Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 4 Feb 2026

Property Address: 44 Wideview Rd, Berowra Heights NSW 2082, 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, 4 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	44 Wideview Rd, Berowra Heights NSW 2082, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	AJ, Stephan Ph: 0450 573 856 Email: Riverstone@jimsbuildinginspections.com.au
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Company Address and Postcode:	Prospect 2148
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Special conditions or instructions

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

The following apply: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects. The report is only valid for 90 days, 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 a safety hazard identified. Some major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Masonry Foundations, Masonry Piers, Part Slab and Part Subfloor, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Pergola, Porch
Other Timber Bldg Elements	External Joinery, Internal Joinery, Doors, Door Frames, Architraves, Architectural Trims, Deck, Skirting Boards, Fascias, Floorboards, Porch / Patio, Stair Railing, Staircase, Veranda Posts, Window Frames
Roof	Pitched, Timber Framed, Tiles
Storeys	Single
Walls	Brick Veneer (Timber Framed), Cavity Brick
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 Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Interior

- 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.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Debris in gutters

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Decking

- External finished ground level

- Evidence of recently painted walls or ceilings

- Furniture

- Insulation

- Overhanging vegetation

- Pipework

- Porch

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

- Stored items

- Rugs

- Subfloor area - Limited access due to restrictive crawl space

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:	Electrical Switchboard >
Finding:	Switchboard Cover Loose
Information:	At the time of the inspection, the switchboard cover was found to be loose.

A loose cover can expose internal electrical components, increasing the risk of electric shock, accidental contact, or damage to the switchboard, particularly if accessed by occupants or children.

It is recommended that a licensed electrician secure or replace the switchboard cover as soon as possible to ensure it is properly fixed and the electrical components are safely enclosed.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Bathroom
Finding:	Excessive Moisture - Adjacent to Bathroom Wall W
Information:	At the time of the inspection, excessive moisture was observed at the base of the wall in the specified area. This issue is particularly concerning due to the presence of a shower on the opposite side of the wall, which may be contributing to the moisture infiltration due to the possibility of waterproofing failure.

Excessive moisture can lead to the deterioration of wall materials, including paint, plaster, and timber elements. If left untreated, it has the potential to cause significant

structural damage over time.

Furthermore, the moisture creates an environment conducive to mould growth, posing potential health risks to the occupants.

It is highly recommended that a more invasive inspection be carried out to this area immediately, in order to determine the cause of the excessive moisture.

It is strongly recommended to reseal the shower area and improve waterproofing measures to address the problem effectively.

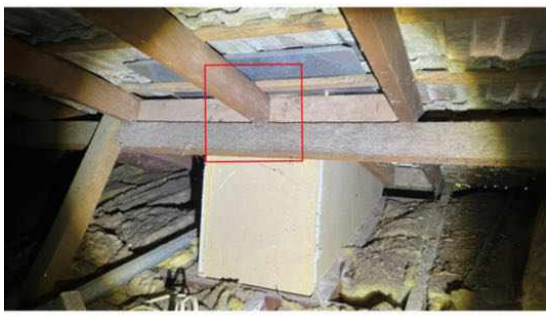
A professional plumber or waterproofing specialist should be engaged to ensure the issue is properly resolved, preventing further damage and safeguarding the property.

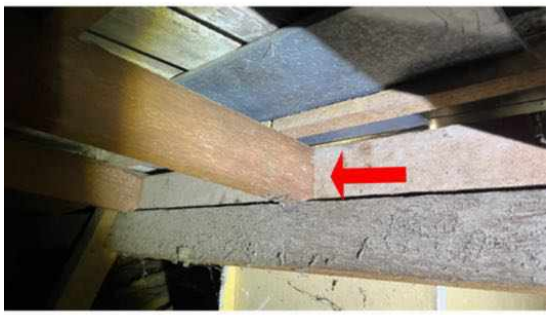
Finding 2.02

Building:	Main Building
Location:	At Skylights
Finding:	Roof Rafter Modified at Skylights
Information:	At the time of the inspection, a roof rafter was found to have been modified, which may impact the structural integrity of the roof framing. Modifications such as cuts, notches, holes, or alterations to the original design can weaken the rafter, reducing its load-bearing capacity and potentially leading to deflection, sagging, or failure over time. If left unaddressed, the compromised rafter may contribute to uneven roof loading, misalignment of roofing components, and potential structural stress on adjacent

members. In severe cases, this could result in roof movement, ceiling damage, or increased susceptibility to wind and weather-related forces.

It is recommended that a qualified structural engineer or builder assess the modified rafter as soon as possible, to determine its adequacy and, if necessary, undertake reinforcement or replacement to ensure compliance with relevant building standards and maintain the structural integrity of the roof.





Finding 2.03

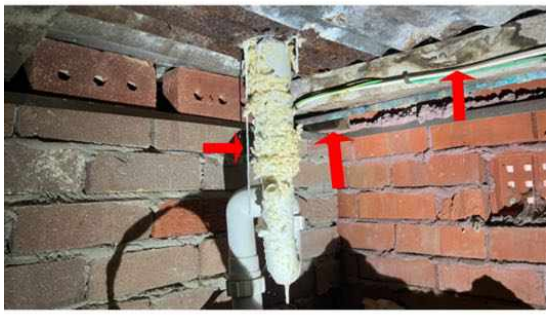
Building:	Main Building
Location:	Bathroom

Finding: Water Leak - Subfloor

Information: At the time of the inspection, a water leak was identified in the subfloor beneath the bathroom area. This may be caused by faulty plumbing, a leaking shower, or waterproofing failure. Continuous water exposure in this area can lead to timber decay, mould growth, and structural deterioration if not promptly addressed.

