Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 12 Frederick St, Vincentia NSW 2540, 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: Wed, 8 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	12 Frederick St, Vincentia NSW 2540, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Nick Pepper Ph: 0407 011 477 Email: Jervisbay@jimsbuildinginspections.com.au
	209527C
Company Name:	Jim's Building Inspections (Jervis Bay)
Company Address and Postcode:	Vincentia 2540
Company Email:	Jervisbay@jimsbuildinginspections.com.au
Company Contact Numbers:	0407 011 477

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 view all photos in full to understand this report completely.

The findings in this report are based on the access availability on the day of inspection. Please note some of the obstruction listed below.

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.

The building compared to others of a similar age and construction appears to be in good condition. It does however have a few safety issues (findings starting with #1), major defects (findings starting with #2), requiring immediate attention. If left unmanaged secondary defects are imminent. Minor defects are a maintenance issue and can be rectified at the owners discretion.

Due to the age of the building any Builders warranty has expired. As a result of wear and tear future defects are expected. It is advised to keep monitoring the dwelling for any changes in appearance (ie roofing and wet areas) which may indicate onset of defects. Maintenance on all buildings is essential.

Although appearing to be in relatively good condition, the load capacity of the external balcony or deck could not be verified during the inspection. External structures are 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 balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

Areas of 'Bridging of Termite Management Systems' are at high risk of concealed termite ingress. These areas should be treated and monitored or cleared as soon as possible to reduce concealed termite activity.

As evidence of termite activity was identified in the subfloor area it is advised you contact the Pest Controller who installed the post construction termite management system for maintenance instructions. DNA Pest Control and Advanced Pest Control have installed their products over the years.

Inaccessible Areas Due to Obstructions and Limitations
Many areas were obstructed from Inspection due to, but not limited to, include the following:
- areas bridging termite management systems.
- areas above safe working height.
- areas too small to enter in the roof space and subfloor.
- skillion roofing has no access to the roof void.
- no access through wall, floor, ceiling and roof linings.
- decking & patios.
- stored items.
- furniture.
- insulation & sarking.
- ducting.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.
- vehicles.

A further invasive inspection is recommended to these areas immediately.

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 relatively good and solid condition, however safety hazards, major defects and some minor issues were identified.

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	Concrete, Brick Stumps or Piers, Chipboard, Part Slab and Part Subfloor, Strip Footings, Suspended Timber Frame, Timber with concrete areas
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Footpath, Garage
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Internal Joinery, Landscaping Timbers and Construction, Patio, Skirting Boards, Stair Railing, Staircase, Doors, Veranda Posts, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Split Level
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Weatherboards
Weather	Overcast

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

- Gardens

- Interior

- Landscaping Timbers

- Posts

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- Interior areas due to lack of access.

- Outside of the fencing.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- Ceiling linings

- Chimney vents and flues

- Debris in gutters

- Debris or rubbish

- Decking

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Gutter Guards

- Insulation

- Lack of clearance - subfloor

- Lack of natural or acceptable lighting

- Lack of suitable access or entry point

- Landscaping

- No safe point from which to access roof exterior

- Overhanging vegetation

- Patio

- Pipework

- Proximity of perimeter fence to building

- Roof framing - not trafficable

- Roofing material is a slip hazard - not safe to access

- Rugs

- Sarking

- Stored items

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Items - Non-compliant
Information:	This structure, whilst appearing to be adequate, does not comply with contemporary building practices and current Australian Standards. This includes:

All windows higher than 2000mm from the external ground/floor level must NOT be able to open wider than 125mm. It is highly recommended that permanent locks be fitted at 125mm open ASAP.

Handrails for decks and landings over 1 metre off the ground must be higher than 1000mm. Gaps under and within the handrail must not exceed 125mm. Handrails must not be a climbable object. These rules appear in provisions such as Part 3.9.2 (in NCC 2019) or Part 11.3 (in NCC 2022 and similar), under "Barriers and handrails" to prevent falls.

Although this report does not include structural compliance it appears that the main house structure has steel mesh flyscreens and air vents suggesting that this is a high fire rated area. The studio does not have the steel mesh flyscreens. Further investigation is recommended.

These items should be repaired by the relevant tradesman as soon as possible.

