



Building and Timber Pest Inspection Report

Inspection Date: Fri, 6 Mar 2026

Property Address: 18 Fingal Ave, Glenhaven NSW 2156,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 6 Mar 2026

Modified Date: Sat, 7 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 18 Fingal Ave, Glenhaven NSW 2156, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jas Randhawa Ph: 0432 637 637
Email: Hornsby@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Hornsby

Company Address and Postcode: Beecroft 2119

Company Email: Hornsby@jimsbuildinginspections.com.au

Company Contact Numbers: 0432 637 637

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: 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, where 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 fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Garage, Pool, Water Tanks, Retaining Walls, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Deck, Door Frames, External Joinery, Floating Floor, Floorboards, Internal Joinery, Doors, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Tiled, Pitched
Storeys	Double
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
- Gardens
- Interior
- Landscaping Timbers
- Pool Surrounds
- Posts
- Roof Exterior - First Floor Only
- Roof Exterior - Part
- Roof Void - Part
- Slab Edge
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Decking
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Overhanging vegetation
- Pipework
- Roof framing - not trafficable
- Rugs
- Sarking
- Stored items
- Vegetation

- Wallpaper or Wall Coverings

- 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**

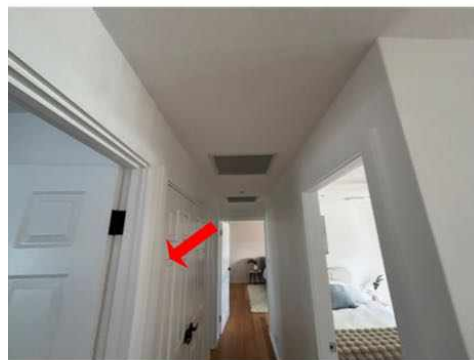
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Under Stairs Storage, Upstairs Hallway Closet
Finding:	Electrical Wires - Exposed
Information:	During the inspection, exposed electrical wires were noted. This condition poses a significant safety hazard, as it increases the risk of electrical shock, short circuits, and potential fire. It is imperative that a qualified electrician addresses this issue immediately by properly insulating the exposed wires and ensuring all electrical connections comply with safety standards. Prompt action will mitigate the risks associated with exposed wiring and maintain the safety and integrity of the property's electrical system.



Finding 1.02

Building:	Main Building
Location:	Back Left Bedroom
Finding:	Window Restrictors - Recommended

Information: Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more.

If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.



Major Defect

Finding 2.01

Building: Main Building

Location: Dining Room

Finding: Excessive Moisture on Walls (Adjacent Bathroom)

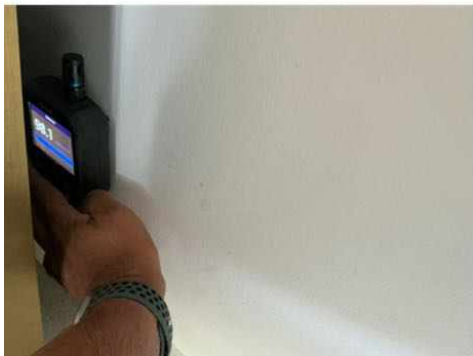
Information: A major defect was identified during the inspection, with evidence of moisture penetration noted on the walls adjoining the bathroom and shower area. The presence of moisture raises serious concerns about the integrity of the waterproofing system, which is a critical component in preventing water ingress into adjoining structures.

The moisture penetration is likely due to a failure or inadequacy in the waterproofing membrane beneath the tiled surfaces in the bathroom and shower area. Waterproofing systems are designed to act as a barrier, and any breach can result in water escaping into adjacent walls. This could also be exacerbated by inadequate sealing around fixtures, joints, or tiles, which are common entry points for water. Additionally, the defect may be attributed to substandard installation practices or the natural wear and tear of waterproofing materials over time, both of which can compromise the membrane's effectiveness.

If left unaddressed, this issue could lead to significant consequences. Persistent

moisture can weaken the structural integrity of the walls, resulting in costly repairs or replacement. Damp conditions also create an ideal environment for mould growth, which poses health risks and further compromises the interior condition of the property. Moreover, unresolved waterproofing issues can adversely impact the property's value and marketability.

The client is advised to use services of a professional waterproofing specialist as soon as possible.