If left unattended, ongoing moisture intrusion may compromise the integrity of flooring and subfloor framing, create conditions conducive to termite activity, and contribute to poor indoor air quality. Prolonged water exposure can also weaken structural components, leading to costly repairs.

It is strongly recommended that a licensed builder and plumber be appointed to assess the source of the leak and undertake necessary repairs as a matter of urgency. Further investigation by a waterproofing specialist may also be required to ensure the bathroom's waterproofing system is intact and functioning effectively.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Front Bedrooms
Finding:	Excessive Moisture - Rising Damp Due to Subfloor Conditions
Information:	At the time of the inspection, excessive moisture has been identified to the wall in this area using a moisture meter, indicating potential water ingress or high humidity levels within the wall structure. This may be caused by plumbing leaks, rising damp, condensation buildup, high humidity levels in the room or external water penetration due to inadequate weatherproofing around windows and openings. Common indicators of damp issues include peeling paint, efflorescence, musty odors, and damage to skirting boards or internal finishes. Upon further inspection, excessive moisture was noted in the subfloor area, accompanied by poor drainage and likely inadequate ventilation. These conditions significantly increase the risk of moisture being drawn upward into the timber-framed walls through capillary action and rising damp. Prolonged exposure to elevated moisture levels can compromise the integrity of the building structure, leading to timber rot, mould growth, termite attraction, and degradation of internal wall materials. If the damp-proof course is bridged, damaged, or insufficient, the likelihood of moisture intrusion into wall cavities is further increased. It is recommended that a licensed builder or drainage specialist assess the subfloor area as soon as possible to improve drainage, verify the condition and placement of the damp-proof course, and ensure adequate subfloor ventilation is provided to prevent ongoing moisture-related issues.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73.2


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90.1


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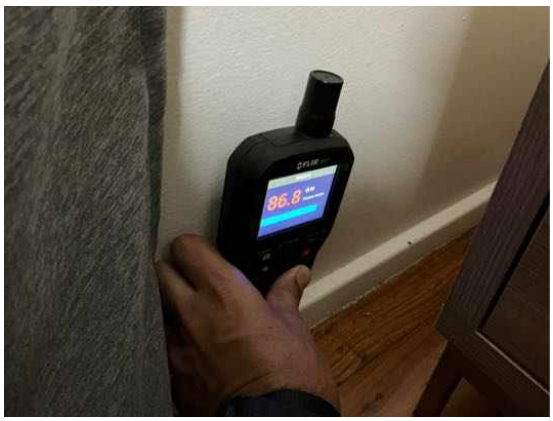
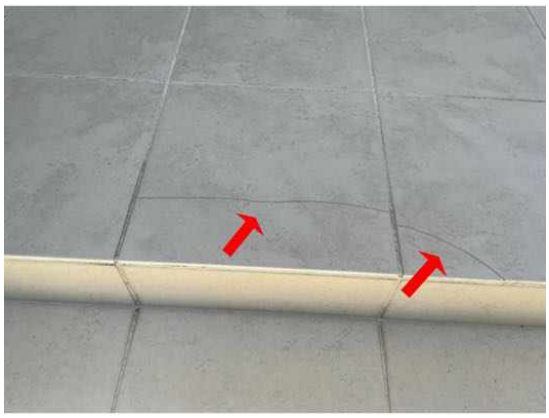


Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Wear and Tear
Information:	It was observed at time of inspection that some building elements and areas around the property require maintenance and/or show signs of wear and tear. These are generally minor items that may be noticeable but do not affect the functionality or the structure of the property. Arrows and text may be shown on photos for identification. The client is advised to engage services of relevant tradespeople at own discretion.





Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Window - General Wear and Tear
Information:	At the time of inspection, the windows throughout the property exhibited signs of general wear and tear consistent with age and use. Observations included minor paint deterioration, surface corrosion to metal components, worn or perished seals, and minor stiffness or difficulty during operation. Additionally, several fly screens were noted to be missing, damaged, or in poor condition.

These conditions are considered typical over time and may not require immediate action; however, periodic maintenance such as repainting, lubricating moving parts, replacing seals, and repairing or replacing fly screens is recommended to ensure continued functionality and to prevent further deterioration.

Regular upkeep will assist in prolonging the lifespan of the window units, maintaining energy efficiency, improving ventilation, and helping to prevent insect intrusion.

Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Sealant - Missing or Damaged/Inadequate
Information:	At the time of the inspection, it was noted that the sealant was missing and/or damaged/inadequate in this area.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible. If left unattended, this minor defect can develop into a MAJOR defect.

Finding 3.05

Building:	Main Building
Location:	Bathroom >
Finding:	Bathtub Slow to Drain
Information:	At the time of inspection, it was noted that the bathtub was slow to drain, indicating a

possible partial blockage or restriction within the waste pipe. This may be caused by a build-up of debris, soap residue, or improper fall in the pipework.

