



Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 23 Grey St, Glen Innes NSW 2370, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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, 20 Mar 2026

Modified Date: Sat, 21 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 23 Grey St, Glen Innes NSW 2370, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Dean Huxley Ph: 0410 535 121
Email: Yamba@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Yamba)

Company Address and Postcode: Yamba 2464

Company Email: Yamba@jimsbuildinginspections.com.au

Company Contact Numbers: 0410 535 121

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

The floor was unable to be inspected at the time of inspection due to lack of access. As a result, the condition of the flooring and any underlying structure could not be determined. It is recommended that access be provided and a further inspection carried out by a licensed builder to assess the condition of the floor and associated structural elements. Further inspection should be carried out as soon as access is available.

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 the condition documented in this report.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Concrete, Part Slab and Part Subfloor, Slab on ground, Timber Stumps, Timber with concrete areas, Timber with hardboard areas
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Fence - Fabricated Metal Fence, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stumps, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Interior
- Posts
- Roof Void - Part
- The Site
- Trees
- Roof Exterior - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Subfloor.

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

Obstructions and Limitations

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

concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Debris in gutters
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Lack of clearance - subfloor
- Overhanging vegetation
- Subfloor was not able to be inspected - there was no access to this area.
- 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:	Right hand side of building
Finding:	Damaged External Cladding (Possible Asbestos Containing Material)
Information:	Damage was identified to the external cladding. The material may contain asbestos, which was commonly used in properties of this age. Deterioration or damage to this material may pose a risk if disturbed and can lead to further degradation if not managed appropriately. Possible causes include impact damage, weathering, and general age-related deterioration. It is recommended that a licensed asbestos professional or suitably qualified contractor assess the material to confirm the presence of asbestos prior to any disturbance, and carry out repairs or removal in accordance with relevant regulations. Preventative measures include avoiding disturbance of the material until it has been properly assessed. Assessment and any required works should be carried out prior to any repair, renovation, or disturbance of the material.



Finding 1.02

Building:	Main Building
Location:	Living room
Finding:	Damage to Carpet in Front of Fireplace
Information:	Damage was identified to the carpet in front of the fireplace, likely caused by embers from the fireplace. This condition may lead to further deterioration of the flooring surface if not addressed. Possible causes include heat exposure and falling embers during use of the fireplace. It is recommended that a licensed flooring contractor assess the affected area and carry out repair or replacement of the damaged carpet as required. Preventative measures include the use of a suitable hearth or protective mat in front of the fireplace to prevent future damage. Repairs should be carried out to

prevent further damage to carpet .



Finding 1.03

Building:	Main Building
Location:	Living room
Finding:	Cracked Window Glass Pane to Front Living Room Window
Information:	A crack was identified to the window glass pane in the front living room window. Cracked glazing can worsen over time and may allow moisture ingress and further deterioration of the window assembly if not addressed. Possible causes include impact damage or general age-related deterioration. This is a relatively common defect. It is recommended that a licensed glazier replace the damaged glass pane and inspect the surrounding frame for any associated damage. Preventative maintenance includes avoiding impact to glazing and ensuring window frames are well maintained. Repairs should be carried out in the short term to prevent further deterioration.



Major Defect

Finding 2.01

Building:	Main Building
Location:	External cladding

Finding: Wood Rot to External Cladding and Timber Trims

Information: Several isolated areas of wood rot were identified to the external cladding and timber trims. This condition may allow moisture ingress and lead to further deterioration of the affected elements and associated building materials if not addressed. Wood rot is also conducive to termite attack. Possible causes include prolonged exposure to weather, failed paint coatings, and general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess the affected areas, carry out repairs or replacement of rotted sections, and repaint/seal the surfaces as required. Preventative maintenance includes regular painting and sealing of external timber elements to protect against moisture. Repairs should be carried out in the short term to prevent further deterioration.





Finding 2.02

Building:	Main Building
Location:	Front porch
Finding:	Damaged Porch Roof Cladding and Timber Roof Framing
Information:	Damage was identified to the porch roof cladding, including damage to the timber roof framing at the left-hand corner of the porch roof junction. This condition may allow moisture ingress and lead to further deterioration of the roof structure and associated building materials if not addressed. Possible causes include weather exposure, previous impact or failure of materials, and general age-related deterioration. It is recommended that a licensed builder or carpenter and roofing contractor assess the extent of the damage, carry out repairs or replacement of the affected cladding and structural timber elements, and ensure the area is properly sealed. Preventative maintenance includes regular inspection and maintenance of roof cladding and timber components. Repairs should be carried out as soon as possible.





