Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 5 Feb 2026

Property Address: 19 Langley Ave, Renwick NSW 2575, 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: Thu, 5 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	19 Langley Ave, Renwick NSW 2575, Australia
Client's Email Address:	
Client's Phone Number:	
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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: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

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 Good condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Driveway, Garage, Porch, Retaining Walls, Shed, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Patio, Porch / Patio, Deck, Skirting Boards, Architraves, Door Frames, Eaves, Doors, Fascias, Stair Railing, Staircase, Window Frames
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior

- Fencing

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Wall Exterior

- Timber Retaining Walls

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.

- Locked Sheds or Outbuildings.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Timber retaining walls due to obstructions.

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

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Appliances and equipment

- Above safe working height

- Areas of low roof pitch preventing full inspection

- Decking

- Ceiling linings

- External concrete or paving

- Fixed ceilings

- Insulation

- External finished ground level

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Gutter Guards

- No safe point from which to access roof exterior

- Lack of natural or acceptable lighting

- Proximity of perimeter fence to building

- Patio

- Sarking

- Porch

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the

presence of obstructions have limited the scope of the inspection

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Yard- Front, Verandah Stairs
Finding:	Steps - inconsistent heights
Information:	At the time of inspection, the steps were found to have inconsistent riser heights. Variations in step heights are considered a trip hazard and may not comply with standard building practices, which require uniformity in step construction for safe and comfortable access. Inconsistent steps can cause missteps and present a safety risk, particularly for children, the elderly, or individuals with mobility concerns. Assessment by a licensed builder or carpenter is recommended to ensure the steps are constructed to an acceptable standard and provide safe access.

Finding 1.02

Building:	Main Building
Location:	Verandah
Finding:	Tiles - Drummy or Popped (grout degraded)
Information:	It was noted on inspection that grout is degraded to the tiled area and noticeable popped tiles. Drummy or Popped tiles indicate that the bond between the tiles and the substrate has weakened, likely due to moisture exposure or improper installation. This can lead to tiles detaching completely over time, which may cause safety hazards. Gaps in the grout further compromise the waterproofing of the surface, allowing moisture to penetrate behind the tiles. This can cause water damage, mold growth, and deterioration of the underlying structure. The drummy effect and loose tiles also affect the visual quality and longevity of the tiled surface.

Engage a qualified tiler to carefully remove and replace the drummy or popped tiles.

Finding 1.03

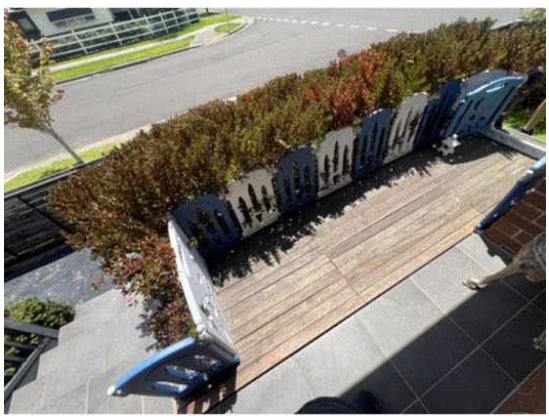
Building:	Main Building
Location:	Verandah - deck
Finding:	Balustrade - Suspected Non-Compliance
Information:	The balustrade was measured and found to less than the present building regulation requirement of 1000mm high. Additionally the gaps between the balustrade cladding were found to be greater than the present building regulation requirement of 125mm.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.



Major Defect

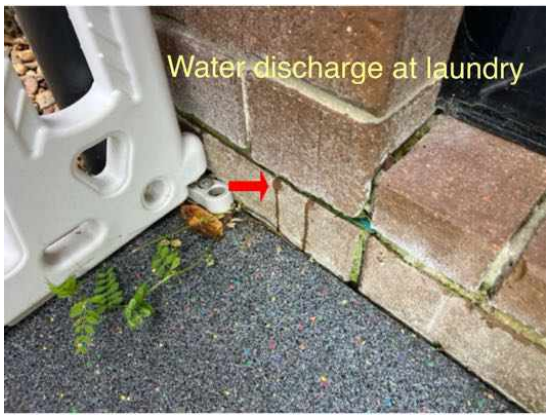
Finding 2.01

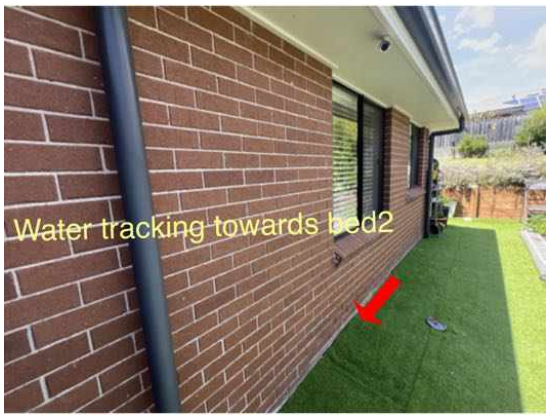
Building:	Main Building
Location:	Bathroom
Finding:	Bath - Water Leak
Information:	The bath was operated during the inspection and water was subsequently observed discharging externally from weep holes and mortar joints at damp-proof course level behind the bathroom. The water was noted to track behind the bath and adjoining areas, extending toward the laundry and along the wall line toward the rear of the garage/Bedroom 2.

Once the bath tap was turned off, the external water discharge ceased. This confirms the condition is not consistent with a concealed pipe or waste failure and is instead indicative of a water leak associated with the bath tap fittings or related connection points during use.

An unmanaged water leak of this nature may result in concealed moisture exposure to surrounding building elements and may create conditions that are conducive to timber pest activity if left unattended.

