



# Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 25 Quinn St, West Tamworth NSW 2340,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 10 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 25 Quinn St, West Tamworth NSW 2340, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Jason Leto Ph: 0452 303 303  
Email: Cecilhills@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections Cecil Hills

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Company Address and Postcode: Bossley Park 2176

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Company Email: Cecilhills@jimsbuildinginspections.com.au

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Company Contact Numbers: 0452 303 303

## 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 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 on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. 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 such as an engineer, surveyor or other trade or specific rectification or maintenance works. 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).

## Section A Results of Inspection - summary

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

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

### Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor 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 termite treatment is required.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Carport
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Fascias, Floorboards, Weatherboards, Window Frames, Veranda Posts, Timber Wall Panelling
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad
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.

- Interior
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- 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:

- Areas of low roof pitch preventing full inspection
- Appliances and equipment

- Debris in gutters
- Above safe working height
- Duct work
- Ceiling linings
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Debris or rubbish
- External concrete or paving
- Stored items
- 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: **High**

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

#### Finding 2.01

Building: Main Building  
Location: All Internal Areas  
Finding: Flooring - Severe Unevenness  
Information: The internal flooring within this area was observed to be significantly out of level and uneven. The degree of unevenness is considered excessive and is well beyond what would typically be expected from normal settlement or minor movement in a building of this age.

The severity of the floor deflection strongly suggests that there may be movement or failure within the supporting subfloor structure. This may include settlement of footings, movement or deterioration of subfloor stumps/piers, or deflection of supporting floor beams and joists.

Flooring exhibiting this level of unevenness is indicative of an underlying structural issue rather than minor cosmetic settlement. The condition is considered substantial and warrants further investigation.

A thorough inspection of the subfloor structure should be carried out by a suitably qualified structural engineer or experienced building contractor. Investigation should include assessment of the supporting piers, stumps, beams and footings to determine the cause of the movement. Rectification works may be required and could involve structural repairs of the affected area by a suitably qualified builder.





## Finding 2.02

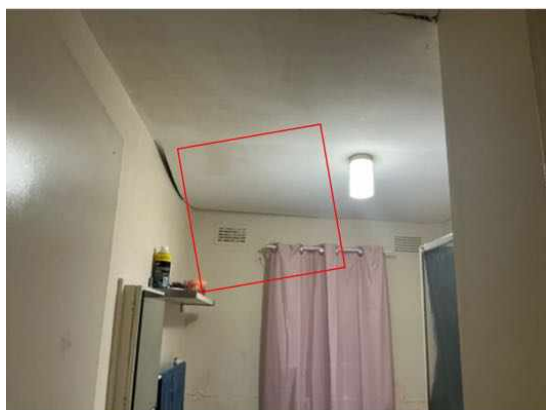
Building:	Main Building
Location:	Bathroom
Finding:	Water Damaged Ceiling - Severe
Information:	The bathroom ceiling lining has been significantly affected by water ingress and is showing extensive deterioration across the entire ceiling area. The plasterboard ceiling lining is visibly sagging and breaking down, indicating prolonged exposure to moisture. It is understood this condition may have originated from a previously connected water storage system located within the roof space.

Plasterboard ceiling linings that have been saturated with water lose their structural integrity and can progressively deteriorate. The extent of sagging and material breakdown observed indicates that the ceiling lining has been compromised and may be at risk of further failure or collapse. Prolonged moisture exposure within ceiling cavities may also contribute to mould growth, deterioration of insulation, corrosion of fixtures, and potential impacts to adjacent structural timbers and electrical components.

The condition is considered significant and requires immediate attention.

The client should arrange for a suitably qualified contractor to inspect the roof space and confirm the source of the previous water ingress has been permanently rectified. The affected ceiling lining should be removed and replaced, and the ceiling cavity

inspected for any associated moisture damage, mould growth, or deterioration of building materials. Any affected insulation, electrical components, or structural elements should also be assessed and rectified as required.