If not addressed, the issue may worsen over time, leading to a complete blockage, unpleasant odours, or water overflow.

It is recommended that a licensed plumber be engaged to inspect and clear the drainage system to ensure the bathtub functions efficiently as soon as possible.

Finding 3.06

Building:	Main Building
Location:	Kitchen
Finding:	Evidence of a Previous Leak - Cabinetry
Information:	At the time of the inspection, evidence of a previous leak was observed.

The presence of water damage, such as visible staining, dampness, or moisture accumulation, was found around the pipes, particularly where they enter or exit the cabinet and on the cabinetry shelving.

The base of the unit showed signs of water seepage, with areas of discoloration and swelling of the wood or laminate in proximity to the pipes.

The constant moisture exposure can lead to further damage, such as mould growth

or deterioration of the cabinet materials. This suggests that a leak in the plumbing system within the cupboard may have been occurring for some time or has now been previously rectified.

Monitoring of this area is recommended in order to prevent any further water damage to the cabinetry.

Finding 3.07

Building:	Main Building
Location:	Garage >
Finding:	Minimal Bearing to Timber Beam
Information:	At the time of the inspection, the timber beam was observed to have minimal bearing onto the supporting brickwork.

Inadequate bearing can reduce the beam's ability to effectively transfer loads, potentially leading to movement, sagging, or cracking in the supported structure over time.

It is recommended that a licensed builder or qualified carpenter assess the adequacy of the beam support and advise on any required rectification, such as increasing the bearing area or providing additional support, to ensure the structural performance is not compromised as soon as possible.

Finding 3.08

Building:	Main Building
Location:	Garage
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. However, the most common is the subsidence of adjacent footings.

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 as these cracks may develop into a MAJOR defect. 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 areas. Monitoring of these cracks is advised.

Finding 3.09

Building:	Main Building
Location:	Exterior walls - left side >
Finding:	Subfloor Ventilation Grills at Ground Level
Information:	At the time of the inspection, it was noted that subfloor ventilation grills are at ground level, or partially or fully covered by soil or ground levels.
	This restricts airflow beneath the building, leading to poor subfloor ventilation, which can cause excessive moisture, timber decay, mould growth, and increased risk of termite activity.
	It is recommended that the ground levels be lowered or adjusted as soon as possible to ensure all ventilation openings remain clear and unobstructed. Additional vents may be required to restore adequate subfloor airflow.

Finding 3.10

Building:	Main Building
Location:	All Areas
Finding:	Evidence of a Leaking Gutter
Information:	At the time of the inspection, evidence of a leaking gutter was observed. Signs included water staining and dampness along the fascia and eaves below the gutter line.

Leaking gutters can cause water damage to roof timbers, fascia boards, and external walls, and may contribute to moisture ingress into the building if left unrectified.

It is recommended that a licensed plumber or roofing contractor inspect the affected sections, identify the cause of the leak, and carry out repairs or replacement as necessary to restore proper roof drainage.

Finding 3.11

Building:	Main Building
Location:	Exterior walls - left side >
Finding:	Sewer Vent Pipe - Not Connected Properly
Information:	At the time of the inspection, the sewer vent pipe was not connected properly.

An incorrectly connected vent pipe may prevent the plumbing system from venting

effectively, which can lead to odour issues, poor drainage performance, or pressure imbalances within the sewer system.

It is recommended that a licensed plumber inspect the vent pipe installation and correctly reconnect or secure the pipe as soon as possible to ensure the plumbing system functions as intended and to prevent future issues.

Finding 3.12

Building:	Main Building
Location:	Deck
Finding:	Timber - Exposed to Weather
Information:	At the time of the inspection, it was noted that a number of various external timber elements have been exposed to the weather.

External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, this can result in the general deterioration, including warping, cracking, rotting, and mold growth, which compromises both the aesthetic and structural integrity of the material.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future by a qualified carpenter. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handy person.

Finding 3.13

Building:	Main Building
Location:	Eaves at Pergola
Finding:	Painted Surface - Bubbling
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of moisture in the area, that is currently hidden by the painted surface. It could also be poor workmanship when preparing the surface before painting.

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

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection to the area. Where minor damage has occurred, a qualified painting contractor or handy person should be appointed in order to re-seal/paint the concrete floor at clients discretion.

Finding 3.14

Building:	Main Building
Location:	All Areas
Finding:	Roof Tiles - Weathered (Description)
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.













Finding 3.15

Building:	Main Building
Location:	Porch
Finding:	Roof Sheeting - Weathered
Information:	At the time of the inspection, it was noted that the roof sheeting has shown signs of weathering, which may include fading, discoloration, surface cracking, or surface erosion. This could compromise the roof's ability to protect the building from weather elements, leading to potential leaks or further degradation if left unaddressed.

This could be a result of the following:

- Prolonged exposure to sunlight can cause the roofing material to degrade over time,

leading to fading and cracking.

- Wind, rain, hail, and temperature fluctuations can wear down the surface of the roof sheeting, causing it to deteriorate.

- Inadequate maintenance, such as failing to clear debris from the roof, can accelerate the weathering process.

- Older or lower-quality roofing materials may be more susceptible to weathering compared to newer or higher-grade materials.