It is recommended that a licensed plumber assess the bath tap fittings and associated connections to identify and rectify the source of the water leak. As no visible internal damage was identified at the time of inspection, a registered builder should undertake invasive investigation where necessary to determine whether any concealed moisture-related deterioration is present.





Minor Defect

Finding 3.01

Building:	Yard
Location:	Fencing
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance

can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.02

Building: Yard
Location: Yard - Front

Finding: Unconventional handyman work

Information: This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.

Finding 3.03

Building: Yard

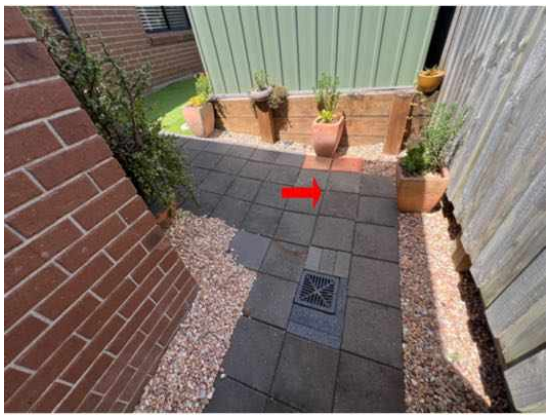
Location: Yard - Front, Side

Finding: Paving - Uneven

Information: Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.



Finding 3.04

Building:	Yard
Location:	Yard - Back, Side
Finding:	Site drainage - Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.
	It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

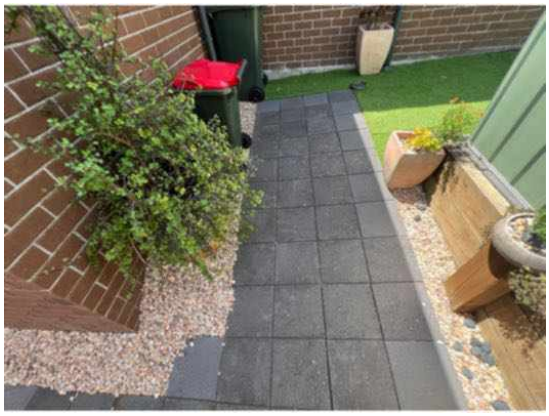


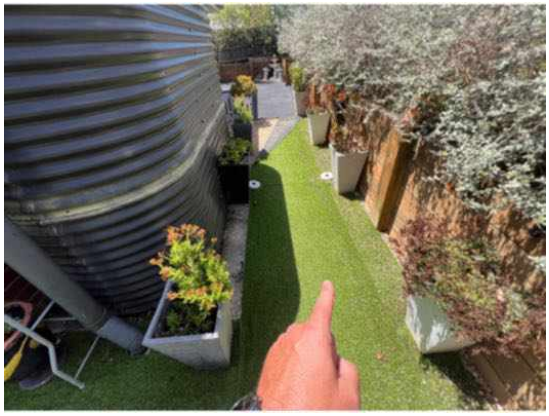

Finding 3.05

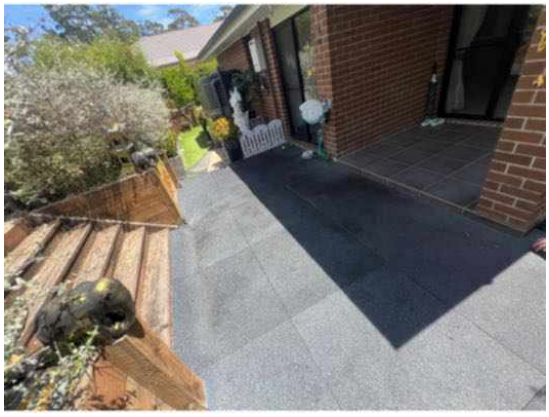
Building:	Yard
Location:	Yard - Back, Side
Finding:	Perimeter Paving - Insufficient Fall
Information:	The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

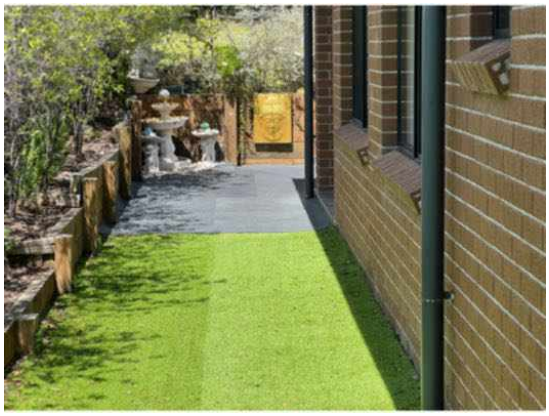
Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.





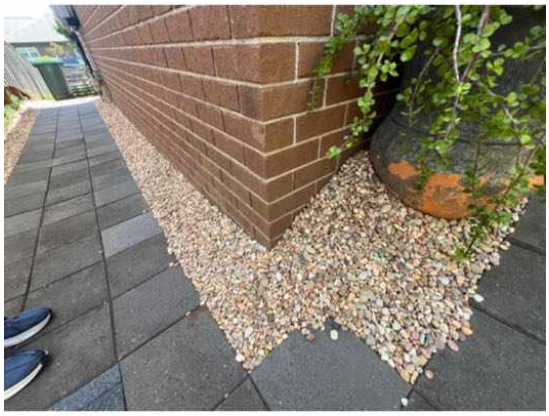


Finding 3.06

Building:	Main Building
Location:	Exterior walls - right side (garage)
Finding:	Brickwork - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of 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 bricklayer should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.07

