Jim's Building Inspections

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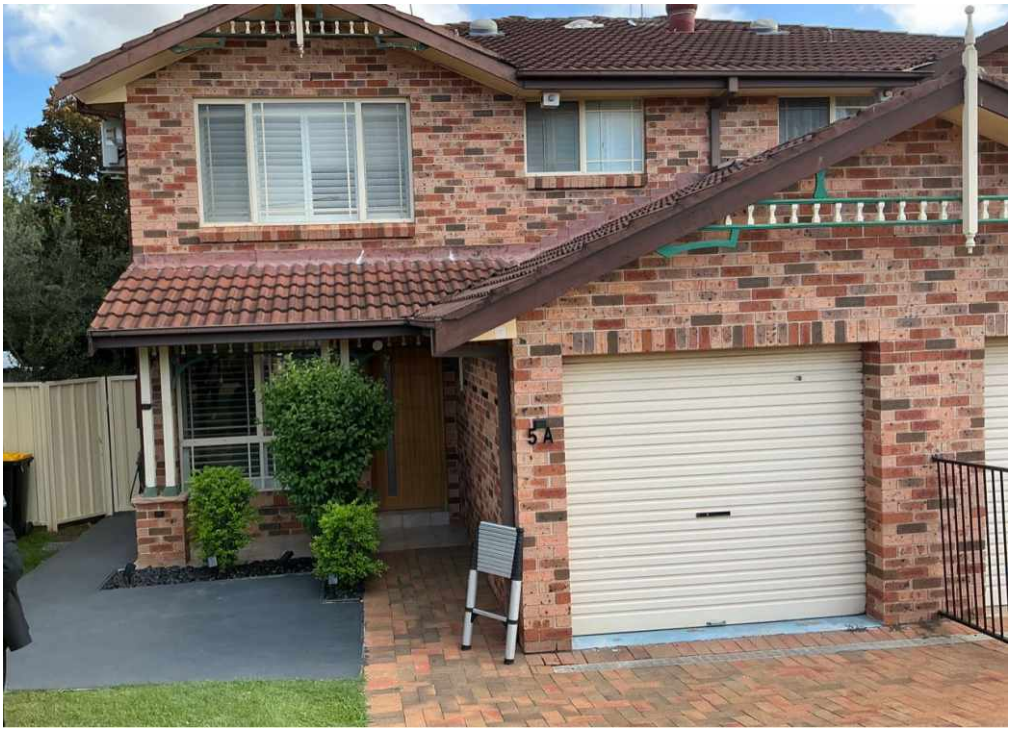
Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 5A Dunk Cl, Green Valley NSW 2168, 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:	Thu, 19 Feb 2026
Modified Date:	Fri, 20 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	5A Dunk Cl, Green Valley NSW 2168, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Bill Veljanovski Ph: 0412 911 390 Email: Casula@jimsbuildinginspections.com.au
	Lic#81736S
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Company Address and Postcode:	Campbelltown 2560
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Company Contact Numbers:	0412 911 390

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 presents the findings from a visual inspection of the property. The client is advised to act on the recommendations provided in this report to help prevent deterioration and maintain the property's condition. Please note that the inspection was limited to reasonably accessible areas, as detailed in the terms and conditions. To minimise the risk of subterranean termite infestation, it is important to implement a termite management system in accordance with Australian Standard AS 3660. As no such system is currently in place, regular timber pest inspections every 90 days are recommended for early detection and intervention. Engaging a qualified termite specialist is also advised. Additionally, it is recommended to consult licensed electricians and plumbers to assess and address any potential electrical or plumbing issues. Please note, this inspection does not include asbestos assessment or sampling.

Certain areas were not fully inspected due to limitations during the inspection:

- The roof was inspected using a drone due to access limitations and to provide a comprehensive visual assessment of the exterior roof surfaces. Obstructions, including solar panels, further limited visibility, and a comprehensive inspection.
- The presence of roof insulation, low-pitched areas, non trafficable trusses has restricted or reduced the available space for physical access in areas of the roof.
- The lower roof void was inaccessible for inspection due to stored items obstructing the access point, which restricted safe physical entry. As a result, a comprehensive assessment of this area could not be carried out.
- Sections of the exterior walls were inaccessible due to additional attached structures to the main building and the close proximity of neighbouring buildings, which prevented a full inspection of these areas. These sections should be monitored and assessed once access becomes available to identify any potential defects, deterioration, or concealed damage.
- Inspections of the exterior walls were conducted at ground level.
- Furnishings and stored goods present during the inspection may conceal undetected issues, preventing a thorough assessment. It’s advised to conduct a follow-up inspection once the property is vacant to uncover any hidden evidence of damage or defects that were previously concealed. Please note that the follow-up inspection is not included in the original inspection agreement.