Minor Defect

Finding 3.01

Building: Main Building
 Location: Dining
 Finding: Damp - Rising

Information: At the time of inspection, rising damp was identified within the property. This condition results from the upward movement of moisture through porous building materials, such as bricks, sandstone, or mortar, via capillary action. A damp-proof course (DPC), an impermeable barrier installed at the base of walls above ground level during construction, is typically used to prevent rising damp. However, the absence, deterioration, or bridging of the DPC can compromise its effectiveness, specially in

older buildings, leading to moisture ingress. Inadequate site drainage, which allows water to accumulate around the foundation, is a common contributing factor to this issue.

No further action is required but current condition should be monitored over a 12-month period to assess its progression.

It is recommended that the client engage a qualified damp-proofing specialist for remedial actions.



Finding 3.02

Building: Main Building

Location: Both Bathrooms
 Finding: Excessive Moisture - Shower Damp
 Information: At the time of inspection, excessive moisture was noted within the shower area, which is a common issue in wet areas due to the continual exposure to water. This condition is typically caused by moisture seeping through grout lines and settling behind tiles, resulting in localised high-moisture zones. Provided there is no evidence of water staining or elevated moisture readings on the opposite side of the wall, this is considered a minor defect.

However, persistently damp conditions may act as conducive conditions for termite activity, as termites are strongly attracted to moisture-rich environments. It is recommended that the client ensures regular use of the exhaust fan and maintains adequate ventilation after shower use to promote drying and reduce long-term moisture build-up, thereby also reducing the risk of attracting termites.



Finding 3.03

Building: Main Building
 Location: Alfresco
 Finding: Benchtop - Damaged
 Information: It was noted at the time of inspection, the benchtop exhibits visible cracks, which compromise both its aesthetic appeal and structural integrity.

The cracks extend across the surface, indicating potential underlying issues such as inadequate support, improper installation, or natural wear and tear over time. These defects not only detract from the overall appearance of the kitchen but also pose practical concerns, such as the accumulation of dirt and bacteria in the fissures, making cleaning difficult and potentially leading to hygiene issues. Additionally, the integrity of the benchtop may be further compromised with continued use, potentially resulting in further damage. Immediate attention and repairs are recommended to restore both the functionality and visual appeal of the kitchen benchtop.

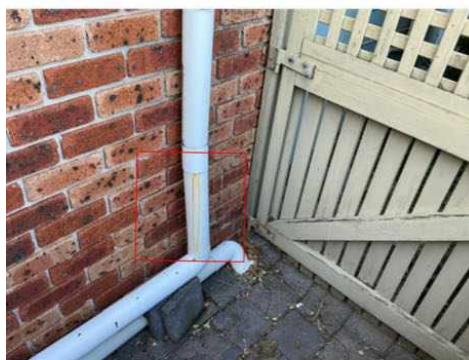
The client is advised to hire bench top specialist to replace or fix the issue.



Finding 3.04

Building: Main Building
 Location: Yard - Right Side
 Finding: Previous Water Leak – Monitor
 Information: At the time of inspection, signs of a previous water leak were observed in this area. The area appeared dry at the time of inspection, and no active leakage was detected.

It is recommended that the client monitor the area over time for any signs of recurring moisture, such as dampness, staining, or deterioration. If further leakage or moisture is observed, a licensed plumber or appropriate specialist should be engaged.



Finding 3.05

Building: Main Building
 Location: Garage, Verandah
 Finding: Crack in concrete slab - Category 2
 Information: A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.

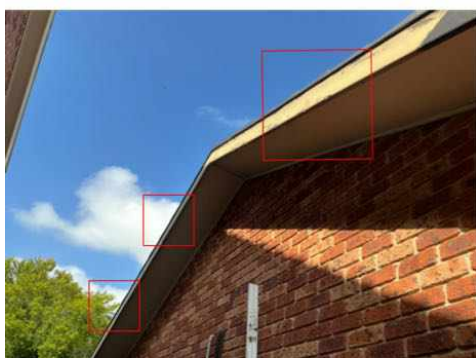
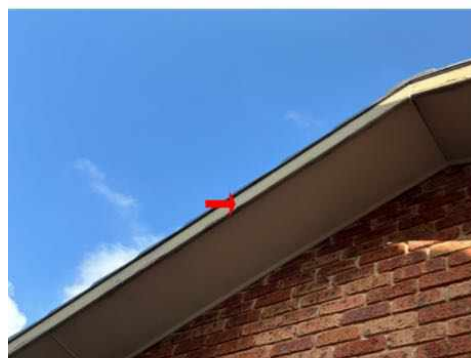


Finding 3.06

Building: Main Building
 Location: Fascia
 Finding: Peeling Paint - Exterior
 Information: At the time of inspection, peeling and deteriorated paint was noted to the fascia

boards along the roofline. Peeling paint can expose the underlying timber to weather elements, which may lead to premature deterioration or moisture penetration over time.