Building:	Main Building
Location:	Exterior walls - left side - rear - right side
Finding:	Brickwork - Efflorescence
Information:	Efflorescence appears to be affecting the brickwork, concrete or tiles in this area. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

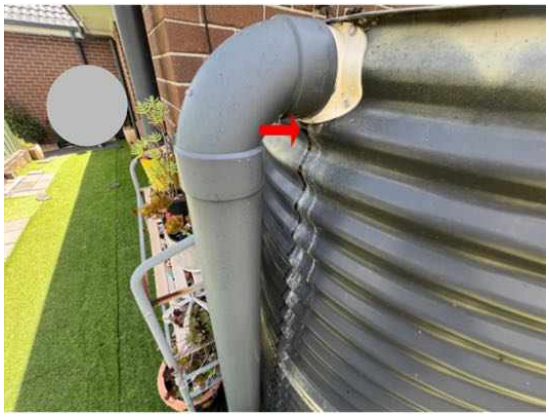





Finding 3.08

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Water Tank - Active Leak
Information:	An active leak was identified at the water tank pipe during the inspection. This condition is commonly associated with physical damage, joint failure, or deterioration of fittings, allowing water to escape improperly rather than being directed through the intended system. Uncontrolled water discharge can contribute to soil erosion, damp conditions near the building perimeter, and create conducive environments for termite activity if left unmanaged. A licensed plumber should be engaged to inspect the water tank pipe, determine the

cause of the leak, and undertake necessary repairs or replacement as a priority to prevent further deterioration and associated risks.



Finding 3.09

Building:	Main Building
Location:	Alfresco
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.

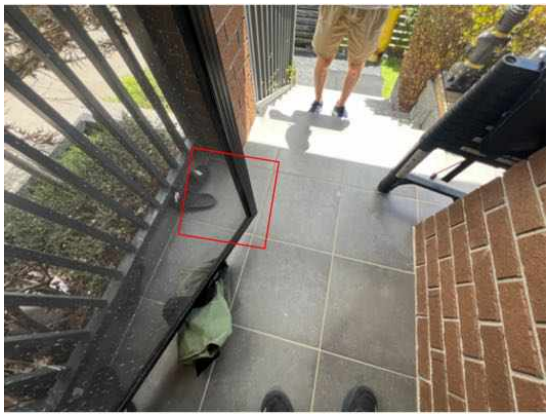
Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

Finding 3.10

Building: Main Building
Location: Verandah, Alfresco
Finding: Tiles - Drummy
Information: Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.11

Building: Main Building
Location: Verandah
Finding: Tiling- Incomplete or substandard works
Information: The Tiling work to the area appears to have been completed to a substandard level.

Poorly executed tiling can compromise the functionality and appearance of the area, potentially leading to issues such as loose tiles, water ingress, or accelerated deterioration over time.

It is highly recommended that a floor and wall tiler be appointed to complete these works and ensuring a safe and durable finish that enhances the longevity of the

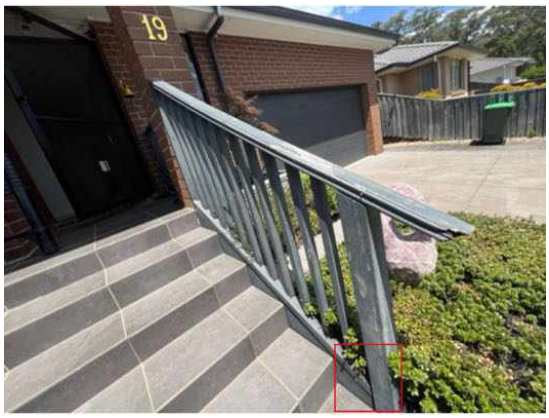
associated building elements.

Finding 3.12

Building:	Main Building
Location:	Verandah
Finding:	Balustrade - Rusted Fixings
Information:	Corrosion was observed to fixings associated with the balustrade. Rusted fixings can reduce the effectiveness of connections over time and may contribute to loosening or instability of the balustrade if deterioration progresses.

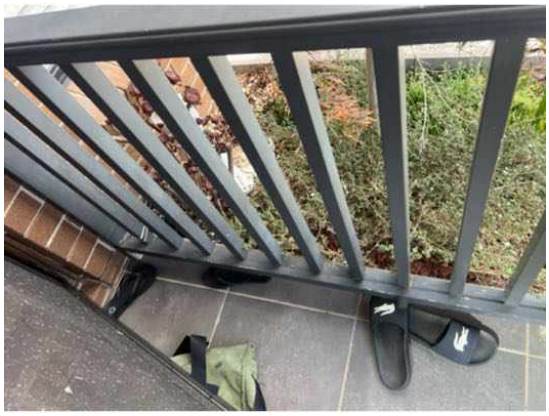
Ongoing exposure to weather and moisture is a common contributing factor to this condition. Continued corrosion may lead to further deterioration of both fixings and adjoining timber elements.

It is recommended that a registered builder or qualified carpenter assess the balustrade fixings and determine whether repair or replacement is required to maintain adequate performance.



Finding 3.13

Building:	Main Building
Location:	Verandah
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 3.14

Building:	Main Building
Location:	Verandah - deck
Finding:	Decking - Unconventional handyman work
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop. It is highly recommended that the substandard work be rectified by licensed carpenter or a decking specialist. Works to improve this area are likely to increase the safety and the operation of the associated building elements. The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.