### Finding 2.03

Building:	Main Building
Location:	Bathroom
Finding:	Painted surface - Peeling
Information:	Sections of paint in this area was found to have peeled and deteriorated. Paint peeling and or 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 2.04

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Moisture/Efflorescence - Present
Information:	Evidence of moisture staining and salt deposits (efflorescence) was observed to several brick piers and masonry elements within the subfloor area. Efflorescence occurs when moisture moves through masonry materials and deposits mineral salts on the surface as it evaporates.

The presence of efflorescence indicates that moisture is migrating through the masonry, which may be associated with ground moisture, inadequate subfloor drainage, or limited ventilation within the subfloor space.

It is also recommended that the adjacent wet areas within the dwelling be further investigated, as leakage from internal plumbing fixtures or wet area waterproofing failures may also contribute to elevated moisture levels within the subfloor space. Additionally, the rear external wall does not appear to have any visible drainage provisions, which may allow rainwater to accumulate against the structure.

During periods of heavy rainfall, surface water may migrate along the ground and potentially flow beneath the dwelling, contributing to the moisture conditions observed within the subfloor area.

Prolonged moisture conditions within subfloor areas may contribute to deterioration of masonry materials, corrosion of metal components, and may increase the risk of timber decay or termite activity if moisture levels remain elevated.

The client should monitor the subfloor area for ongoing moisture presence and ensure adequate subfloor ventilation and site drainage are maintained. If excessive moisture persists, further assessment by a suitably qualified contractor may be required to determine the source and implement appropriate moisture management measures.



### Finding 2.05

Building: Main Building

Location: Subfloor

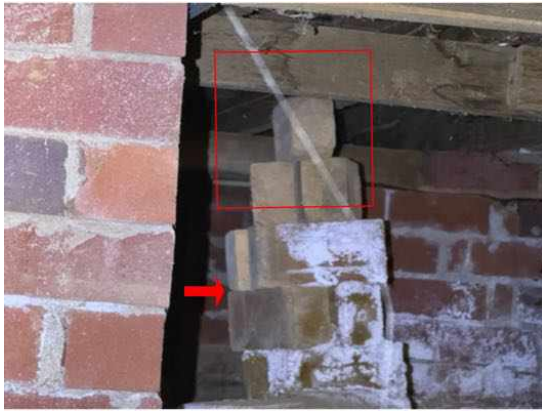
Finding: Subfloor Brick Piers - Unstable or Deteriorated

Information: The brick piers supporting the subfloor structure are exhibiting signs of instability, suggesting that their structural integrity has been compromised. This may be the result of ground movement, deterioration of mortar joints, or other underlying structural issues. Such conditions can accelerate the degradation of the piers and pose a risk to the overall stability of the structure.

The brick piers are suspected to be failing in their intended structural function, which may lead to a variety of significant and minor building defects. If left unresolved, further and potentially severe damage to both the piers and the subfloor structure may occur.

It is essential that a Registered Builder, preferably with expertise in subfloor repairs and re-piering, be engaged without delay to assess the condition of the brick piers and recommend appropriate remedial works. This defect requires immediate attention and should not be left unaddressed.





## Minor Defect

### Finding 3.01

Building: Main Building

Location: All External Areas

Finding: External Timber - Weathered

Information: External timber elements around the property were observed to be showing signs of general wear and tear, including surface deterioration, fading, and early signs of weather exposure. These conditions are commonly caused by prolonged exposure to sunlight, moisture, and temperature fluctuations, which can lead to cracking, splitting, or degradation over time if not properly maintained.

It is recommended that all external timber be inspected and maintained to ensure ongoing protection. This may include sanding, sealing, or repainting affected sections. Regular maintenance will help preserve the timber's integrity, extend its lifespan, and prevent more extensive damage in the future.







### Finding 3.02

Building:	Main Building
Location:	All External Areas
Finding:	Gutter/Fascia Damaged/Deteriorated
Information:	The damage of the gutters or fascia has occurred on the front left hand side of the facade as shown in the photos.

Breakage and deterioration occurs generally when either the metal/timber has aged and decayed with excessive moisture, or as a result of damage (accidental or deliberate).