Finding 2.03

Building:	Main Building
Location:	Subfloor
Finding:	Limited Subfloor Access with Suspected Deterioration
Information:	No access was available to the subfloor area at the time of inspection. From a limited visual assessment at the right-hand side, the subfloor appeared to be in poor condition, with indications of inadequate ventilation, wood rot to timber stumps, and damage to brick piers. This condition may indicate deterioration of structural support elements and may lead to further damage if not addressed. Wood rot is also conducive to termite attack. Possible causes include poor ventilation, prolonged moisture exposure, and general age-related deterioration. This is a common defect in properties of this age. It is recommended that a licensed builder, in conjunction with a timber pest inspector, gain full access to the subfloor area, carry out a comprehensive inspection, and undertake repairs or improvements including ventilation upgrades as required. Preventative maintenance includes maintaining adequate subfloor ventilation and managing moisture levels. Further investigation and any required works should be carried out as soon as possible.



Finding 2.04

Building:	Main Building
Location:	Roof
Finding:	Rust, Impact-Related Damage and Silicone Patch Repairs to Roof Cladding
Information:	Rust and impact-related damage were identified to the roof cladding, along with multiple areas of silicone patch repairs. This condition may allow moisture ingress and lead to further deterioration of the roof cladding and associated building materials if not properly rectified. Possible causes include weather exposure, physical damage, and previous temporary repair works. It is recommended that a licensed roofer assess the roof cladding, remove temporary patch repairs, treat or replace affected sections, and carry out appropriate permanent repairs. Preventative maintenance includes regular roof inspections and ensuring repairs are completed using suitable materials and methods. Repairs should be carried out in the short term to prevent further deterioration.





Finding 2.05

Building: Main Building

Location: Floor

Finding: Floor Uneven and Wavy Throughout Building

Information: The floor throughout the building was observed to be uneven and wavy. This condition may indicate movement or deterioration of the subfloor structure and can affect the performance of floor coverings and fixtures if not addressed. Possible causes include subfloor movement, settlement, inadequate support, moisture-related issues, or general age-related deterioration. This is a common defect in properties of this age. It is recommended that a licensed builder assess the subfloor and structural supports, and carry out further investigation and rectification works as required. Preventative maintenance includes maintaining adequate subfloor ventilation and managing moisture levels. Repairs should be carried out in the short term to prevent further deterioration.





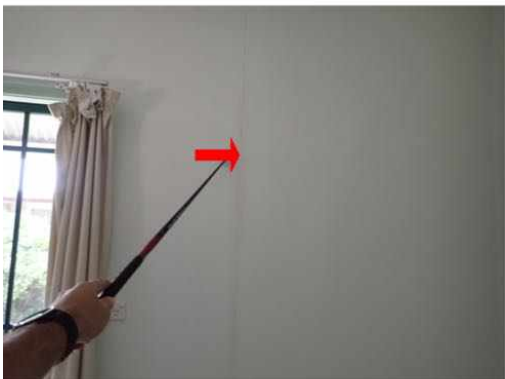
Finding 2.06

Building:	Main Building
Location:	Internal cladding
Finding:	Cracking to Internal Cladding at Multiple Locations
Information:	Minor and some major cracks were identified to the internal cladding at multiple locations throughout the building. This condition may indicate movement or deterioration of the building structure and can lead to further cracking if not addressed. Possible causes include structural movement, settlement, shrinkage of materials, general age-related wear and tear, and may be related to the condition of the subfloor. This is a common defect in properties of this age. It is recommended that a licensed builder assess the extent of the cracking and perform rectification works as required. Preventative maintenance includes monitoring the cracks for any progression over time. Repairs should be carried out in the short term to prevent further deterioration.