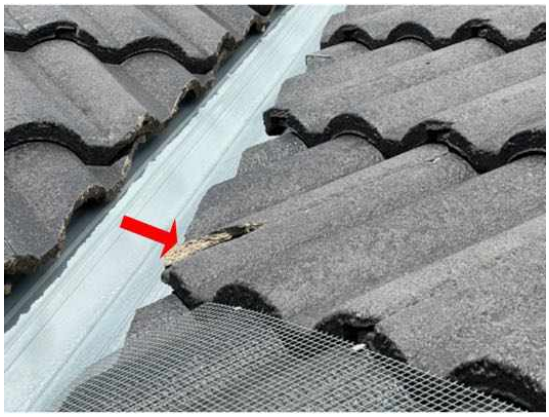
Finding 3.15

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken

Information: Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.



Finding 3.16

Building: Main Building

Location: Roof Exterior

Finding: Roof Mortar - Deterioration

Information: Mortar, or 'bedding, is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys.

Upon inspection of the exterior roof, it was noted that sections of the mortar show

varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofingelements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a licensed roofing contractor

Finding 3.17

Building:	Main Building
Location:	Entry, Bathroom
Finding:	Door Handle - Loose
Information:	The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure.

This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components.

It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

Finding 3.18

Building:	Main Building
Location:	Study, Bedroom - Master, Walk In Robe, Toilet (WC)
Finding:	Doors - Striker plates misaligned. Doors rattle when closed.
Information:	The striker plates to a few doors throughout the home appear to have become misaligned and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

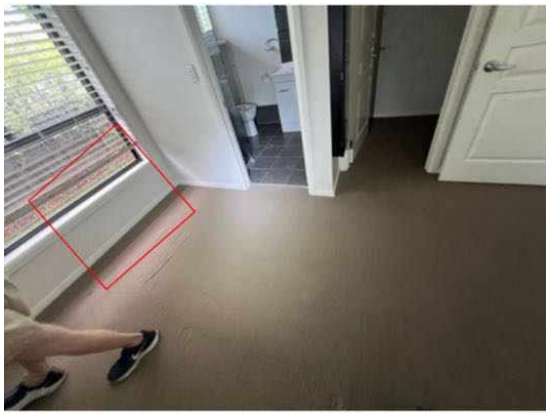
Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter.

Finding 3.19

Building:	Main Building
Location:	Bedroom - Master
Finding:	Painted surface - Bubbling/flaking
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



Finding 3.20

Building:	Main Building
Location:	Ensuite
Finding:	Pop up waste - Not operating (closing)
Information:	Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation. Repair and/or replacement of the faulty building element is recommended. It is highly recommended that a plumber be engaged to perform any necessary works.

Finding 3.21

Building:	Main Building
Location:	Ensuite
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 3.22

Building: Main Building
Location: Ensuite, Bathroom
Finding: Fitting or fixture - Loose
Information: The fitting in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

Finding 3.23

Building: Main Building
Location: Ensuite, Bathroom
Finding: Paint - Flaking
Information: Flaking paint was identified at the time of inspection. This defect is commonly caused by moisture ingress, poor surface preparation, or the natural ageing and deterioration of paint over time.

Flaking paint not only detracts from the aesthetic appeal but may also expose the underlying surface to further deterioration, including moisture absorption and potential

damage.

It is recommended that a qualified painter be engaged to prepare and repaint the affected area to ensure proper adhesion and a durable finish. Investigation into potential underlying causes, such as moisture issues, should also be considered to prevent recurrence.




Finding 3.24

Building:	Main Building
Location:	Ensuite, Bathroom
Finding:	Moisture in Shower
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

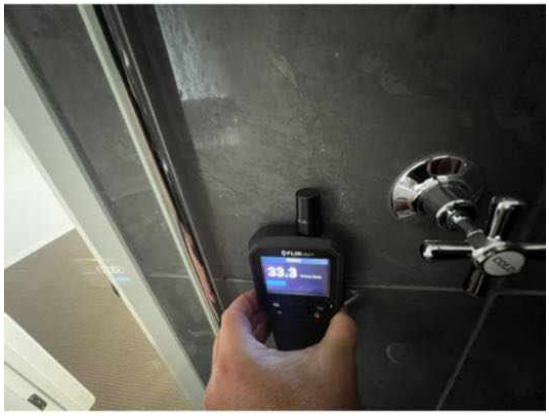
Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Consultation with a qualified plumber or bathroom specialist is advised to identify the

cause of damp and to perform remedial works as required.

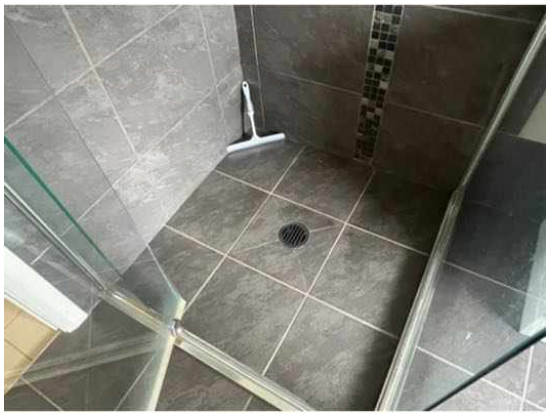
Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.



Finding 3.25

Building:	Main Building
Location:	Ensuite, Bathroom
Finding:	Tiles - Drummy (shower recess)
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process. Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting. Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.26

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Light not working
Information:	While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection. A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.

Finding 3.27

Building:	Main Building
Location:	Kitchen
Finding:	Surface - Requires cleaning
Information:	Regular cleaning and maintenance improves the longevity of all building elements. A build up of dirt and debris can reduce the useful life of building materials and may result in earlier replacement of items being required. Excessive dirt is also likely to lead to secondary hazards, including potential health hazards, as the building elements begin to harbour bacteria and/or mould. Remedial cleaning is recommended in order to improve the appearance of this area as well as to counteract the development of bacteria. Such works can be performed by a cleaning contractor and should be completed at the discretion of the client.