It is recommended that the affected areas be prepared and repainted to protect the timber and maintain the condition of the fascia. A qualified painter or maintenance contractor should be engaged to carry out the necessary surface preparation and repainting.



Finding 3.07

Building:	Main Building
Location:	Exterior walls - front
Finding:	Painted Over / Previously Deteriorated Downpipe
Information:	At the time of inspection, the downpipe appeared to have been previously rusted or deteriorated and subsequently painted over. Painting over corroded metal can conceal underlying deterioration rather than rectifying the issue.

Where corrosion has already occurred, the metal may have thinned or weakened. This can make the downpipe more prone to further rusting, deterioration, and potential leakage over time, particularly during periods of heavy rainfall. Painted surfaces can also trap moisture against the metal if the corrosion was not properly treated prior to painting, which may accelerate future deterioration.

It is recommended that the downpipe be monitored for signs of further corrosion or leakage. If deterioration becomes evident, the downpipe should be replaced by a licensed plumber to ensure proper stormwater drainage.



Finding 3.08

Building:	Main Building
Location:	All Areas
Finding:	Gaps - Exterior Windows
Information:	Gaps were observed along the sides of the window frame at the time of inspection, which could lead to several issues if left unaddressed.

These unsealed gaps may compromise the weatherproofing and energy efficiency of the property, allowing drafts and moisture ingress that could result in higher energy costs due to heat loss and reduced insulation. Additionally, moisture entering through these gaps can cause water damage, mould growth, or deterioration of the surrounding building materials over time.

The gaps could be attributed to several potential causes. Structural movement or settling of the building, due to foundation shifts or soil subsidence, may have caused the window frame to separate from the surrounding brickwork. Improper installation is another possibility, where the window may have been incorrectly fitted or the materials used were not adequate, leading to misalignment over time. Alternatively, the gaps may be a result of shrinkage or degradation of the original sealant, which can occur due to exposure to weather elements.

It is recommended that these gaps be professionally sealed with a high-quality weatherproof sealant to restore proper insulation, prevent moisture ingress, and maintain the overall integrity of the window installation. Additionally, a sealant or window professional should be consulted to fix the issue.





Finding 3.09

Building:	Main Building
Location:	Garage
Finding:	Damaged Cornice – Roof Space Exposed
Information:	At the time of inspection, damage to the cornice was noted in the garage area, which has resulted in a gap exposing the roof space above. This type of damage can allow dust, pests, and moisture to enter the ceiling cavity and may also indicate previous impact or deterioration of the cornice material.

It is recommended that a qualified plasterer or handyman be engaged to repair or replace the damaged section of cornice and properly seal the opening to restore the ceiling finish and prevent potential pest or debris entry into the roof space.



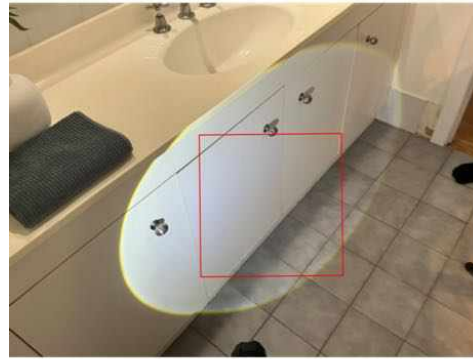
Finding 3.10

Building:	Main Building
Location:	All Areas
Finding:	Maintenance and/or Wear and tear on building elements
Information:	It was observed at the time of inspection that some building elements and areas around the property require general maintenance and/or exhibit signs of wear and tear. These typically include minor imperfections such as paint scuff marks, scratches on surfaces, small chips, nails or hooks left in walls from previous picture hanging, and

other superficial blemishes.

These are generally considered minor items that are common in established homes. While they may be noticeable on visual inspection, they do not affect the structural integrity or functionality of the property. In most cases, these issues can be easily addressed by a qualified handyman as part of routine maintenance.





Finding 3.11

Building: Main Building
 Location: Upstairs Front Left Bedroom
 Finding: Door(s) - Binding/Jamming
 Information: At the time of inspection, it was noted that the door was binding or jamming in this area.

Several factors could contribute to this issue, including swelling due to moisture, which can cause wooden doors to expand and fit tightly in the frame. Misaligned or loose hinges may also result in the door sagging or becoming misaligned, making it difficult to close. Over time, wooden doors may warp due to fluctuations in temperature or humidity, leading to improper closure.

