Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 14 Jan 2026

Property Address: 38 Trinity Dr, Evanston Park SA 5116, Australia

Contents

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

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

Original Inspection Date:	Wed, 14 Jan 2026
Modified Date:	Thu, 15 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	Ray White Gawler East
Job Address:	38 Trinity Dr, Evanston Park SA 5116, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Andrew Skinner Ph: 0407 186 380 Email: Andrew@jimsbuildinginspections.com.au
	BLD 173843
Company Name:	Jim's Building Inspections (South Australia)
Company Address and Postcode:	Salisbury Heights 5125
Company Email:	Andrew@jimsbuildinginspections.com.au
Company Contact Numbers:	0407 186 380

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: N/A

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

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	Residential
Company or Strata title	Unknown
Floor	Concrete
Furnished	Furnished
No. of bedrooms	6
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Fence - Post and Rail Construction, Footpath, Garage, Pergola, Shed, Water Tanks, Driveway
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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.

- Roof Void - Part

- The Site

- Wall Exterior

- Slab Edge

- Interior

- Roof Exterior - Part

- Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Outside of the fencing.

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

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Ceiling linings

- Debris in gutters

- Duct work

- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.

- External concrete or paving

- External finished ground level

- Floor coverings

- Furniture

- Insulation

- Solar Panels

- Stored items

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

The risk of undetected defects is: **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:	Building 1
Location:	Pergola
Finding:	Pergola inadequate connection to house.
Information:	This rear pergola structure appeared to have inadequate connection to the roof structure which intern has led to sagging of several elements. Sagging is evident to the eaves, fascia and pergola and as such the structural integrity of the roof cannot be guaranteed. If not address the pergola may deteriorate further creating additional stress to the house and as such, immediate repair works are recommended. Sagging to these areas can also increase the risk of leaking during rain events. A licensed builder should be appointed to make repairs to the structure at the clients soonest convenience.

Minor Defect

Finding 3.01

Building:	Building 1
Location:	All Internal Areas
Finding:	Services and Appliances - Not Functional
Information:	At the time of inspection, several services and/or appliances were not operational.
	These included the;
	- master bedroom vanity basin drain jamming.

- master bedroom electric roller shutter not operating.

- kitchen rangehood not operating.

-Electrical isolation switch for oven broken switch mechanism.

This condition may indicate faulty components, lack of connection, incomplete installation or a lack of familiarity of the equipment. Further investigation and rectification by a suitably licensed tradespeople is recommended.

Finding 3.02

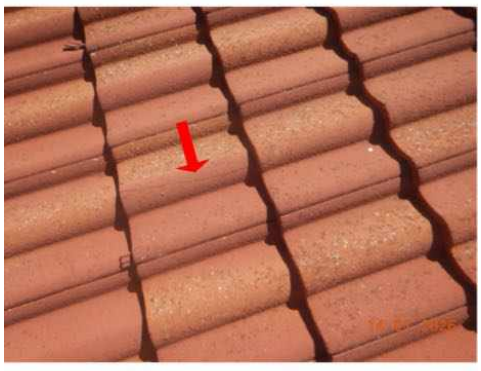
Building:	Building 1
Location:	Roof Exterior
Finding:	Roof tiles - Broken
Information:	Upon inspection of the exterior roof covering, 3 broken roofing tiles were identified.

Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures.

Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

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



Finding 3.03

Building:	Building 1
Location:	Exterior walls - rear
Finding:	Brickwork - Cracking and or gaps noticeable
Information:	There were several cracks and or gaps around windows/ articulation joins evident to external brickwork at the time of inspection.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions.

As buildings move doors and windows can become difficult to operate with seasonal changes. Often after when a building settles it will hit solid ground and remain stable as long as as stormwater and perimeter of pavement are kept in good condition.

It is advised to closely monitor any movement and contact a Jim's Building Inspections should cracks widen, lengthen, or become more numerous.

Finding 3.04

Building:	Building 1
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. At the time of inspection there were varying levels of blocked gutters evident. 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.

Removal of debris may expose currently concealed defects.

Finding 3.05

Building:	Building 1
Location:	Roof Exterior
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing had small areas of rust and corrosion at the time of inspection subsequently causing significant water damage in the underlying eaves in some areas. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water.

Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level.