Major Defect

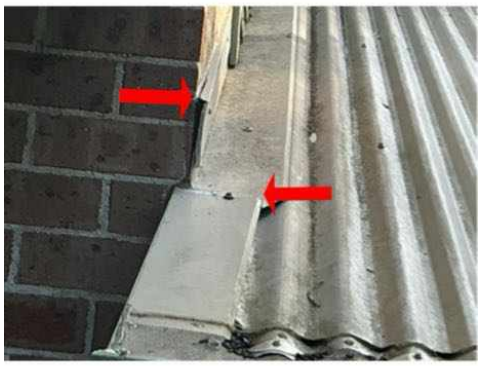
Finding 2.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Flashing Inadequate
Information:	At the time of inspection the flashing in this area appeared to be inadequate.

Flashings are in integral element of the buildings external waterproofing systems. Flashings divert water away from the structures' openings to prevent any water ingress. If these flashings are inadequate or compromised in any way it will allow water penetration in through the exterior cladding skin.

Water ingress will lead to secondary defects such as water staining and internal damage progressing to structural damage if left unmanaged. Damp environments are also conditions suitable for termite activity. It is advisable to get this defect rectified as soon as possible.

Consult a licensed Builder for further instructions.



Finding 2.02

Building:	Main Building
Location:	Ensuite
Finding:	Areas of High Moisture Meter Readings
Information:	At the time of inspections this area showed high moisture meter readings. Please note that the moisture meter readings above the towel and outside these walls were normal.

High moisture meter readings can be the result of recent cleaning, high humidity, poor ventilation, water ingress, rising damp, water pooling against the property and even termite ingress.

High moisture levels can have damaging effects on surrounding building materials, possibly creating moulds which can have health issues in living areas. It is highly advised that the cause of these high moisture meter readings is identified and rectified as soon as possible to ensure a healthier environment for the areas concerned.





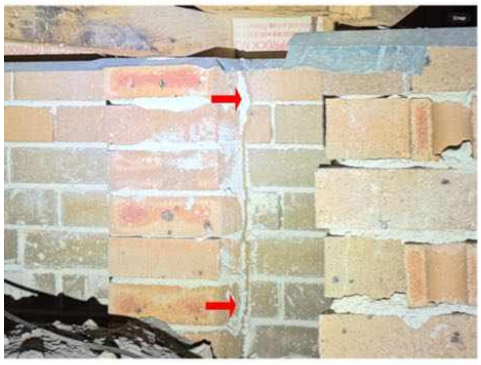



Finding 2.03

Building: Main Building
Location: Subfloor
Finding: Evidence of Termite Activity
Information: Termite activity was found to have affected this area of the subfloor. It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not reoccur.

Please note that although no evidence of live termite activity was found in the roof void or subfloor, because of obstructions and access restrictions the extent of any activity, in the wall cavity and roof space areas is unknown.

It is strongly recommended that the licensed Timber Pest Controller who conducted the last treatment is consulted for further information regarding a termite management system. DNA Pest Control (02) 4421 2009 installed their product on 15/5/21, however it is unknown if this treatment is still active.



Minor Defect

Finding 3.01

Building: Main Building
Location: All Areas
Finding: Building element - Rusted or corroded
Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. Rusted items include;

- the garage door jam requires repairs.

- some exterior screws require replacement.

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

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

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

Finding 3.02

Building:	Main Building
Location:	Bedroom 3

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 hardware.

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

Finding 3.03

Building: Main Building

Location: All 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 3.04

Building:	Main Building
Location:	All Areas
Finding:	Building element - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). This includes;

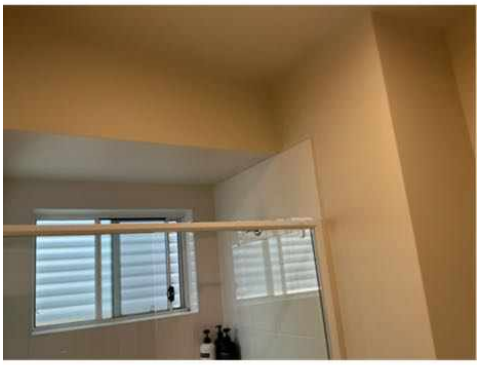
- The lounge room sliding window latch is loose requiring repairs.

Repair and/or replacement of 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 provide a quote to repair or replace the affected building element prior to purchase.

Finding 3.05

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



Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Surfaces - Scuffed.
Information:	Superficial scuff marks were noted to the internal surfaces in this area at the time of inspection.

Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear. Marked surfaces may be left at client discretion, if no repair/replacement is necessarily required. Marked surfaces are unlikely to result in the development of secondary damage. However, the client may wish to seek quotations for the cost to refurbish or replace the affected surface.

A general handyperson or cleaning contractor may be appointed to rectify marked or scuffed surfaces at the client`s discretion.

Finding 3.07

Building:	Main Building
Location:	Ensuite
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

Live Timber Pest Activity

No evidence was found

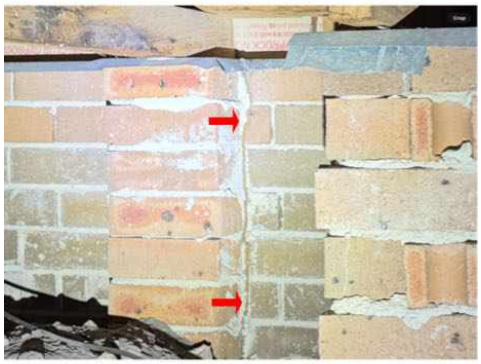
Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Subfloor
Finding:	Evidence of Termite Activity
Information:	Termite activity was found to have affected this area of the subfloor. It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not reoccur.

Please note that although no evidence of live termite activity was found in the roof void or subfloor, because of obstructions and access restrictions the extent of any activity, in the wall cavity and roof space areas is unknown.

It is strongly recommended that the licensed Timber Pest Controller who conducted the last treatment is consulted for further information regarding a termite management system. DNA Pest Control (02) 4421 2009 installed their product on 15/5/21, however it is unknown if this treatment is still active.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	Bridging of Termite Management System
Information:	Bridging of termite management system occurs when a termite management system or inspection zone are covered by exterior objects where termites can enter a structure undetected. Due to the bridging this property it is considered High Risk for concealed termite ingress which should be treated and inspected every 6-12 months. Generally this takes the form of finished ground levels external paving, concrete, fencing posts, gardens, vegetation, plumbing, stored items etc being retrospectively installed above the ant cap level or weep and ventilation holes. Where bridging of the termite management system has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.








Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.03

Building:	Main Building
Location:	Exterior walls
Finding:	Air-conditioning unit - Condensation Pipe Leak
Information:	Leaking from an external air-conditioning unit condensation pipe is a normal function of the unit, however this should be plumbed into the house drainage or directed away from the house structure.

Heavy leaking from the air-conditioning unit is likely to produce damp conditions in the surrounding area conditions which are conducive to termite attack. If left unattended, such leaking can develop into water pooling below the unit, creating potential for subsequent water damage to associated building elements.

A refrigeration mechanic or licensed plumber should be appointed to assess the condition of the unit and to perform any remedial works as necessary. While discharge from an air-conditioning unit can generally be managed through basic plumbing work, such appointments are deemed necessary to identify any major issues.

Finding 6.04

Building:	Main Building
Location:	Roof Exterior

Finding: Gutters - Blocked

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

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

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

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

Finding 6.05

Building: Main Building

Location: Subfloor

Finding: Subfloor - Debris

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

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

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

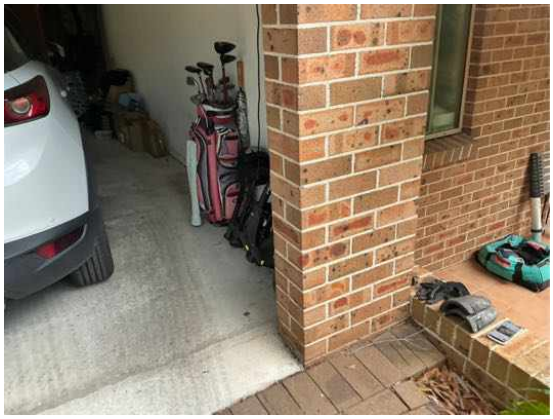
Finding 6.06

Building: Main Building
Location: Subfloor
Finding: Subfloor - Lack of ventilation
Information: It was noted at the time of inspection that the subfloor area lacks adequate ventilation. Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants).

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

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



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

- Structural Engineer

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- The building compared to others of a similar age and construction appears to be in good condition. It does however have a few safety issues (findings starting with #1), major defects (findings starting with #2), requiring immediate attention and 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 were obstructed.