Repair and/or replacement of the gutter 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 licensed roof plumber should be appointed immediately to repair or replace the damaged gutter prior to any subsequent damage being caused.



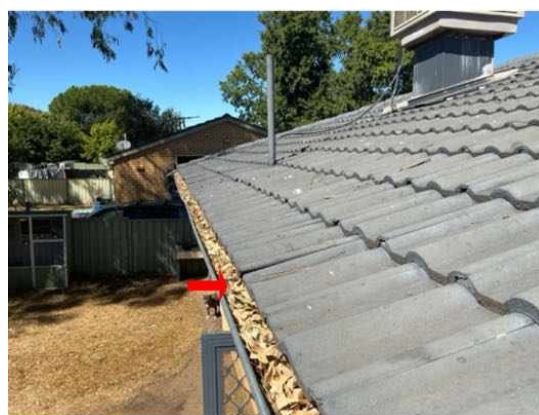
### Finding 3.03

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.

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 3.04

Building: Main Building  
 Location: Laundry  
 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 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Missing Tiles - Bath Hob
Information:	The bath hob was observed to have only a single row of tiles installed at the lower section adjoining the floor. The remaining surface of the bath hob appears unfinished

with the underlying substrate exposed.

Exposed substrate materials in wet areas may be vulnerable to moisture penetration and deterioration over time. Inadequate or incomplete finishing of surfaces surrounding baths may allow water to enter wall or framing cavities, potentially leading to damage to surrounding building materials and finishes.

The client is advised to inform the builder and request that the bath hob be properly finished with suitable waterproofing and tiling in accordance with standard wet area construction practices to prevent moisture ingress and ensure a durable finish.



### Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Damaged/Deteriorated
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 these materials is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

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



## 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: Meter Box

Finding: Meter Box - Locked Inaccessable

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.

The meter box at the time of inspection was locked.

Where a Termite Management System has not been identified you should consult a licensed pest inspector immediately to undergo further investigation in what measures would be necessary to maintain a functional pest management system.



### Finding 6.02

Building: Main Building  
 Location: All External Areas >  
 Finding: Bridging Of Physical Barriers - Patios/Porches  
 Information: Breaching is the spanning of a physical termite barrier or inspection zone so that subterranean termites are provided with an entry point over or around that barrier.

The concrete porch/patios are providing a concealed entry point at the time of the inspection. Where the location of the porch is retrospectively installed against an external wall this will provide a concealed entry point for termites.

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



### Finding 6.03

Building: Main Building  
 Location: Exterior walls - rear  
 Finding: HWS - Disconnected overflow  
 Information: The Hot Water System overflow was found NOT to be connected to the storm water drainage and is creating excessive moisture in the surrounding area.

Poorly aligned materials can and will lead to further damage to nearby areas.

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



### Finding 6.04

Building:	Main Building
Location:	Subfloor
Finding:	Stored Items - Subfloor
Information:	At the time of inspection, various stored items and leftover building materials were observed within the subfloor area of the dwelling. Subfloor areas are required to remain clear and unobstructed to allow for adequate ventilation, routine inspection access, and to prevent the accumulation of moisture and pests.

The storage of materials and general items in this space can obstruct air flow, potentially contributing to poor ventilation and the buildup of damp conditions, which may lead to timber decay, mould growth, or termite activity. Additionally, stored items can conceal defects or damage within the subfloor, delaying their detection and rectification.

It is recommended that all stored items and debris be removed from the subfloor area to maintain compliance with good building practice and to preserve the structural and environmental integrity of the subfloor space.



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

No evidence was found

## **Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements

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

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

- The building, compared to others built of a similar age of construction, appears to be mostly in good condition.

It does however have some defects that were found and that will require some remedial attention and maintenance. These issues, left unmanaged, may develop into major defects in the future and become a costly excessive to rectify at that later stage.

Where water services are connected, wet area components including shower recesses, Bobs, vanities, toilets, and associated tiling may be tested using brief water flow to identify any obvious signs of leakage.

