building: Main Building

Location:

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.









## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <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.