Although appearing to be in relatively good condition, the load capacity of the external balcony or deck could not be verified during the inspection. External structures are 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 balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

Timber Pest
As this dwelling is HIGH susceptibility to termite ingress the following items are highly recommended:
- Maintain the Termite barrier system to the property (consult the installer to maintain warranty periods & conditions) DNA Pest Control and Advanced Pest Control have installed their products over the years.
- Treat, repair or replace any Fungal decay/wood decay.
- Remove or treat any materials bridging the termite management system (to prevent concealed termite entry).

- Install any missing or inadequate ant capping to the sub floor.
- Remove any debris from the sub floor.
- Improve the sub floor ventilation.
- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Clean blocked guttering regularly.
- Connect A/C overflow to storm water or away from the edge of the building.
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months.

Additional information:
- Trees within 50m of the house that are on other properties cannot be inspected.

Inaccessible Areas Due to Obstructions and Limitations
Many areas were obstructed from Inspection due to, but not limited to, include the following:
- areas bridging termite management systems.
- areas above safe working height.
- areas too small to enter in the roof space and subfloor.
- skillion roofing has no access to the roof void.
- no access through wall, floor, ceiling and roof linings.
- decking & patios.
- stored items.
- furniture.
- insulation & sarking.
- ducting.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.
- vehicles.

A further invasive inspection is recommended to these areas immediately.

For further information, advice and clarification please contact Nick Pepper on: 0407 011 477

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Balcony or Deck - Load Capacity
Information:	The load capacity of the external balcony or deck could not be verified during the inspection.
	External timber structures and fixings 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 or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

Noted Item

Building:	Main Building
Location:	Exterior walls
Finding:	Gas Bottle Regulator - Non-compliant
Information:	In the opinion of the inspector, the gas bottle regulator is non compliant. However, in relation to gas and related gas plumbing, you should always consult a licensed plumber/gas fitter for further advice. The main house gas bottle regulator compliance plate reads 7/4/96. Gas bottles should be positioned on a solid, level platform. The studio gas bottle compliance plate reads 19 –5–14. Where installation is out dated, the client should contact the responsible trade (gas plumber) to undertake further inspections.

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.

Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from Inspection due to, but not limited to, include the following:

- areas bridging termite management systems.

- areas above safe working height.

- areas too small to enter in the roof space and subfloor.

- skillion roofing has no access to the roof void.

- no access through wall, floor, ceiling and roof linings.

- decking & patios.

- stored items.

- furniture.

- insulation & sarking.

- ducting.

- rubbish and debris.

- obstructions from other building materials.

- finished concrete and paving levels.

- finished ground levels.

- vegetation.

- vehicles.

A further invasive inspection is recommended to these areas immediately.

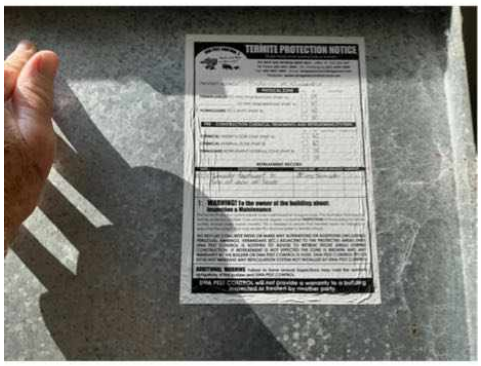
The following items were noted as - Evidence of a previous termite management program

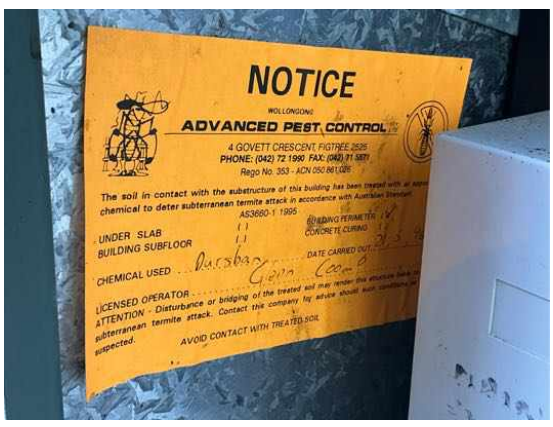
Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
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. DNA Pest Control (02) 4421 2009 installed their product on 15/5/21, however it is unknown if this treatment is still active. Advanced Pest Control have installed their products over the years.

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.





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.