It should be noted that these tests are limited in nature and may not detect slow or intermittent leaks, particularly in unoccupied homes where wet areas are not subject to regular use. Additionally, if silicone, liquid sealant, or masonry waterproofing products have been recently applied they may be temporarily mask defects. Such treatments are not permanent waterproofing solutions and may deteriorate over time.

The inspection is visual and non-invasive. Water testing is limited to short duration observations and does not replicate prolonged, everyday use. As such, leaks or waterproofing failures may go undetected at the time of the inspection and may only become evident after extended use of wet areas.

The absence of visible leakage at the time of inspection does not guarantee the long-term integrity of waterproofing systems. Regular monitoring and ongoing maintenance of all wet areas is strongly advised. Undetected leakage may lead to deterioration of building materials and create conditions conducive to timber pest activity.

This summary should be read in conjunction with the defects in the body of the report

SAFETY HAZARDS

None

#### MAJOR DEFECT

Flooring Sever Unevenness  
Bathroom Ceiling Moisture Damage  
Bathroom Walls Surface peeling  
Subfloor Moisture  
Subfloor Unstable Foundations

#### MINOR DEFECTS

Read in conjunction with the body of the report these minor maintenance issues will require attention, if left unmaintained, some of these defects may become costly in the future and develop into major defects overtime if not taken care of.

Obstructions are as follows but not limited to:

Furniture  
Fix joinery  
Floor coverings  
Blinds/curtains  
Soft furnishings  
Art and frames to walls  
Ducting to the roof space  
Rain water tanks  
Stored Goods  
Bins

#### Additional Information

It is recommended that areas that were not able to be inspected be made available and further inspection undertaken.

#### PEST REPORT SUMMARY

When compared to other buildings of a similar age, the properties condition is outlined in section A – overall condition timber pest of this report with the risk grading for undetectable defects detailed in section C – accessibility: undetected defect risk timber pest. Additionally, the presence of obstructions is documented in section C – accessibility: obstructions and limitations.

To safeguard the property and mitigate the risk of timber infestation, it is essential that a comprehensive timber pest management plan be implemented and maintained. This should be done

by engaging a licensed pest management technician who can develop and oversee a tailored pest control strategy. It is strongly recommended that a full pest inspection be conducted in accordance with Australian standards AS4349.3. Or AS3660.2 at intervals of no more than 12 months or as specified by the pest management plan. For enhanced protection the installation of a new termite treatment is advised to ensure a long-term prevention and control.

This report must be read in its entirety to fully understand all the items identified as potential defects and areas of concern. Skipping sections or reading parts in isolation could lead to an incomplete understanding of the inspection findings and their implications.

It is important to note that IF fixtures such as baths, showers, toilet, vanities, kitchen sinks are not currently in use or have not been used for an extended period, moisture readings in these areas may not exhibit significant variations. This can result in potentially misleading conclusions regarding the presence of absence of moisture issues.

Under the visual inspection criteria required for a pre-purchase pest inspection it is not possible to definitely determine the existence of leaks or moisture related defects. Therefore, if a more accurate assessment of potential water leaks or moisture intrusion is needed, it is recommended That the client request a special purpose inspection that includes more in-depth testing and diagnostic tools. In the absence of such an inspection it should be assumed that elements such as showers may be prone to leakage.

This comprehensive approach insures that the property owner or potential buyer is fully informed and can take the necessary steps to mitigate risk and maintain the structural integrity and value of the property.

Please read every defect individually and ask for clarification that you may require

For further information, advice and clarification please contact Jason Leto on: 0452 303 303

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

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







Noted Item

Building: Main Building  
Location: Roof Exterior  
Finding: Additional Photos Roof  
Information: Additional photos are provided of the general roof area for your general reference at the time of inspection.



**Noted Item**

Building: Main Building  
Location: Roof Void  
Finding: Additional Photos Roof Void  
Information: Additional photos are provided of the general roof void for your general reference at the time of inspection.





## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

### **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

### **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.