It is recommended that a qualified roofing contractor be engaged as soon as possible in order to conduct a detailed inspection to evaluate the extent of the weathering and determine whether the roof sheeting has been structurally compromised. Removal of debris, moss, or algae growth from the roof surface, which may contribute to further damage or deterioration.

Finding 3.16

Building:	Main Building
Location:	Pergola
Finding:	Missing Gutter
Information:	At the time of the inspection, it was noted that there is no guttering installed in this area. This lack of guttering means that rainwater is not being directed away from the

structure, potentially causing water runoff to accumulate around the base of the building and surrounding areas.

The absence of guttering is likely due to either intentional design choice, where the area was constructed without consideration for water management, or an oversight during the construction process.

Without guttering, rainwater will flow off the roof directly onto the ground, which can lead to several issues, including:

- Water damage to the adjacent walls or foundations.

- Erosion of the soil around the perimeter, potentially affecting landscaping or adjacent building foundations.

- Pooling of water in areas that may lead to slippery surfaces, mould growth, or pest activity.

It is recommended that a qualified licensed plumber or roofing contractor be appointed to install appropriate guttering and downpipes to effectively manage rainwater runoff. This should be addressed as soon as possible.

Regular maintenance of the guttering should also be scheduled to keep it clear and functioning effectively.

Finding 3.17

Building:	Main Building
Location:	All Areas
Finding:	Debris in Gutter
Information:	At the time of the inspection, it was noted that there was debris present in the roof gutter. This debris may consist of leaves, twigs, dirt, and other organic material that had accumulated in the gutter system over time.

Debris in the roof gutter can lead to clogged gutters and downpipes, restricting water flow and causing overflow, which may result in water damage, rot, and mould to the

fascia, soffits, and roof structure. It can also increase the risk of leaks, and attract pests, all of which can cause further damage to the property if not regularly cleaned and maintained.

It is recommended that a qualified gutter cleaning contractor or handy person be appointed to clean and remove any debris in the guttering system as soon as possible to avoid further deterioration of building elements.

Regular inspections and maintanence of the roof guttering is advised in order to prevent the reoccurance of defects.

Finding 3.18

Building:	Main Building
Location:	Front Elevation
Finding:	Inadequate Slope to Gutters
Information:	At the time of inspection, it was observed that there is an inadequate slope to the guttering system. The proper slope of gutters is essential for ensuring that water flows freely towards downspouts, preventing water pooling, overflow, or potential damage to the building's exterior and foundation. Inadequate slope may result from poor installation, settling of the structure, or wear over time.

If left unaddressed, this issue could lead to water accumulation, which may cause

gutter damage, water infiltration into walls or foundations, or increased risk of mold and mildew growth. Additionally, improper drainage could lead to structural damage as excess water may weaken materials over time.

It is recommended that a qualified roofing contractor or handy person assess the entire guttering system and carry out necessary adjustments to restore the proper slope, as soon as possible, ensuring effective water drainage and preventing potential water damage.

Finding 3.19

Building:	Main Building
Location:	Bathroom
Finding:	Mechanical Ventilation/Exhaust Fan - Not Vented Correctly
Information:	At the time of inspection, it was noted that the exhaust fan is not vented correctly. The fan appears to vent into the roof void, rather than being properly ducted to the exterior of the building.

This improper venting can result in the buildup of moisture, which may lead to mould growth, deterioration of structural elements, and compromised indoor air quality. It can also create conducive condtions for termite activity and pest infestation.

Although this was standard practice for its age, it is recommended that the exhaust fan be reconfigured to vent directly to the exterior of the building to keep up to date

with current standards.

A licensed HVAC or ventilation specialist, or licensed Electrician should be engaged to ensure proper installation, including the use of appropriate venting materials, a one-way damper to prevent backdrafts, and secure connections to avoid air leaks.

It is advised to carry out this repair as soon as possible to prevent potential damage to the building structure and to improve the efficiency of the ventilation system.

Finding 3.20

Building:	Main Building
Location:	All Areas
Finding:	Subfloor Drainage and Ventilation - Inadequate
Information:	At the time of inspection, excessive moisture levels were observed in the subfloor area, likely caused by inadequate drainage and poor ventilation. Proper subfloor conditions are essential to prevent the accumulation of moisture, which can lead to timber decay, capillary action and rising damp issues into the building, foundation settlement or instability due to water infiltration, mould growth, termite attraction, and long-term structural deterioration.

Insufficient site grading, lack of drainage provisions, and restricted airflow can create a persistently damp environment beneath the dwelling. Over time, this can compromise the performance and durability of floor framing members and other subfloor components.

It is recommended that a licensed builder or drainage specialist assess the site as soon as possible to improve surface and sub-surface drainage and ensure that adequate cross-ventilation is provided in accordance with good building practice. Rectifying these issues will help reduce moisture levels and protect the structure from further damage.

Finding 3.21

Building:	Main Building
Location:	Front Area
Finding:	Subfloor - Inadequate Bearer Support to Brick Piers
Information:	At the time of inspection, it was noted that sections of the subfloor bearers were not making direct contact with the supporting brick piers. This condition compromises the intended load transfer between the timber floor structure and the foundation system, which may lead to excessive movement, floor deflection, or long-term structural instability. The gap between the bearer and pier may be due to poor workmanship during construction, timber shrinkage, or differential settlement. If left unaddressed, this issue can result in creaking floors, cracking to internal finishes, and further stress to adjoining structural elements. It is recommended that a qualified builder or carpenter assess the subfloor and undertake rectification works as soon as possible to ensure all bearers are securely and properly supported by their intended footing elements. Rectification may include placing packers beneath the bearers to achieve the intended support.