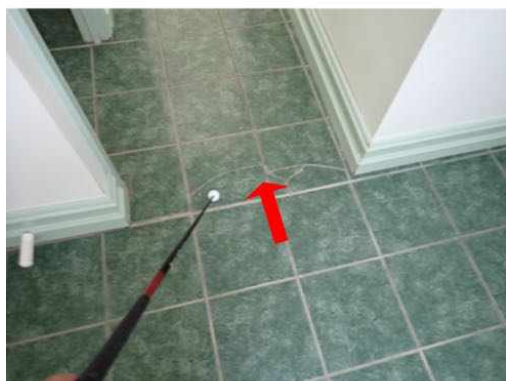




Finding 2.07

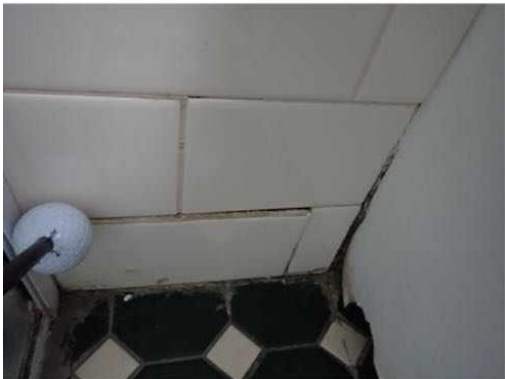
Building:	Main Building
Location:	Rear tiled room
Finding:	Major Cracking to Tiles at Entry's to Rear Green Tiled Room
Information:	Major cracking was identified to the tiles at the entry's to the rear green tiled room. This condition may indicate movement or failure of the substrate and can lead to further deterioration of the tiled surface if not addressed. Possible causes include subfloor movement, inadequate substrate preparation, impact damage, or general age-related wear and tear. It is recommended that a licensed tiler, in conjunction with a builder if required, assess the extent of the damage, investigate the underlying cause, and carry out repairs or replacement of the affected tiles and substrate as

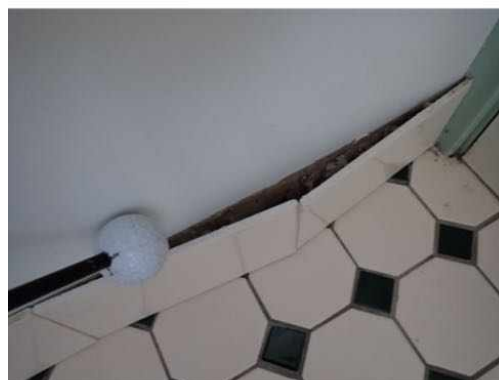
necessary. Preventative maintenance includes ensuring a stable substrate and addressing any movement issues. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.08

Building:	Main Building
Location:	Bathroom and laundry
Finding:	Cracked, Damaged and Loose Wall Tiles to Bathroom/Laundry
Information:	Cracked, damaged, and loose wall tiles were identified to the bathroom/laundry. This condition may allow moisture ingress and lead to deterioration of underlying and adjacent building materials if not addressed. Possible causes include movement in the structure, poor installation, failed adhesive, impact damage, or general age-related wear and tear. It is recommended that a licensed tiler assess the affected areas, remove and replace damaged and loose tiles, and ensure appropriate sealing and waterproofing is in place. A licensed builder may also need to be engaged to assess the underlying cause of the damage and carry out repairs to the substrate as required. Preventative maintenance includes maintaining grout and sealants and addressing damaged tiles promptly. Repairs should be carried out as soon as possible prevent further deterioration.





Finding 2.09

Building:	Main Building
Location:	Bathroom
Finding:	Duct Tape Applied to Bottom of Shower
Information:	Duct tape was observed applied to the bottom of the shower as shown in the photos. This appears to be a temporary repair and may indicate underlying issues such as leaks or failed seals. This condition may allow moisture ingress and lead to deterioration of surrounding and underlying building materials if not properly addressed. Possible causes include failed silicone, waterproofing issues, or prior attempts to manage a leak. It is recommended that a licensed plumber, in conjunction with a builder or tiler, assess the shower area, remove temporary repairs, and carry out appropriate permanent repairs including re-sealing or rectification of waterproofing as required. Preventative maintenance includes maintaining effective seals and promptly addressing any leaks. Repairs should be carried out as soon as possible.



Finding 2.10

Building:	Main Building
Location:	Bathroom
Finding:	Wood Rot to Bathroom End Gable (Possible Shower Leak)
Information:	Wood rot was identified to the bathroom end gable, possibly resulting from a leaking shower. This condition indicates prolonged moisture exposure and may lead to further

deterioration of the affected elements and associated building materials if not addressed. Wood rot is also conducive to termite attack. Possible causes include failed waterproofing, leaking shower components, and ongoing moisture ingress. It is recommended that a licensed builder, in conjunction with a plumber, assess the source of moisture, rectify the leak, and repair or replace the affected timber elements as required. Preventative maintenance includes ensuring shower waterproofing and seals are maintained and promptly addressing any leaks. Repairs should be carried out as soon as possible.