To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

Removal of debris could reveal currently concealed defects.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

Finding 3.06

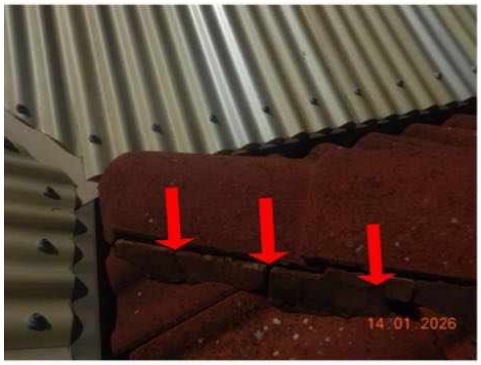
Building:	Building 1
Location:	Roof Exterior
Finding:	Mortar - Deterioration
Information:	The ridge capping mortar to the hips of the roof were found to have extensive deterioration at the time of inspection.

Mortar, or 'bedding', is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage.

Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a handyperson where areas of deterioration are localised and easily accessible. Otherwise, consultation with a roofing contractor is advised where greater works are required.



Finding 3.07

Building:	Building 1
Location:	Roof Exterior
Finding:	Sagging roof - Expected for age
Information:	The roofing structure was found to be sagging at the left side of the roof at the time of inspection. Minor roof sag is likely due to age-related deflection of roof framing from long-term loading, fatigued members, and gradual settlement or creep of structural timbers over time.

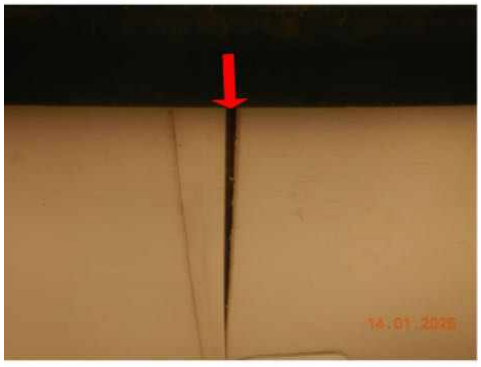
There is 1 collar tie removed from inside the roof likely by AC installers however this does not appear to be linked to the roof sag.

Sagging roof structures are likely to create strain on associated building elements, creating potential for secondary damage including the deterioration of roof coverings and may lead to further sagging in the future.

As sagging is minimal at this stage and has likely been evident for a long period of time closely monitoring the area is recommended and should further movement become apparent then a Structural engineer should be appointed to provide remedial advice which then could then be carried out by a licensed builder.

Finding 3.08

Building:	Building 1
Location:	Eaves
Finding:	Eaves Gaps Timber Frame
Information:	Several minor gaps and movement was identified to the eaves around the dwelling at the time of inspection.
	The damage may have been sustained as a result of a number of possible causes, including minor settlement of the property or general expansion and contraction of building materials.
	Movement has been documented in photographs and monitoring the areas is recommended. A licensed carpenter or a general handy-person could be appointed to make repairs at the discretion of the client.



Finding 3.09

Building: Building 1
Location: Gutter above porch
Finding: Gutters - Water pooling - fall issue
Information: Inadequate fall to the guttering was identified to the gutter above the garage at the time of inspection. This is generally due to inadequate fall placed in the guttering when built.

Adjustments to the guttering should be carried out to ensure the pooling water does not create accelerated corrosion to the guttering.

These works could be carried out by a handyman or a licensed roof plumber at your soonest convenience.

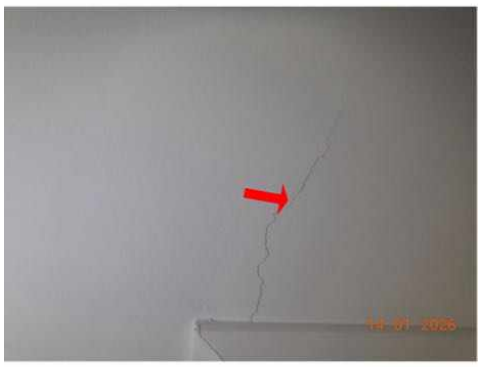
Finding 3.10

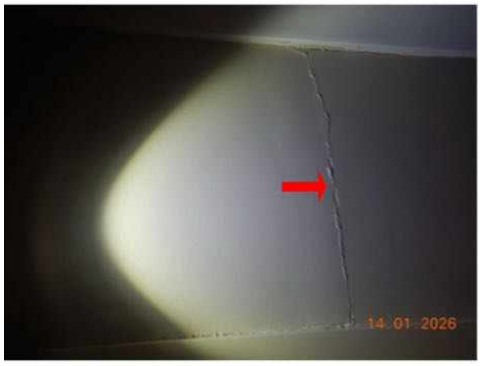
Building: Building 1
Location: All Internal Areas
Finding: Cracking - Damage Category 1 - Fine (up to 1mm)
Information: There were fine cracks evident to the walls and ceilings throughout the dwelling at the time of inspection.