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:	Electrical Switchboard
Finding:	No Evidence of a Termite Management Treatment System or Durable Notice
Information:	At the time of inspection, it was noted that there is no visible durable notice indicating the installation of a termite management treatment system, as required by current building regulations.

A durable notice, usually in the form of a sticker, found in the main switchboard, should be provided by a licensed pest control contractor upon the installation of a termite management system to inform future occupants or owners of the treatment.

The absence of such a notice may compromise the effectiveness of termite control measures and could lead to potential risks related to termite infestations and damage. It is noted that without further information from the current owner or real estate agent regarding the installation of a termite management treatment system, it is then assumed that there is no termite treatment system installed to the property.

It is strongly recommended that a licensed pest control contractor be engaged to assess the property and to install an appropriate termite management system as a matter of urgency.

Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Site Drainage Inadequate - Conducive Condition
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements and water pooling and ponding up against the buildings foundations. This in turn can create conducive conditions for termite activity and infestation.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Stormwater should be carried away by large, regularly cleaned drains.

It is recommended that a qualified plumber be appointed to further inspect the property and perform any remedial works or the installation of a drainage system if applicable, as soon as possible. Water damage and secondary defects are likely to occur if left unmanaged. Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required.

Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Potential for Concealed Termite Entry Where No Termite Barrier is Installed
Information:	At the time of the inspection, it was noted that certain areas of the property provide potential for concealed termite entry, particularly where inspection access is limited or obstructed.

Examples may include the following:

- Areas where timber is in direct contact with the ground

- Cladding or landscaping sits below slab level

- Brick piers/columns and concrete porch or footpaths against the building

- Timber decking abutting the house and

- Air Conditioning units and Water tanks against the building with no visible access behind them

- Where weep holes are covered by external ground levels such as paving or garden beds, or concrete paths and patios, concealed entry is available for termites from these grounds into the brickwork or external wall materials.

These conditions limit visibility and reduce the effectiveness of any future inspections or potential termite management systems. Concealed entry increases the risk of undetected termite activity, which may result in significant structural damage before signs become visible.

It is strongly recommended that these areas be reviewed by a licensed pest management professional, and that steps be taken to improve accessibility and reduce conducive conditions, in line with AS 3660.2 – Termite Management in and Around Existing Buildings and Structures.

Regular, ongoing termite inspections are also recommended to help detect activity as early as possible.

Finding 6.04

Building:	Main Building
Location:	All Areas
Finding:	Air Conditioning and HWS Overflow - Not Connected
Information:	At the time of the inspection, the air conditioning overflow of the outdoor unit and hot water system (HWS) overflow is not plumbed or connected to a suitable drainage system, which may result in the surrounding area becoming damp.

These damp conditions can lead to secondary defects such as wood rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. It can also lead to water accumulation in the area, potentially causing water damage to surrounding foundations, soil erosion, or creating conditions conducive to mould and termite and pest activity.

It is highly recommended that a licensed plumber be appointed to install adequate drainage to the HWS overflow and air conditioning overflow as soon as possible. These works will ensure that the area remains dry and free of any secondary defects.

Finding 6.05

Building:	Main Building
Location:	All Areas
Finding:	Downpipe - Not Connected Properly
Information:	At the time of inspection, it was noted that the downpipe was not connected to the stormwater drainage system. This disconnection negatively impacts the functional capacity of the roof plumbing. Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to wood rot, rust and corrosion of surrounding building elements, as well as attracting termites and other pests. It is highly recommended that a qualified plumber be appointed to reconnect the downpipe to an adequate stormwater drainage system as soon as possible to avoid any further defects arising.

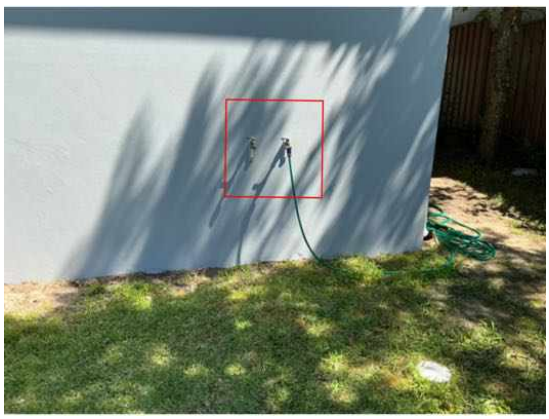
Finding 6.06

Building:	Main Building
Location:	Rear Elevation
Finding:	External Tap - No Stormwater Drainage
Information:	At the time of the inspection, it was observed that there is no sufficient stormwater drainage system installed beneath the external taps. This can lead to water accumulation around the tap area, potentially causing water damage to surrounding foundations, soil erosion, or creating conditions conducive to mould and termite infestation and pest activity.

The absence of an appropriate stormwater drainage system beneath the external tap is likely due to either inadequate original construction practices or a failure to maintain proper drainage over time. Without sufficient drainage, water from the tap may not be effectively directed away from the building, leading to pooling or improper runoff.