Finding 3.28

Building: Main Building
Location: Kitchen
Finding: Additional Photos - gas cooktop
Information: Additional photos are provided for your general reference

Finding 3.29

Building: Main Building
Location: Kitchen
Finding: Ceiling – substandard and Hairline Cracks.
Information: Evidence of substandard finishing were identified to the ceiling lining. The patchwork is considered substandard, with uneven finishes and incomplete blending, suggesting that previous repair attempts were cosmetic in nature and did not involve re-fixing the underlying ceiling sheets.

Additionally, hairline linear cracking was observed at several butt joins between ceiling sheets. This type of cracking is commonly caused by minor structural movement, material shrinkage, or flexing along joint lines over time.

While these issues are largely cosmetic at this stage, they indicate a history of movement and poor-quality repair work. If left unmanaged, further deterioration or

more noticeable ceiling deformation may occur.

It is recommended that a qualified plasterer or painter be engaged to assess and undertake remedial works to ensure the ceiling is properly prepared and refinished to an acceptable standard.

Finding 3.30

Building:	Main Building
Location:	Kitchen, Living Room, Dining Room
Finding:	Sealant - degraded
Information:	It was noted on inspection that sealant or grout is degraded to this area.

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

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

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






Finding 3.31

Building:	Main Building
Location:	Hallway
Finding:	Tiles - Damaged
Information:	Damage was evident to the tiling in this area at the time of inspection. While the damage 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.

Finding 3.32

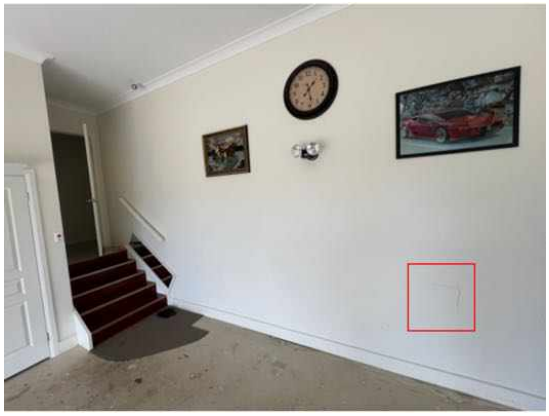
Building:	Main Building
Location:	Bathroom
Finding:	Water damage - joinery
Information:	Water damage was observed to joinery within the sink cabinet. This type of defect is typically caused by prolonged moisture exposure from minor plumbing leaks, condensation, or poor sealing around fixtures and fittings.

If left unmanaged, water ingress can lead to swelling, delamination, or deterioration of the joinery, potentially compromising its functionality and hygiene. Moist conditions in enclosed cabinetry may also create an environment conducive to mould or timber pest activity.

It is recommended that a licensed plumber be engaged to inspect the sink plumbing for leaks or seepage. A cabinetmaker or qualified joiner may also be required to replace the affected element where practical.

Finding 3.33

Building:	Main Building
Location:	Garage
Finding:	Plasterboard - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).
	Repair and/or replacement of 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 plasterer or general handy person should be appointed to repair or replace the affected building element prior to any subsequent damage being caused followed by a painter.



Finding 3.34

Building:	Main Building
Location:	Garage
Finding:	Garage - Moisture Staining at Floor Level
Information:	Moisture staining was observed at floor level along the rear and side areas of the

garage, with slight marking noted to the bottom edge of the skirting. Moisture meter readings were only minimally elevated, and no staining or damage was observed to the wall linings.

The condition appears limited to surface moisture at the floor interface and is likely influenced by external ground levels being higher than the internal garage slab. While the impact is minor at present, continued moisture exposure may lead to deterioration of finishes and create conditions conducive to timber pest activity if left unmanaged.

It is recommended that external ground levels and surface drainage adjacent to the garage be reviewed by a registered Builder to reduce the potential for ongoing moisture exposure.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

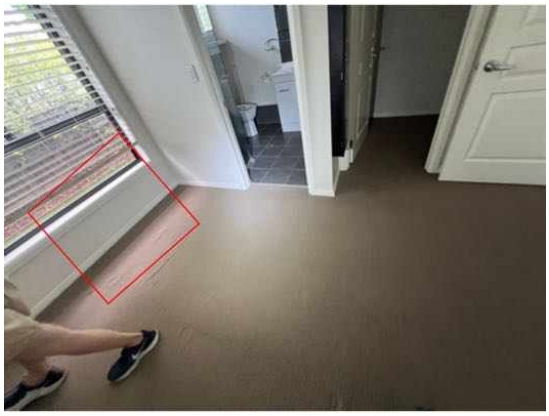
Finding 6.01

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

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

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

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



Finding 6.02

Building:	Main Building
Location:	Ensuite, Bathroom
Finding:	Moisture in Shower (Photos shown in previous defect section)
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Consultation with a qualified plumber or bathroom specialist is advised to identify the cause of damp and to perform remedial works as required.

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

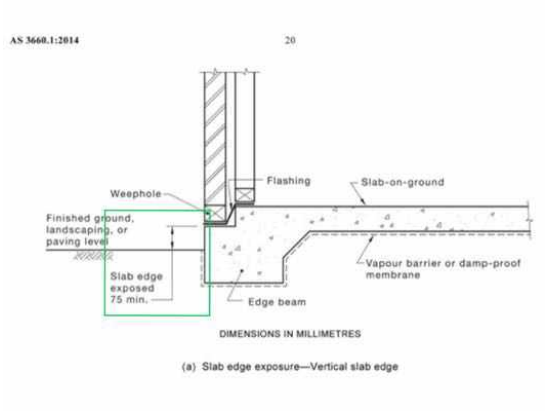
Finding 6.03

Building:	Main Building
Location:	All External 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 6.04

Building: Main Building

Location: External - Garage

Finding: Bridging of termite barrier

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

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

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

Finding 6.05

Building: Main Building

Location: Verandah, Alfresco

Finding: Bridging of physical termite barriers - Concrete Patio

Information: The tiled concrete pad to the patio and alfresco including other areas directly abuts dwelling causing bridging. Bridging is the span of a physical termite barrier or

inspection zone so that subterranean termites have an entry point over or around that barrier.