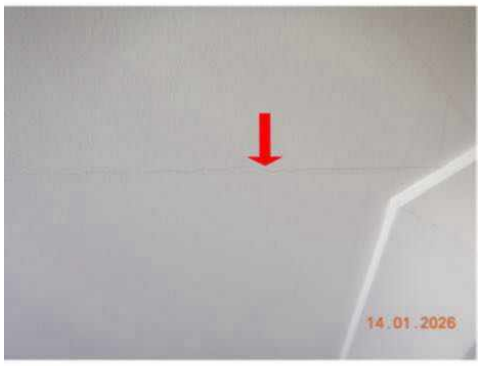
Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.







Finding 3.11

Building:	Building 1
Location:	Front Elevation
Finding:	External painting deteriorated
Information:	Some of the external paintwork including but not limited to the eaves and garage beams have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

Finding 3.12

Building:	Building 1
Location:	Garage
Finding:	Ceiling sagging - garage
Information:	Extensive sag was evident to the garage ceiling at the time of inspection. Works have obviously been carried out to by way of installation of battens underneath the ceiling linings to prevent further sagging.

While the appearance of this remedy is not neat, It is an adequate way to address this situation..

Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

This is a very common defect in carports due to their lack of insulation and or their susceptibility to moisture. Condensation builds up in the roof and rests on the plasterboard softening it somewhat which makes it more likely to sag and release from its fixing points.

Replacement of the ceiling by licensed builders, plasterers and painters may be an option if the appearance of the area is an issue.

Insulating the area is also highly recommended if replacement of the ceiling is carried out.

Finding 3.13

Building:	Building 1
Location:	All Areas
Finding:	Roof structure - Collar tiles loose
Information:	Upon inspection of the roofing structure, it was noted that several collar ties has become dislodged from their original fixings and require bolting in position. Another colour tie appears to have been removed by the air-conditioner installation. Damage to roofing members can create secondary defects, ranging from sagging of the roof to degradation of ceiling linings. A licensed carpenter should be appointed to install bolts to collar ties to ensure no further movement in the future.

Live Timber Pest Activity

No evidence was found

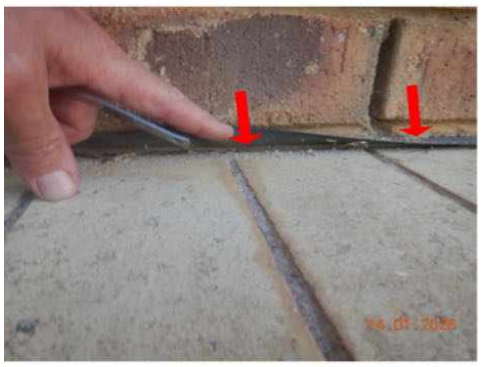
Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Building 1
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of concealed termite attack which your inspector will likely not be able to see. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult 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 and termite treatment advice is followed closely.



Finding 6.02

Building:	Building 1
Location:	All External Areas
Finding:	Termite Management System - no evidence of a chemical installation
Information:	There was no evidence of a termite management chemical instillation at the time of the inspection. The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Finding 6.03

Building:	Building 1
Location:	Bathrooms
Finding:	Bathroom shower alcove - maintenance required
Information:	Deteriorated tiling, sealant and grout were evident within the bathroom, with a cracked floor tile evident. These defects compromise the water resistance capabilities of the bathroom and increase the risk of moisture penetration into the substrate and adjoining building elements, which may lead to concealed damage over time. The defects are consistent with age, wear, and normal movement of the building. These issues can also create an environment that is conducive to termite activity. Remedial works are recommended, including removal and replacement of defective sealant and grout and repair or replacement of cracked tiles. Works should be carried out by a suitably qualified tiling contractor to reinstate the integrity and prevent ongoing moisture-related damage.