It is strongly recommended that the client engage a licensed plumber or drainage professional to install an adequate stormwater drainage system beneath these external taps as soon as possible to prevent water-related damage and further complications.

Timely action is essential to protect the integrity of the property's foundation and surrounding areas.



Finding 6.07

Building:	Main Building
Location:	All Areas
Finding:	Excessive Moisture - Conducive Condition to Termites
Information:	Excessive moisture was detected in the mentioned areas of the property, creating a conducive environment for termite infestation.

Termites are attracted to damp and humid conditions, as moisture softens wood and other cellulose-based materials, making them easier for termites to consume. The presence of excessive moisture in these areas significantly increases the risk of termite activity, which can lead to extensive structural damage if not promptly addressed.

It is strongly recommended that the source of the moisture be identified and rectified immediately, such as by improving ventilation, repairing leaks, or addressing any damp-proofing issues. By doing so, the property will be better protected against the threat of termite infestation and the associated risks.


100

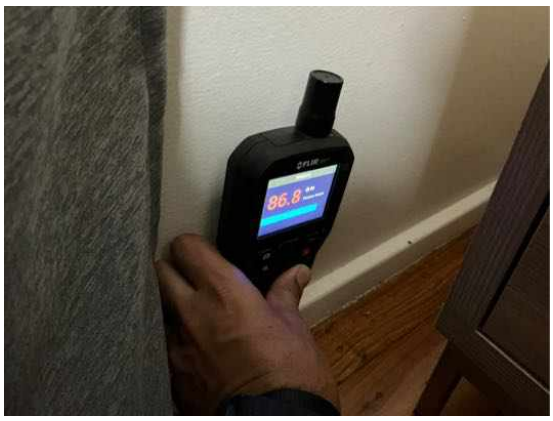

9.3


84.4


COLD
71.9


82.3


73.7


86.8


78.5


85.5


100


COLD
99.2

Finding 6.08

Building:	Main Building
Location:	All Areas
Finding:	Trees Within 50m
Information:	At the time of the inspection, trees were observed within 50 meters of the property, creating conducive conditions for termite activity. Trees, especially those with decaying wood, can serve as a natural food source and nesting site for termites. Underground termite colonies can extend significant distances, increasing the risk of termites accessing the building's timber elements.

The presence of nearby trees may contribute to an increased likelihood of termite infestation, potentially leading to structural damage over time. Tree roots can also affect soil moisture levels, which may further attract termites to the area.

It is recommended that a qualified pest inspector assess the property as soon as possible for any signs of termite activity and provide appropriate management strategies. Test drilling to the trees is strongly recommended.

Regular termite inspections, maintaining adequate clearance between trees and the building, and removing deadwood or decaying vegetation can help reduce the risk of termite infestation.

Evidence of fungal decay activity and/or damage

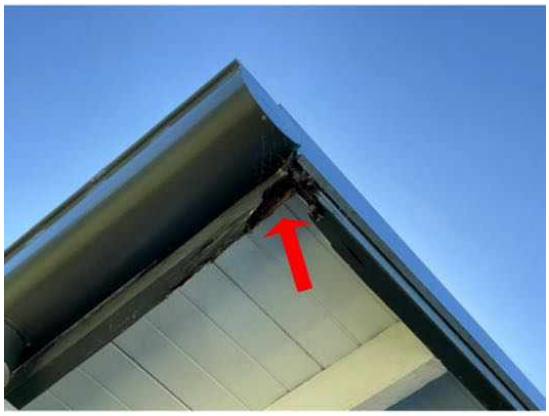
Finding 7.01

Building:	Main Building
Location:	Porch
Finding:	Fungal Decay Present - Conducive Condition
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. These timbers provide conducive conditions for termite activity and infestation.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

It is recommended that a qualified carpenter, painter or handy person be appointed to either replace or treat the timbers from further decaying as soon as possible.



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

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Structural Engineer

- Sub Floor Ventilation Specialist

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- - BUILDING SUMMARY

The property was found to be in fair condition during the inspection, relative to other properties of its age. All significant items have been noted in the body of the report and will require addressing.

Safety Hazards:

Loose Electrical Switchboard Cover: The switchboard cover was found to be loose, which may expose internal electrical components and increases the risk of electric shock. A licensed electrician should secure or replace the cover immediately to ensure the unit is safely enclosed.

Major Defects:

- A more invasive inspection is required to determine the cause of the excessive moisture to the adjacent wall of the shower area. Where water proofing failure has occurred, rectification works should be carried out as soon as possible to prolong the life span of subsequent building elements. If left unattended, it will lead to costly repairs in the future

- A roof rafter at the skylights was modified (cuts/notches), which may weaken the load-bearing

capacity and impact structural integrity. Have a qualified structural engineer or builder assess the modification to determine if reinforcement or replacement is necessary.

- A leak was identified beneath the bathroom, likely from faulty plumbing or waterproofing, which can lead to timber decay and structural damage. Appoint a licensed builder and plumber urgently to identify and repair the source of the leak.

Minor Defects:

- Have the Subfloor drainage and ventilation issue rectified in order to reduce the high levels of moisture throughout the property and to also reduce other building elements from deteriorating

- General Wear and Tear: Various building elements show signs of age-related maintenance needs.

- Inadequate Sealant: Missing or damaged sealant in the bathroom, which could lead to water damage if not replaced.