Where a concrete patio is retrospectively installed against an external wall, this provides a concealed entry point for termites.

The client should consider obtaining further advice from a timber pest technician regarding treatments required in this area. It is recommended that obtaining such advice be a short-term priority.

Finding 6.06

Building:	Main Building
Location:	Yard - Back
Finding:	Water Tank - Active Leak (conducive to termites) (Photos shown in previous defect section)
Information:	An active leak was identified at the water tank pipe during the inspection. This condition is commonly associated with physical damage, joint failure, or deterioration of fittings, allowing water to escape improperly rather than being directed through the intended system. Uncontrolled water discharge can contribute to soil erosion, damp conditions near the building perimeter, and create conducive environments for termite activity if left unmanaged. A licensed plumber should be engaged to inspect the water tank pipe, determine the cause of the leak, and undertake necessary repairs or replacement as a priority to prevent further deterioration and associated risks.

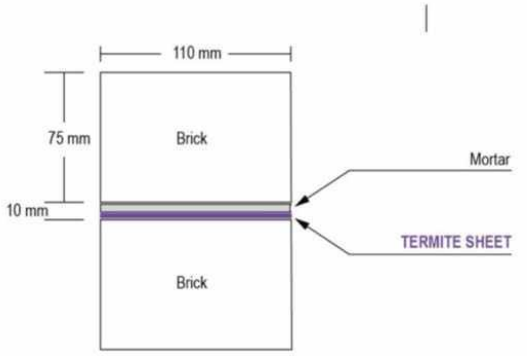
Finding 6.07

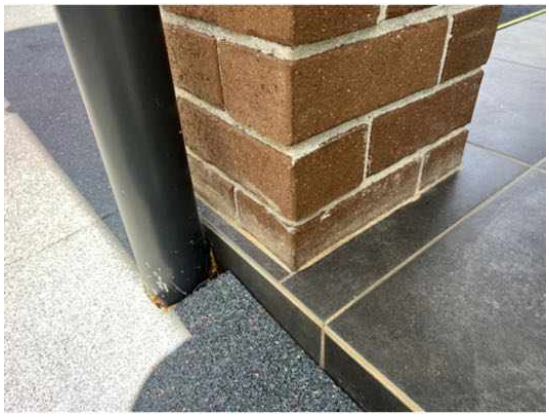
Building:	Main Building
Location:	Verandah, Alfresco
Finding:	Bridging of termite barrier - brick piers.
Information:	Brick pier that are attached from ground to structure without a visible inspection zone (barrier 75mm AFL) causes a bridging point. Bridging of termite barriers occurs when

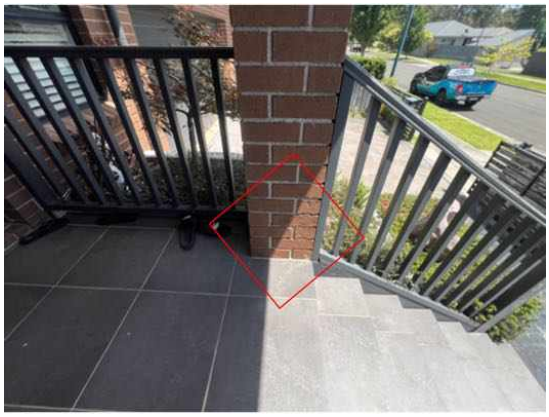
termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

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

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







Finding 6.08

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Water pooling - against property
Information:	Water appears to be pooling against the house. It is suspected that this is a result of poor site drainage but may also be due to excessive moisture from an unidentified source.

Where water is pooling against the house water damage to the external wall cladding is imminent.

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 6.09

Building:	Yard
Location:	Yard - Back, Side
Finding:	Site drainage - Inadequate (Photos shown in previous defect section)
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and

ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 6.10

Building:	Main Building
Location:	Bathroom
Finding:	Bath - Water Leak (Photos shown in previous defect section)
Information:	The bath was operated during the inspection and water was subsequently observed discharging externally from weep holes and mortar joints at damp-proof course level behind the bathroom. The water was noted to track behind the bath and adjoining areas, extending toward the laundry and along the wall line toward the rear of the garage/Bedroom 2.

Once the bath tap was turned off, the external water discharge ceased. This confirms the condition is not consistent with a concealed pipe or waste failure and is instead indicative of a water leak associated with the bath tap fittings or related connection points during use.

An unmanaged water leak of this nature may result in concealed moisture exposure to surrounding building elements and may create conditions that are conducive to timber pest activity if left unattended.

It is recommended that a licensed plumber assess the bath tap fittings and associated connections to identify and rectify the source of the water leak. As no visible internal damage was identified at the time of inspection, a registered builder should undertake invasive investigation where necessary to determine whether any concealed moisture-related deterioration is present.

Finding 6.11

Building:	Main Building
Location:	Garage
Finding:	Garage - Moisture Staining at Floor Level (Photos shown in previous defect section)
Information:	Moisture staining was observed at floor level along the rear and side areas of the garage, with slight marking noted to the bottom edge of the skirting. Moisture meter readings were only minimally elevated, and no staining or damage was observed to the wall linings.