Finding 6.04

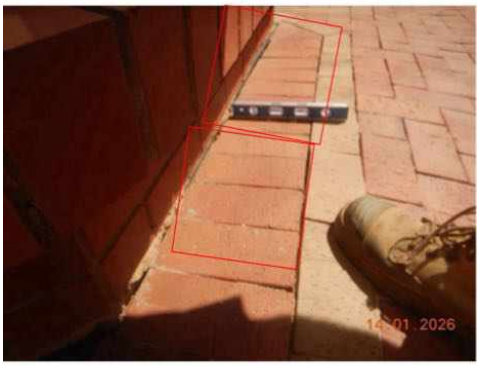
Building:	Building 1
Location:	Footpath front
Finding:	Perimeter Paving - Insufficient Fall
Information:	Small areas of the front paving were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter.

This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as

making the area susceptible to termite and timber pest activity.

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



Finding 6.05

Building:	Building 1
Location:	All External Areas
Finding:	Air conditioner, Stormwater and or external tap - No drainage
Information:	Moisture around the building should be minimised to ensure that the area is kept dry and stable which in turn reduces the risk of water damage and termite infestation.

Several issues exist with regard to drainage including but not limited to exterior taps with no drains and rainwater tank with no overflow.

It is recommended that a licensed plumber be appointed to set up drainage in order to prevent such an environment from being created.

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

- Registered/Licensed Builder

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

D5 Conclusion - Assessment of overall condition of property

- The overall degree of risk of timber pest infestation to this property appears to be High.

See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within
the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, water leaks, inaccessible areas, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: HIGHLY RECOMMENDED.

FUTURE INSPECTIONS.
AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, the intervals should be shortened.
Inspections will not stop timber pest infestations, however the damage which may be caused will be reduced if found at an early stage.

RECOMMENDED INSPECTION INTERVALS.
12 Months

Regarding the Building Report In summary the dwelling is in acceptable condition with major and minor defects when compared to other properties of a similar age and construction that have been

reasonably well maintained. Maintenance is required.

Issues to address immediately include
Clean gutters
Adjust front paving
Gain further advice regarding pergola remediation
Minor repairs to roof mortar
Repair cracked roof tiles.
Repair tiling sealant and grout to bathrooms.

Any minor defects can be resolved at the client's discretion however work should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and if it all feasible should be removed so further inspection may be performed

Indicative photos below depict some of the obstructions that we encountered.

Please read the report in its entirety and follow recommendations to ensure the longevity of the dwelling.

For further information, advice and clarification please contact Andrew Skinner on: 0407 186 380

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Building 1
Location:	All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference.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HEAT PUMP WATER HEATER
MODEL
RSJ-23/300RDN3-B
POWER SUPPLY
220-240V~ 50Hz
HEATING CAPACITY
2000W
RATED INPUT
4000W
ELE. HEATING RATED INPUT
3000W
NET WEIGHT
153.5kg
REFRIGERANT
R134a/1600g
NOISE LEVEL
49dB(A)
TANK VOLUME
290L
MAX. OUTLET WATER TEMP.
60°C
WATER IN/OUT PIPE
DN20
WATER SYSTEM
RATED PRESSURE
1.2MPa
MAX. OPERATING PRESSURE
1.0MPa
P.S
HIGH
2.0MPa
LOW
1.2MPa
RESISTANCE CLASS
IP24


MITSUBISHI
73


MITSUBISHI
HEAVY INDUSTRIES
14.01.2026


TRAMEX
14.01.2026


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Noted Item

Building: Building 1

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.


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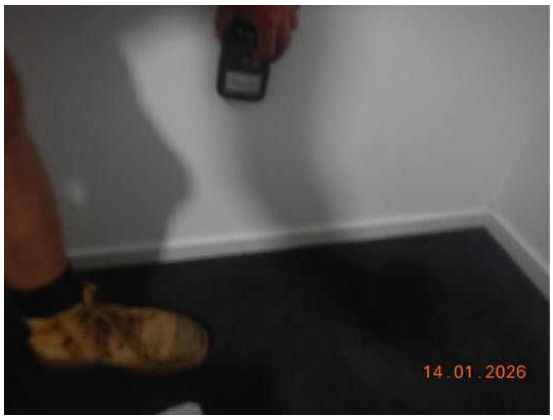
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Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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