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. Safety, Major and minor defects, as well as general maintenance issues, were identified during the inspection. These findings are not considered typical for a property of this age and construction type. For a comprehensive overview of the identified issues, including their locations and recommended actions, please refer to Section D5 of this report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is susceptible to timber pest. Given the property's susceptibility to timber pests, especially considering the risk factors highlighted in this report, it's recommended to implement a post-construction termite management system, especially since there's currently no system in place. Regular timber pest inspections every 90 days are also advised for early detection. Since this task requires collaboration with the immediately adjoining building to avoid any bridges during installation, it's advisable to consult with the owner of that building regarding this matter. Cooperation with the neighbouring building is crucial to address

shared concerns and maintain the overall condition of both structures.

Section B General

General description of the property

Building Type	Residential, Duplex
Company or Strata title	No
Floor	Slab - Infill Slab
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Garage, Footpath, Fence - Post and Rail Construction, Retaining Walls, Party Walls
Other Timber Bldg Elements	Internal Joinery, External Joinery, Landscaping Timbers and Construction
Roof	Timber Framed, Tiled, Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Wall Exterior

- Roof Exterior

- Roof Void - Part

- Interior

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:

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

- Lower roof void

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity.

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 linings

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Stored items

- Vegetation

- Wall linings

- Webbing of roof trusses - not trafficable

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

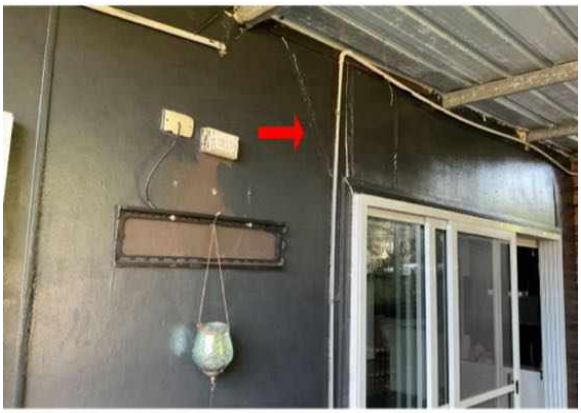
Building:	Main Building
Location:	Exterior walls
Finding:	Rear Extension Significant Structural and Moisture Concerns (Unsafe Condition) Major structural repairs required.
Information:	

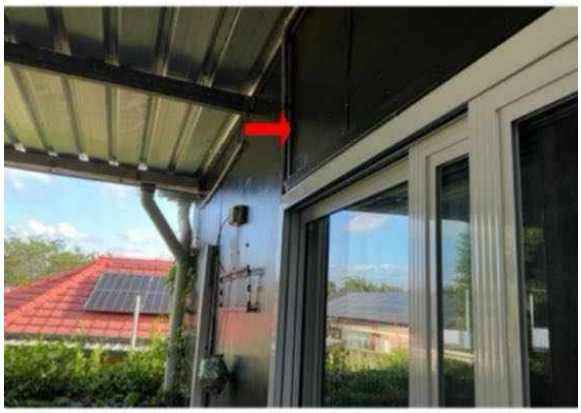
During the inspection, the rear extension of the building was found to be in poor condition. The walls were observed to be bowed, the floor felt unstable under body weight, and both the ceiling and roof structure were sagging. These conditions indicate significant structural inadequacy and deterioration of supporting elements.

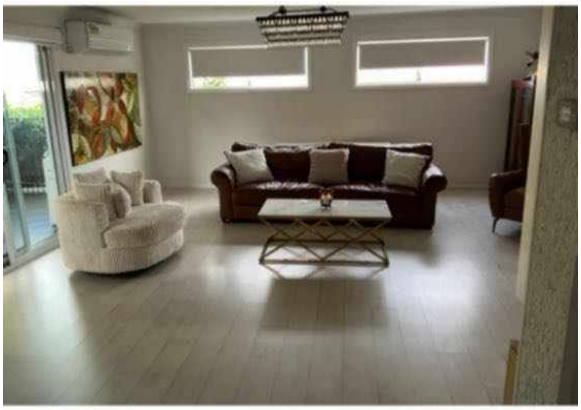
Elevated moisture levels were recorded within the internal walls, and peeling paint was observed, indicating prolonged or ongoing moisture intrusion. The combination of structural movement and moisture presence raises serious concerns regarding the integrity and safety of the extension.

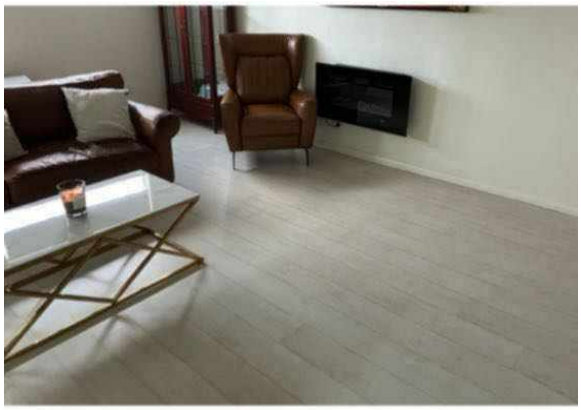
The area is considered unsafe, and caution should be exercised when accessing or using this section of the building.