The condition appears limited to surface moisture at the floor interface and is likely influenced by external ground levels being higher than the internal garage slab. While the impact is minor at present, continued moisture exposure may lead to deterioration of finishes and create conditions conducive to timber pest activity if left unmanaged.

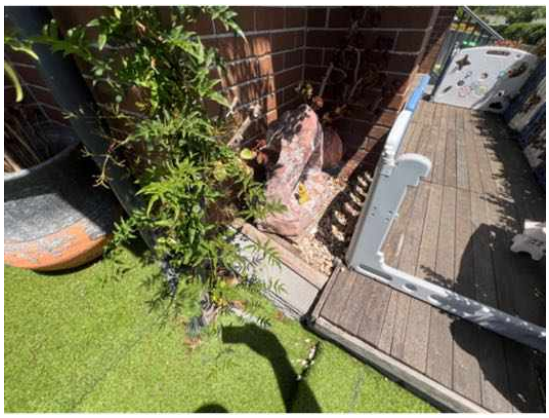
It is recommended that external ground levels and surface drainage adjacent to the garage be reviewed by a registered Builder to reduce the potential for ongoing moisture exposure.

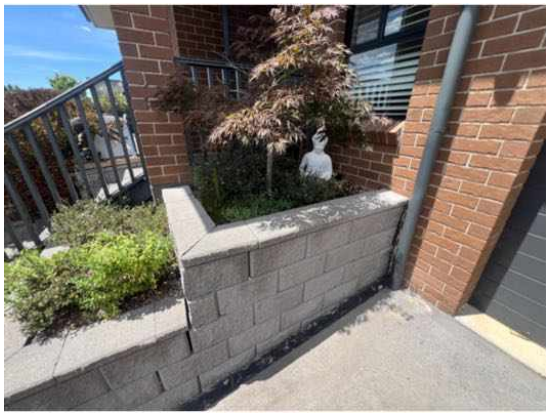
Finding 6.12

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were observed around the perimeter of the building, obstructing visual inspection of lower wall areas and providing potential concealed termite entry points.

Raised soil levels and retained moisture from watering can allow termites to access wall cavities or weep holes undetected, while timber edging materials may further encourage activity.

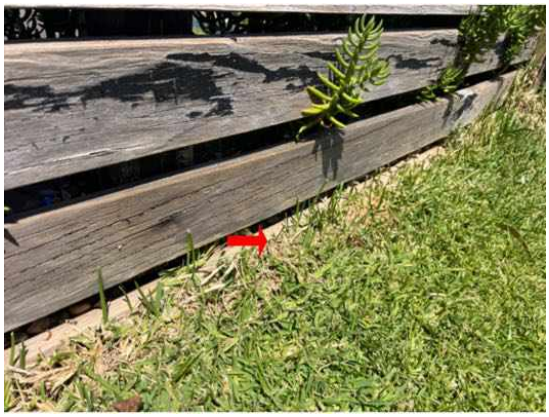
It is recommended that garden beds be reduced or cleared from the building perimeter, or that regular timber pest inspections be carried out in accordance with AS 4349.3 or AS 3660.2 to monitor risk.

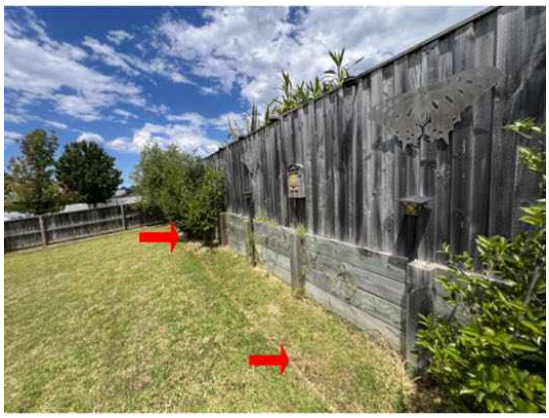




Finding 6.13

Building:	Yard
Location:	All External 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.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Not Applicable
Location:	All External Areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. 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

- As identified in summary and defect statements

- 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

- BUILDING
The building when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in GOOD condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

Steps – Inconsistent Heights: Inconsistent step riser heights were observed, creating a trip hazard and increasing the risk of slips or falls when using the steps.

Tiles – Drummy or Popped (Grout Degraded): Drummy or popped tiles with degraded grout were identified, presenting a potential trip hazard and an increased risk of tile movement or failure under foot traffic.

Balustrade – Suspected Non-Compliance: The balustrade was suspected to be non-compliant with current safety requirements, which may reduce its effectiveness as a fall-prevention barrier.

Bath – Water Leak: A water leak associated with the bath was identified, which has the potential to cause concealed moisture damage, deterioration of surrounding building elements, and conditions conducive to timber pest activity if left unaddressed.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means. Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

ADDITIONAL INVASIVE AND NON INVASIVE TESTS
These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

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

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building: Main Building

Location:

Finding: FYI - Taps, drainage and toilets tested

Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

Building: Main Building

Location:

Finding: FYI - Windows and doors were tested for operations

Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

Unless identified in a seperate items, no rememedial work is required on these items.

Photos may be shown in additional photos section.