- Minimal Beam Bearing: A timber beam in the garage has insufficient contact with its supporting brickwork.

- Blocked Ventilation: Subfloor ventilation grills are at ground level and partially covered by soil, restricting airflow.

- Bubbling Paint: Found on pergola eaves, indicating hidden moisture or poor surface preparation.

- Missing Pergola Guttering: Rainwater is not directed away from the structure, risking foundation damage.

- Subfloor Bearer Support: Gaps found between subfloor bearers and supporting brick piers.

- The roof covering showed age-related weathering and should be inspected and maintained, and all gutters, downpipes and flashings checked, cleaned and cleared on a regular basis to avoid blockages and overflowing of the guttering system

- Monitoring of all cracks is advised over the next 12 months. If cracks appear to widen or become more noticeable, a qualified builder or engineer should be appointed to determine the underlying cause

A moisture meter was used to check most accessible walls during the inspection.

Please note that during moisture testing, any readings consistently registering above 75 are generally

considered to indicate high moisture levels. Elevated moisture readings may suggest the presence of dampness, water ingress, or insufficient ventilation within the tested material or area.

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.

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

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

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

Monitoring of moisture and damp conditions to the bathroom areas is also advised.

Further maintenance items listed in the report may be addressed at the clients discretion or as stated. And while these items may only be minor defects and may not cause significant damage, it is recommended that the works be addressed to prevent further deterioration.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

- TIMBER PEST SUMMARY

- Evidence of a Termite Management System

- Upon inspection, there appeared to be no termite management system in place, and there was no

evidence of preventative measures being implemented. The client should seek further advice from a licensed pest control contractor regarding the installation of a termite management system, immediately. Regular 6-12 monthly inspections is also recommended

- - Evidence of Timber Pest Activity

- No evidence of timber pest activity was observed during the inspection

- - Conditions Conducive to Timber Pest Activity:

The inspection found no current live timber pest activity or damage, but several conditions conducive to infestations were identified.

- The site drainage was inadequate, leading to water pooling around the foundations in some areas

- All downpipes to be connected to a stormwater system to avoid discharging at the base of the porperty.

- The front porch and rear elevation showed areas, which could allow concealed termite entry.

- Fungal Decay

- Evidence of fungal decay was found in external timber elements due to prolonged moisture exposure. While the damage appeared localized, treatment or replacement of affected timber was recommended to prevent further deterioration. In addition, treated and untreated timber elements to the building and those that are in direct contact with the ground can eventually rot and decay over time if the building element is not maintained on a regular basis. Monitoring of these elements is advised

To safeguard the property and mitigate the risk of timber pest infestation, it is essential that a comprehensive Timber Pest Management Plan be implemented and maintained. This should be done by engaging a licensed Pest Management Technician who can develop and oversee a tailored pest control strategy.

It is strongly recommended that a full pest inspection be conducted in accordance with Australian Standards AS4349.3 or AS 3660.2 at intervals of no more than 12 months or as specified by the pest management plan. For enhanced protection, the installation of a new termite treatment is advised to ensure long-term prevention and control.

While regular inspections cannot prevent infestations, they can reduce damage by detecting issues early.

Various techniques are used to identify hidden pest activity, including moisture meter readings, tapping of timber, visual assessments for moisture damage, and signs like mud trails or holes indicating termite destruction. Termite activity causes temperature and moisture irregularities, which can warrant further investigation.

For long-term termite management, it is crucial to follow Australian Standard 3660.2:2017 and the AEPMA Code of Practice. Incomplete treatments increase the risk of ongoing damage. Fixed cabinetry may conceal termite activity, and damage to hidden timbers may only be detected through invasive methods.

Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

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

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

PLEASE READ EVERY DEFECT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact AJ, Stephan on: 0450 573 856

Section D Significant Items

The following items were noted as - For your information

Noted Item

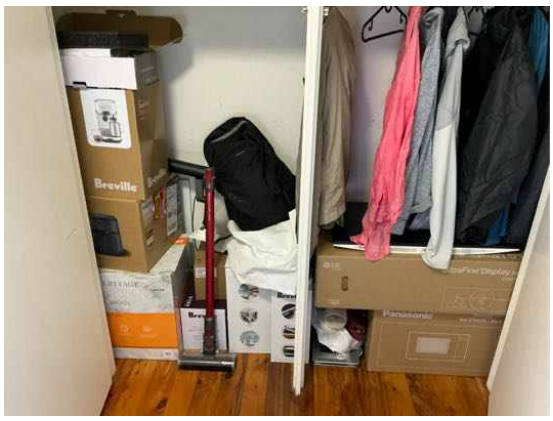
Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

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



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Obstructions and Limitations - Exterior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the External area of the property at the time of inspection. These obstructions, which may include vegetation, stored items, Air conditioning units, 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. These obstructions should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.






Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Obstructions and Limitations - Roof Cavity
Information:	The photographs provided offer clear evidence of the obstructions and limitations that hindered a complete inspection of the roof cavity of the main building at the time of assessment. These obstructions, which may include insulation materials, stored items, structural elements, or wiring, restricted access to key areas within the roof cavity, preventing a thorough evaluation. Such obstructions can potentially conceal a range of significant defects, including damaged roofing structures, compromised insulation, moisture intrusion, electrical

hazards, or pest infestations, which may not have been visible during the initial inspection. Failure to identify and address these hidden issues could lead to worsening structural integrity or safety concerns over time, resulting in potentially costly repairs.