It is recommended that a qualified carpenter or handyman be engaged to carry out the necessary repairs to ensure proper door operation.



Finding 3.12

Building: Main Building
 Location: Upstairs Front Left Bedroom Closet
 Finding: Substandard Workmanship
 Information: At the time of inspection, an air-conditioning duct was observed running through the

bedroom closet. The ductwork was not properly enclosed or concealed, and the surrounding area was left open, exposing the space to the garage roof cavity.

This installation is considered substandard workmanship, as service ducts passing through habitable areas are typically required to be properly boxed, sealed, or concealed to maintain separation between internal living spaces and the garage roof space. Leaving the area open may allow dust, fumes, pests, or temperature transfer from the garage roof cavity into the bedroom closet.

It is recommended that a qualified builder or HVAC contractor be engaged to properly enclose and seal the duct penetration and ensure adequate separation between the bedroom area and the garage roof space.



Finding 3.13

Building:	Main Building
Location:	Back Left Bedroom
Finding:	Fly Screen Damaged
Information:	It was noted at the time of inspection, the fly screen was damaged.

Window fly screens can sustain damage due to a variety of reasons, including exposure to harsh weather conditions like storms or strong winds, accidental tears or punctures, wear and tear over time, pets scratching or clawing at the screens, poor installation leading to misalignment or weak attachment points, and the use of low-quality materials that may deteriorate faster. Regular maintenance and addressing these factors can help prevent or minimize damage to window fly screens.

A general handyman should be appointed to rectify the issue at owners discretion.



Finding 3.14

Building: Main Building

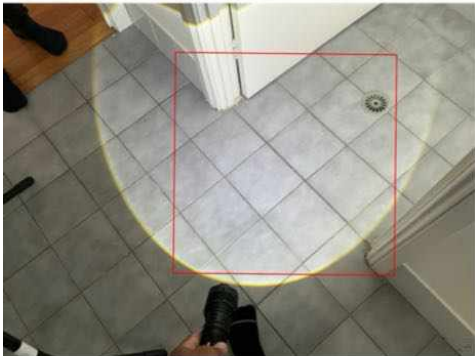
Location: Bathroom Upstairs

Finding: Sealant/Grouting - Missing or Damaged

Information: At the time of inspection, areas of missing and/or deteriorated sealant and grout were noted in this area. This condition can allow water to penetrate behind finishes, which may lead to moisture ingress, deterioration of waterproofing membranes, mould growth, and potential leaks into adjoining areas over time. If left unaddressed, this may result in costly repairs and hidden water damage.

It is recommended that a licensed plumber (or suitably qualified tradesperson experienced in wet area sealing) be engaged to assess the affected areas and reinstate compliant waterproof sealant and grout as required, ensuring all junctions are properly sealed to prevent further water ingress.





Finding 3.15

Building: Main Building
Location: Bathroom Upstairs
Finding: Noisy Exhaust Fan - Service Recommended
Information: The fan in this area of the property appears to be noisy when operating. A service is highly recommended.

A licensed electrician can be appointed at the clients discretion to inspection and repair as required.



Finding 3.16

Building: Main Building
 Location: Bathroom Upstairs
 Finding: Tiles - Missing
 Information: At the time of inspection, tile/tiles were missing in this area.

This not only affects the aesthetic appeal of the area but also compromises the water resistance of the area, increasing the risk of moisture ingress and potential damage to surrounding structures. It is recommended to engage a qualified tiling specialist to reinstall the missing tiles and ensure the area is properly sealed to maintain waterproofing integrity.



Finding 3.17

Building: Main Building
 Location: Bathroom Upstairs
 Finding: Defective Shower Screen – Loose Components and Difficult Sliding Door
 Information: At the time of inspection, sections of the shower screen were noted to be loose, and the sliding shower door was difficult to operate. The door required excessive force to open and close, which may indicate misalignment of the frame, worn rollers, or loose fittings within the track system.

It is recommended that a qualified handyman or maintenance contractor be engaged to inspect the shower screen, tighten the loose fittings, and adjust or service the sliding door mechanism to ensure smooth and safe operation.



Finding 3.18

Building:	Main Building
Location:	Bathroom Upstairs
Finding:	Door Stopper(s) - Missing
Information:	At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

The client is advised to engage services of a handyman to install the door stopper.