Finding 2.11

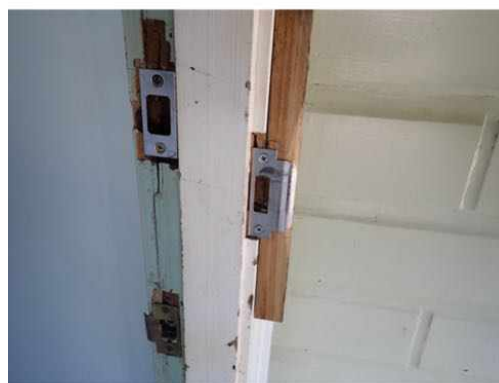
Building:	Main Building
Location:	Bathroom
Finding:	Poor Silicone Work to Base of Shower
Information:	Poor silicone application was identified around the base of the shower. This condition may allow moisture ingress and lead to deterioration of underlying and adjacent building materials if not addressed. Possible causes include inadequate installation, deterioration of existing sealant, or previous poor repair work. It is recommended that a licensed plumber or tiler remove the existing silicone and re-apply appropriate sealant to ensure a watertight finish. Preventative maintenance includes regular inspection and maintenance of sealants in wet areas. Repairs should be carried out in the short term to prevent further deterioration.



Minor Defect

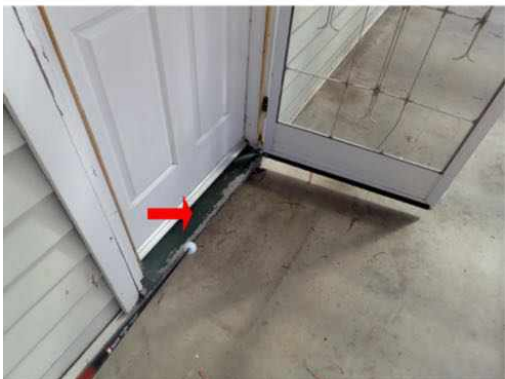
Finding 3.01

Building:	Main Building
Location:	Front entry door
Finding:	Entry Door Jambs Damaged from Previous Lock Installations
Information:	The entry door was operational at the time of inspection; however, the door jambs were observed to have damage from previous lock installations. This condition may affect the integrity of the door frame and security if not addressed. Possible causes include multiple lock changes, poor installation, or removal of previous hardware. It is recommended that a licensed carpenter assess the door jambs and carry out repairs or reinforcement as required to restore integrity and proper function. Preventative maintenance includes ensuring any future hardware installations are carried out correctly. Repairs should be carried out in the short term to prevent further deterioration.



Finding 3.02

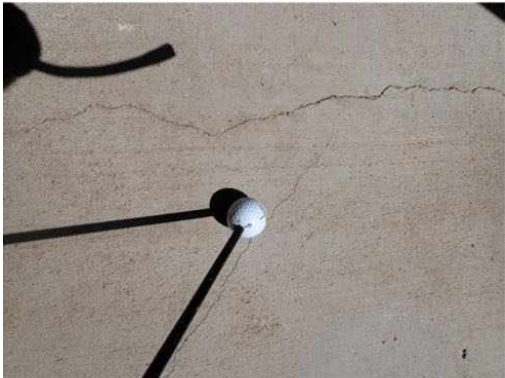
Building:	Main Building
Location:	Windows and door
Finding:	Deteriorated Paint to Windows, Doors and Window Hoods
Information:	Deteriorated paintwork was identified to the windows, doors, and window hoods. This condition may allow moisture ingress and lead to deterioration of the underlying materials if not addressed. Possible causes include prolonged exposure to weather, lack of maintenance, and general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed painter prepare and repaint all affected surfaces to provide adequate protection. Preventative maintenance includes regular painting and sealing of external elements. Repairs should be carried out in the short term to prevent further deterioration.





Finding 3.03

Building: Main Building
Location: Concreted patio areas
Finding: Minor Cracks to Patio Concreted Areas
Information: Minor cracks were identified to the patio concreted areas. This condition is typically associated with shrinkage or minor movement and may lead to further cracking over time if not monitored. Possible causes include concrete shrinkage, ground movement, or general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed concreter or builder monitor the cracking and carry out repairs such as sealing if required. Preventative maintenance includes maintaining proper drainage and minimising water penetration beneath the slab. Repairs should be carried out as part of routine maintenance.





Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Door Swollen and Catching on Door Jamb
Information:	The bathroom door was observed to be swollen at the bottom and catching on the door jamb. This condition may lead to reduced functionality and ongoing deterioration if not addressed. Possible causes include moisture ingress, high humidity, and general age-related wear and tear. It is recommended that a licensed carpenter assess the door, carry out adjustments, and repair or replace affected components as required. Preventative maintenance includes managing moisture levels and ensuring adequate ventilation in wet areas. Repairs should be carried out in the short term to prevent further deterioration.