It is essential that these obstructions be removed or relocated to allow for a full and detailed inspection of the roof cavity. By clearing these barriers, the inspector will be able to assess the condition of all critical components within the roof space and identify any hidden defects that may need immediate attention.

Once the area is made fully accessible, a re-inspection is strongly recommended to ensure the property is properly evaluated and that no underlying issues are overlooked. This approach will provide the client with a more accurate understanding of the roof cavity's condition and help safeguard the property's overall structural integrity.




Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Obstructions and Limitations - Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the subfloor area of the property at the time of inspection. These obstructions, which may include stored items, construction debris, low-hanging pipes, or insulation materials, restricted access to significant portions of the subfloor. Additionally, the limited crawl space in the subfloor further hindered the ability to inspect this critical area comprehensively. Restricted crawl spaces often limit mobility and visibility, making it challenging to evaluate key structural elements such as floor joists, support beams, ventilation, and moisture levels. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Moisture 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.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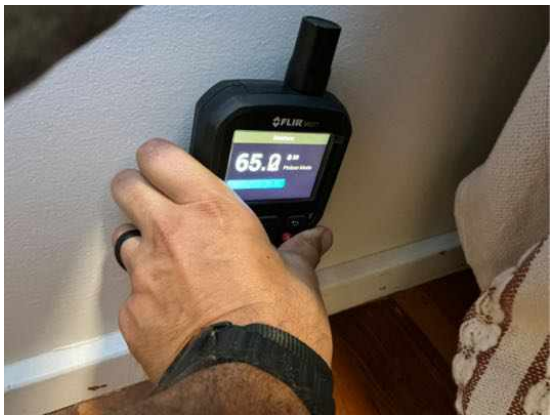
44.6


FLIR MR277
Moisture
56.4
Pinless Mode


73.2


65.8


70.4


90.1


69.2


57.6
HOT


HOT
51.7

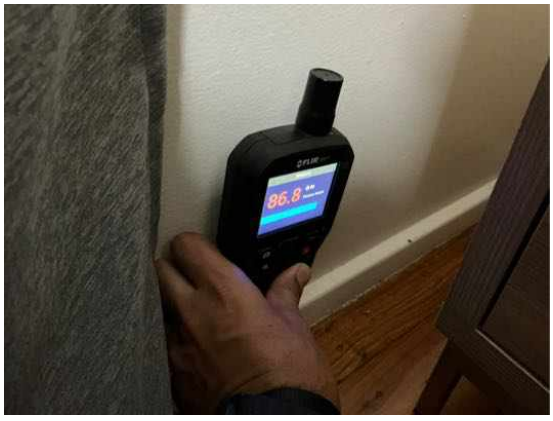

COLD
71.9


FLIR
62.2


FLIR
82.3


73.7


56.9


86.8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65.6


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85.5


100

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors and Alarms FYI.
Information:	The inspection of smoke detectors, including hard-wired systems and compliance requirements, is outside the scope of this report. However, the absence, poor condition, or uncertain functionality of smoke detectors is a serious safety concern and should be treated as a priority for occupant safety.

A further inspection is strongly recommended to confirm the number, type, placement, and operation of all smoke detectors throughout the property. Commercial buildings may require additional fire safety measures depending on their use and local regulations.

Before occupying any building, it is essential to ensure that a sufficient number of working smoke detectors are installed. All smoke detectors should be tested regularly to confirm they are functioning correctly. Proper installation and ongoing maintenance greatly improve safety by providing early warning in the event of a fire.

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:	Exterior walls - left side
Finding:	Hot Water System - FYI
Information:	According to most experts, a hot water tank should be replaced every 10 years, as the average lifespan of a hot water system is typically between 8 and 12 years, depending on usage and maintenance quality. Signs of needing replacement: Leaks, loud noises, rust around the tank, fluctuating water temperature, or significantly reduced hot water output. It is recommended that the client have the hot water system inspected if it's nearing or has passed the 10-year mark.

Noted Item

Building: Main Building

Location: All Areas

Finding: Skylight FYI

Information: At the time of inspection, the skylights appeared to be in reasonable condition with no visible signs of damage or active water ingress. However, it should be noted that flashings installed around skylights can deteriorate or fail over time due to weather exposure, movement in the roof structure, or general ageing of materials.

As a result, skylights and their flashings may become potential points of water penetration. Ongoing monitoring is recommended, and maintenance or resealing should be carried out as required to prevent future moisture ingress.

Noted Item

Building: Main Building

Location: Roof Void

Finding: Gravity-Fed HWS - Disconnected

Information: It was noted at the time of inspection that a disconnected gravity-fed hot water system (HWS) remains in this area.

Despite this plumbing structure being unused, it is likely to be storing residual water,

and is therefore susceptible to rust and corrosion. If allowed to continue, rust and corrosion is likely to lead to damage to adjoining building elements, and may also make the area susceptible to pest infestation and to termite or timber pest activity.

While it is a costly exercise to remove the disused gravity-fed HWS, it is advisable in the short-term future to prevent any further damage to the area. Further consultation with a licensed plumber is required to gain further advice on removal of the structure.

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.