Finding 3.19

Building:	Main Building
Location:	Balcony
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



Finding 3.20

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Damaged
Information:	Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered roofer should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



Finding 3.21

Building: Main Building
Location: Near Driveway
Finding: Damaged External Steps
Information:

At the time of inspection, damage and deterioration were noted to the external stone steps located alongside the driveway. Several of the stone treads were cracked, displaced, or broken, and sections of the supporting structure appeared deteriorated. The damaged condition of the steps may present a potential trip hazard and may worsen over time due to weather exposure and regular use.

It is recommended that a qualified landscaping contractor or stonemason be engaged to assess the condition of the steps and replace the damaged sections as required to

restore safe and stable access.



Finding 3.22

Building:	Main Building
Location:	Ensuite - Master
Finding:	Exhaust Fan Missing - Bathroom
Information:	At the time of inspection, an exhaust fan was found to be missing in the bathroom.

Adequate ventilation is essential in wet areas to prevent moisture build-up, which can lead to mould growth, dampness, and potential damage to fixtures and finishes.

It is recommended that a licensed electrician be engaged to install a compliant exhaust fan to improve air circulation and maintain healthy indoor air quality.



Finding 3.23

Building:	Main Building
Location:	Both Roof Voids
Finding:	Vent - Extracted into Roof Space
Information:	During the inspection, it was noted that the exhaust vent has been improperly terminated into the roof space instead of being ducted to the exterior of the property.

This configuration is a defect as it allows moist air to accumulate within the roof cavity, increasing the risk of condensation, mould growth, and deterioration of insulation or timber framing. Proper ventilation is essential to maintain a healthy indoor environment and protect the structural integrity of the building. It is recommended that the vent be appropriately re-routed to discharge externally in compliance with relevant building standards.

A licensed mechanical ventilation contractor/electrician should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

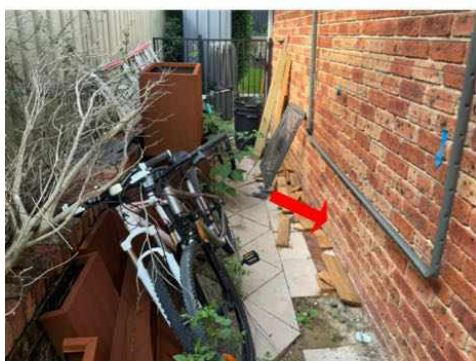
Location: All Areas

Finding: 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 6.02

Building: Main Building
Location: Yard - Back
Finding: Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information: Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.





Finding 6.03

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Bridging Appliances/Water Tanks - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.



Finding 6.04

Building:	Yard
Location:	Yard - Front
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility arises

because timber, when in contact with soil and dampness, creates an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as a part of the building's construction or incorporated into fencing, its presence near or on the ground can become a pathway for termites to access and damage the property.

When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened, moisture-laden elements as a bridge into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked.

For any timber in direct contact with the external ground, special attention is required. The combination of moisture, untreated wood, and direct ground contact not only accelerates the decay process but also provides subterranean termites with a straightforward means of ingress into the structure. This entry can lead to termites moving undetected into other vulnerable areas, resulting in potentially significant structural issues and costly repairs.

To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

The client is strongly advised to assess the property for any timber elements that may be in direct contact with the ground and ensure prompt action is taken to remove or treat them effectively. Regular inspections, proactive maintenance, and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventive measures is crucial for maintaining a termite-free environment and avoiding potentially costly damage and future repairs.



Finding 6.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Overflow Disconnected - HWS/AC/Gas - Conducive Conditions to Termites
Information:	The overflow to this service was found to be disconnected from stormwater drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. These damp conditions can lead to secondary defects such as rot, rust, or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



Finding 6.06

Building:	Yard
Location:	Yard - Front

Finding: Tree Stumps - Remove
 Information: Old tree stumps were found around the property.

Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump.

All tree stumps should be removed where possible or alternatively be test drilled and treated. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Timber pest management plan should be implemented and 6-12 monthly Timber Pest inspections carried out in accordance with AS4349.3 or AS 3660.2.



Finding 6.07

Building: Main Building
 Location: Exterior walls - left side
 Finding: No Stormwater Drain - Under Exterior Tap
 Information: The inspection identified that the exterior tap is not connected to a stormwater drainage system, allowing water to pool around the base. This can lead to moisture-related issues such as deterioration of nearby building materials, mould growth, and increased risk of termite activity—each of which may compromise the property's structural integrity and create health or safety concerns.

To prevent these risks, it is strongly recommended that a licensed plumber be engaged to assess the area and install appropriate drainage, such as a stormwater connection or splash block, to redirect water away from the property. Ongoing maintenance and monitoring of external water sources are also advised to ensure long-term protection.