Finding 3.05

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen in Good Condition with Minor Defects Identified
Information:	The kitchen was observed to be in good condition for its age, with minor defects noted including damaged edge tape to cupboard doors and deteriorated silicone to the tile splashback junction. These conditions may allow minor moisture ingress and lead to gradual deterioration of associated materials if not addressed. Possible causes include general age-related wear and tear and ongoing use. This is a common condition in kitchens of this age. It is recommended that a licensed carpenter or

cabinet maker, in conjunction with a tiler if required, carry out minor repairs including replacement of edge tape and re-application of silicone as required. Preventative maintenance includes maintaining effective seals and promptly addressing minor defects. Repairs should be carried out as part of routine maintenance.



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:	Perimeter of building
Finding:	Conditions Conducive to Termite Attack – Concealed Entry and Timber in Contact with Ground
Information:	Conditions conducive to termite attack were identified around the building, including

areas allowing concealed entry and timber elements in direct contact with the ground. These conditions increase the risk of termite activity and potential damage to structural timber elements if not addressed. Possible causes include inadequate clearance, poor maintenance, and construction elements bridging inspection zones. This is a common issue in properties of this age. It is recommended that a licensed timber pest inspector assess the property, identify all risk areas, and implement appropriate termite management and protection measures. Preventative maintenance includes maintaining clear inspection zones, ensuring adequate clearances, and removing or isolating timber from ground contact. Works should be carried out in the short term to reduce the risk of termite attack.





Finding 6.02

Building:	Yard
Location:	Rear yard
Finding:	Stored Timber in Yard Conducive to Termite Attack
Information:	Stored timber was identified in the yard, which is conducive to termite attack. This condition may attract termite activity and increase the risk of infestation to the main building if not addressed. Possible causes include storage of untreated or waste timber in contact with or close to the ground. This is a common issue in properties of this age. It is recommended that all stored timber be removed from the yard or stored appropriately off the ground and away from the building. Preventative maintenance includes keeping the site clear of timber debris and maintaining separation between timber and soil. Works should be carried out in the short term to reduce the risk of termite attack.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Front living room window
Finding:	Wood Rot to Front Living Room Window

Information: Wood rot was identified to the front living room window. This condition may allow moisture ingress and lead to further deterioration of the window and associated building materials if not addressed. Wood rot is also conducive to termite attack. Possible causes include prolonged exposure to weather, failed paint coatings, and general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess the window and carry out repairs or replacement of affected timber components as required. Preventative maintenance includes regular painting and sealing of timber elements to protect against moisture. Repairs should be carried out in the short term to prevent further deterioration.



Finding 7.02

Building: Main Building
 Location: Roof
 Finding: Wood Rot to Roof Timber Trims Above Front Living Room Window
 Information: Wood rot was identified to the timber trims to the roof above the front living room window. This condition may allow moisture ingress and lead to further deterioration of the affected elements and associated building materials if not addressed. Wood rot is also conducive to termite attack. Possible causes include prolonged exposure to weather, failed paint coatings, and general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess the affected timber trims, carry out repairs or replacement of rotted sections, and repaint/seal the area as required. Preventative maintenance includes regular painting and sealing of timber elements to protect against moisture. Repairs should be carried out in the short term to prevent further deterioration.



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

- Asbestos Inspector
- Damp Proofing Specialist
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- At the time of inspection, the property was found to be in average condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Roof
Finding: Blocked Gutters and Debris to Roof
Information: Blocked gutters and the presence of leaves and debris on the roof were identified. This condition may impede proper drainage and lead to water overflow, moisture ingress, and deterioration of associated building elements if not addressed. Possible causes include lack of regular maintenance and surrounding vegetation. This is a common defect in properties of this age. It is recommended that a licensed roofer or suitable contractor clean the gutters and remove debris from the roof, and check the system is functioning correctly. Preventative maintenance includes regular gutter cleaning and roof inspections, particularly in areas with nearby trees. Works should be carried out as part of routine maintenance.





Noted Item

Building: Main Building
Location: Living room and bedroom
Finding: Bedroom and Living Room Windows Nailed Shut
Information: Windows to the bedroom and living room were observed to be nailed shut and unable to be opened. This condition restricts normal operation and may lead to further damage to window components if forced or left unaddressed. Possible causes include previous attempts to secure the windows, faulty hardware, or movement of the frames. It is recommended that a licensed carpenter assess the windows, remove fixings, and carry out repairs or adjustments to restore proper operation as required. Preventative maintenance includes ensuring window hardware is functional and regularly maintained. Repairs should be carried out in the short term to restore functionality.





Noted Item

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







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.