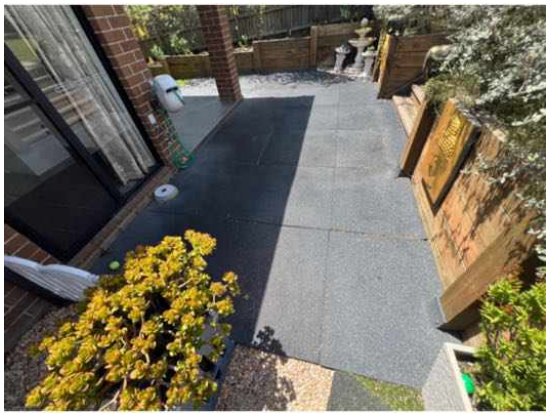
Noted Item

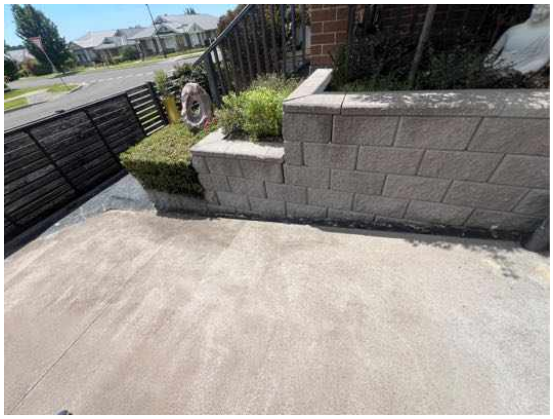
Building: Main Building

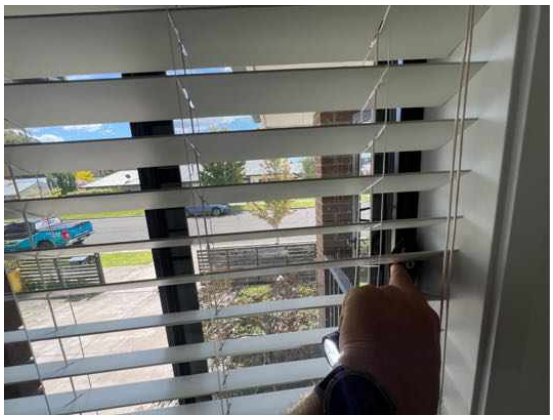
Location:

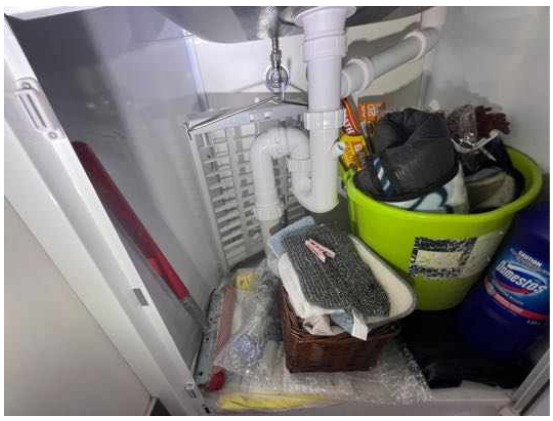
Finding: FYI - Additional Photos

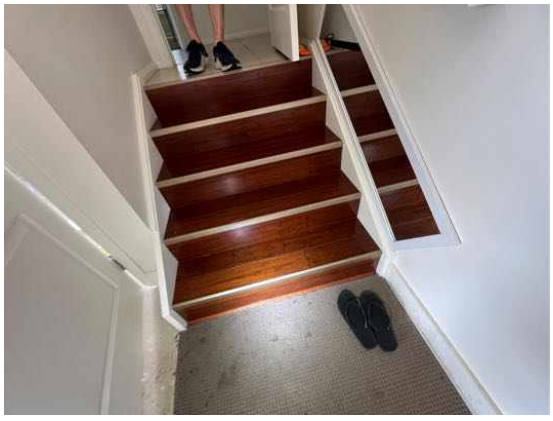
Information: Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.

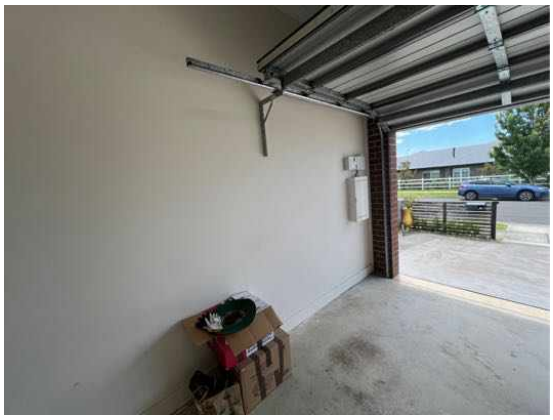

















The following items were noted as - Evidence of a previous termite management program

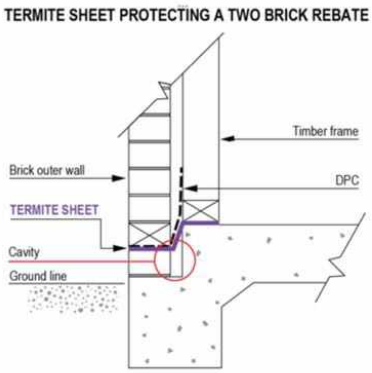
Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management – Durable Notice and Barrier Maintenance
Information:	A Durable Notice was observed during the inspection, indicating the presence of a physical termite management system installed in accordance with AS 3660. However, no evidence of ongoing or annual termite inspections was noted, and the notice

appeared outdated with no record of recent follow-up treatments or inspections.

Physical barriers are an important component of termite protection but require ongoing monitoring to remain effective. Without regular inspections or maintenance, the property remains at increased risk of concealed termite entry and potential damage to timber building elements.

It is recommended that the purchaser make further enquiries with the vendor regarding any history of termite activity or treatments undertaken at the property, including any works to on-site trees. A licensed pest controller should also be engaged to assess the current status of the termite barrier and implement a regular inspection program in line with AS 3660 requirements.



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.