Finding 6.08

Building: Main Building
Location: All Areas
Finding: Timber Directly Attached to Building
Information: At the time of inspection, timber materials were noted to be directly attached to the external wall of the dwelling. This practice is considered a conducive condition for termite activity, as it provides both a potential food source and concealed entry point for termites into the structure.

It is recommended that the timber be removed, isolated, or appropriately treated to reduce the risk of termite infestation. A licensed pest management specialist should be consulted for further assessment and advice in line with AS 3660.2 (Termite Management).



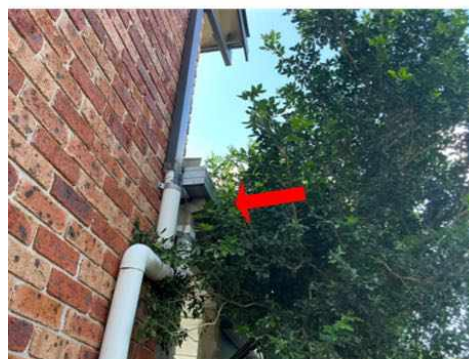


Finding 6.09

Building:	Main Building
Location:	Yard - Side
Finding:	Overhanging Trees/Branches/Roots
Information:	Overhanging trees and exposed roots were noted near the property, which pose potential risks to the structure and surrounding areas.

The overhanging branches can cause damage to the roof, gutters, or walls, particularly during storms or high winds. Additionally, the roots may pose a threat to the foundation by causing ground movement, leading to cracks or uneven settling over time. The accumulation of leaves and debris in gutters and drainage systems can also lead to blockages, contributing to water overflow and potential water damage.

It is recommended that a qualified arborist be engaged to prune back the overhanging branches and assess any potential risks posed by the tree roots to prevent further damage to the property. It is advised to get this fixed as soon as possible. Regular maintenance should be carried out to ensure the trees are managed effectively and the property remains safe.



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.

D5 Conclusion - Assessment of overall condition of property

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- The building and timber pest inspection report for 18 Fingal Ave, Glenhaven NSW 2156 identifies several defects across categories, with no evidence of live timber pest activity, damage, fungal decay, wood borers, previous termite management programs found, though the property is deemed highly susceptible to timber pests, necessitating a termite treatment. Safety hazards include exposed electrical wires in the under-stairs storage and upstairs hallway closet, as well as the absence of recommended window restrictors on upstairs windows in the back left bedroom to prevent falls from heights over 2 meters. A major defect noted is excessive moisture penetration on dining room walls adjacent to the bathroom, likely stemming from failed or inadequate waterproofing membranes, potentially leading to structural damage if unaddressed. Minor defects are numerous and encompass rising damp in the dining area; excessive moisture in shower areas of both bathrooms; damaged benchtop in the alfresco; signs of a previous water leak on the yard's right side requiring monitoring; a

category 2 crack in the concrete slab at the garage and verandah; peeling paint on the fascia; a painted-over or previously deteriorated downpipe on front exterior walls; gaps around exterior windows in all areas; damaged cornice exposing the roof space in the garage; general wear and tear necessitating maintenance across the property; binding or jamming doors in the upstairs front left bedroom; substandard workmanship in the upstairs front left bedroom closet allowing roof space penetration; damaged fly screens in the back left bedroom; missing or damaged sealant and grouting in the upstairs bathroom; a noisy exhaust fan in the upstairs bathroom needing service; missing tiles in the upstairs bathroom; a defective shower screen with loose components and difficult sliding in the upstairs bathroom; missing door stoppers in the upstairs bathroom; step cracking in balcony brickwork possibly due to settlement; damaged sarking in the roof void; deteriorated external steps near the driveway; a missing exhaust fan in the master ensuite; and vents improperly extracting into both roof voids, promoting moisture buildup. Additionally, conditions conducive to timber pest activity, though not directly defects, include inadequate slab edge exposure around the building; bridging or breaching of termite barriers from adjacent internal flooring in the back yard; bridging from appliances or water tanks attached to the building on the right exterior; building materials in direct ground contact in the front yard; disconnected overflows from hot water systems, on the left exterior; old tree stumps in the front yard; absence of stormwater drains under exterior taps on the left side; timber materials directly attached to the building in various areas; and overhanging trees, branches, or roots in the side yard, all of which increase vulnerability to pests and require prompt remediation to mitigate risks.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age 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.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. A new termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

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.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All External Areas
Finding: Obstructions and Limitations - External Areas
Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.







Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection.

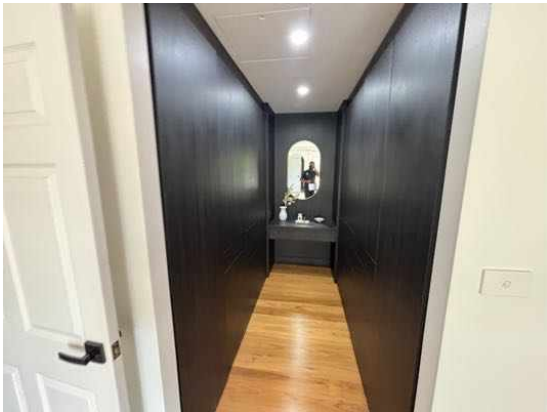
The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any

previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.





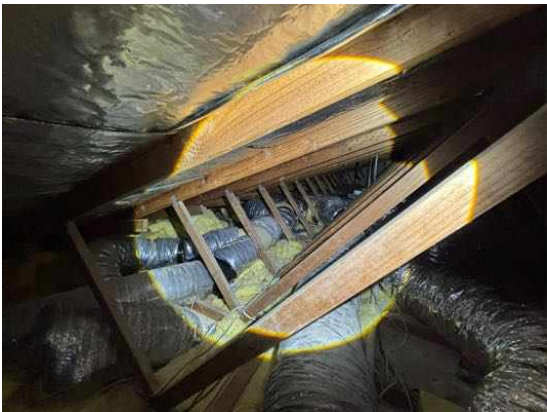


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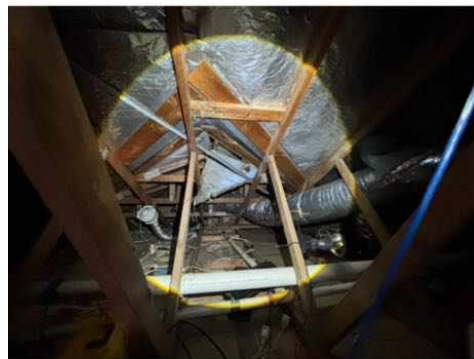
Building: Main Building
 Location: Roof Void
 Finding: Obstructions, Limitations, and General Roof Space Condition
 Information: The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed.

Obstructions of this nature may conceal a variety of potential defects, including damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected.

It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.







Noted Item

Building: Main Building

Location: All Areas

Finding: FYI - Windows and Doors were tested for Operation

Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect

statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Plumbing and Electrical - Outside of the scope of this inspection
Information:	Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently.

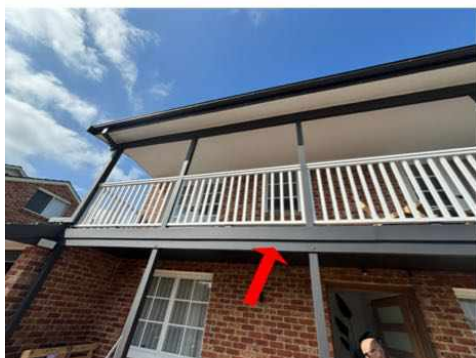
Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building:	Main Building
Location:	Balcony
Finding:	Elevated Structure Inspections
Information:	Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

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

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



Noted Item

Building:	Main Building
Location:	Pool Area
Finding:	FYI - Pool Area
Information:	This inspection explicitly excludes any assessment of the pool, spa, associated pool equipment, and the surrounding areas. As a standard building inspection does not encompass these elements, it is crucial for the client to understand that no evaluation has been conducted regarding the condition, functionality, or safety compliance of the pool or its associated systems. This includes, but is not limited to, pumps, filters, heating equipment, and structural integrity of the pool or spa surrounds.

To gain a comprehensive understanding of the condition and compliance of these components, it is highly recommended that the client engages a specialist pool inspector. A pool inspection will evaluate the structural condition of the pool, ensure the functionality of all associated equipment, and assess whether the pool and its surroundings meet current safety regulations. In particular, pool safety requirements,

including fencing and access controls, are subject to stringent regulatory standards, which must be verified separately by a qualified pool inspector.

It is important to note that a pool safety inspection, which is crucial to ensure compliance with legal safety standards, is not part of a standard building inspection and must be commissioned separately. Engaging a licensed pool inspector ensures that any potential safety hazards or functional defects are identified and addressed in a timely manner, safeguarding the well-being of the occupants and ensuring compliance with relevant legislation.

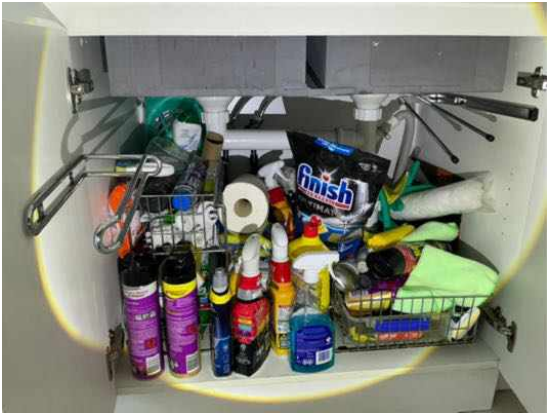
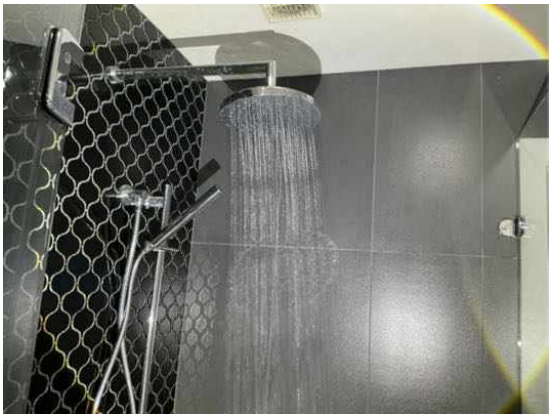


Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
Information:	During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.







Noted Item

Building: Main Building
 Location: All Areas
 Finding: Additional Photos - Moisture Meter Readings
 Information: Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.

















Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Additional Roof Photos

Information: As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed.

Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.







Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management Recommendation – No Evidence of Chemical Installation
Information:	At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the property has any history of termite activity or is located in a high-risk area.



Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Subterranean Termite Management Proposal
Information:	A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage.

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the

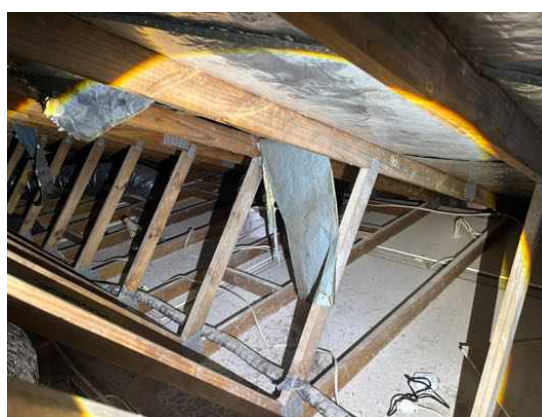
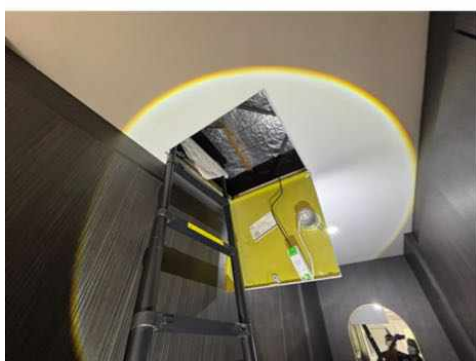
ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

Noted Item

Building:	Main Building
Location:	Upstairs Roof Void
Finding:	Insulation - Not Installed
Information:	It was noted during inspection, that insulation has not been installed. This significantly undermines the thermal efficiency of the property, leading to increased energy consumption for heating and cooling. Properly installed insulation is crucial for maintaining a consistent indoor temperature, reducing energy costs, and enhancing overall comfort. Immediate corrective action is required to install the insulation as per the manufacturer's guidelines, ensuring it provides the intended thermal performance and complies with building standards.





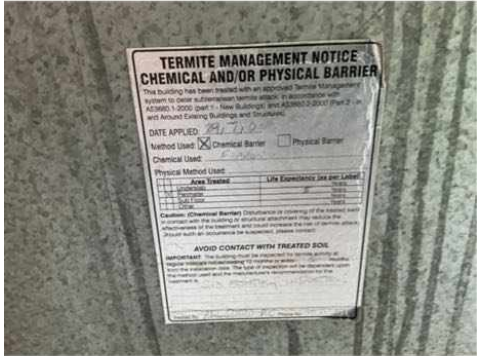
The following items were noted as - Evidence of a previous termite management program

Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Evidence of a Previous Termite Management System was Identified
 Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

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

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



Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (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.