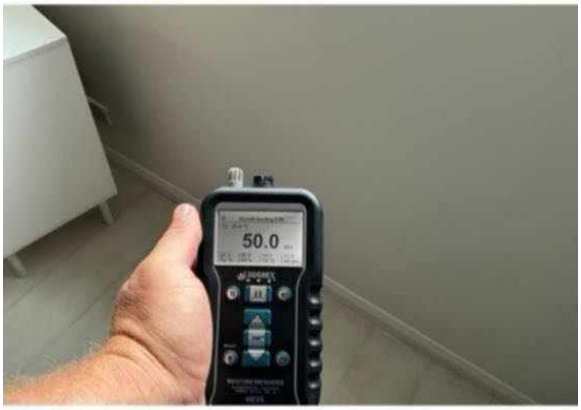
Immediate assessment by a qualified structural engineer and licensed builder is strongly recommended to determine the extent of structural failure and to implement appropriate remedial works prior to continued occupation or use.

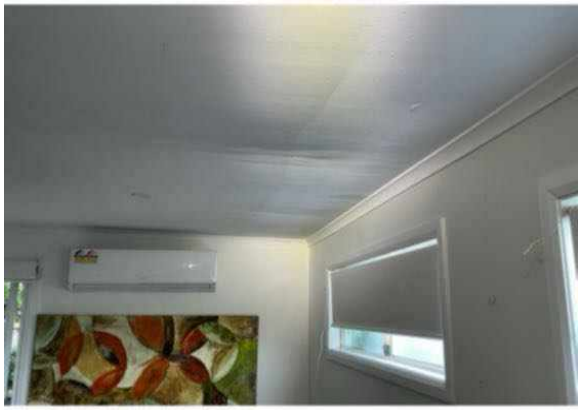


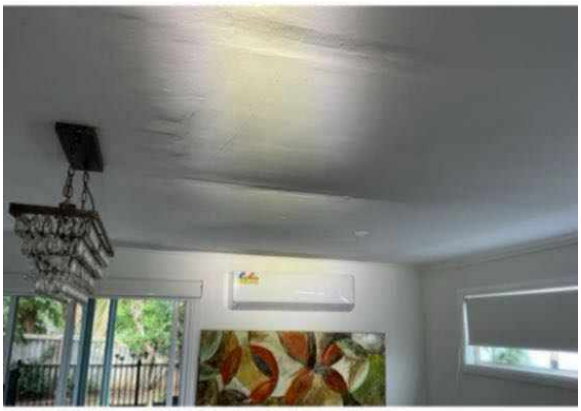


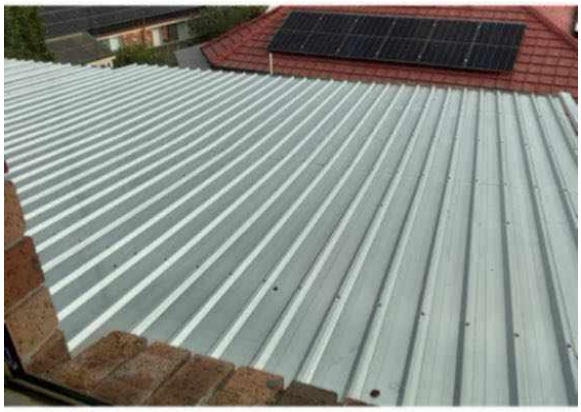


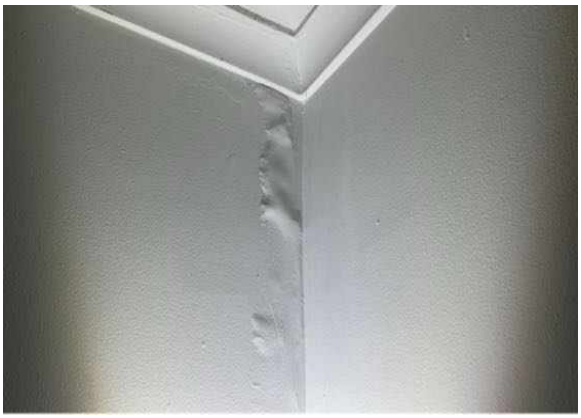






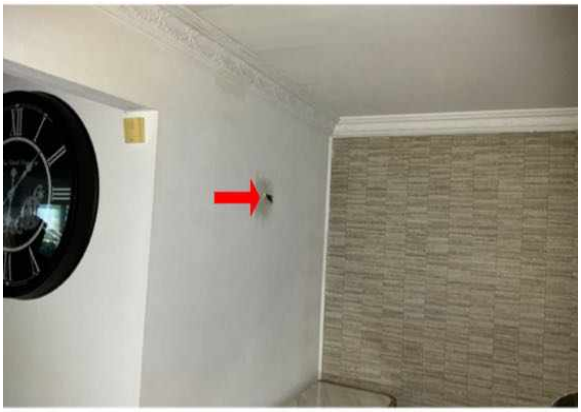


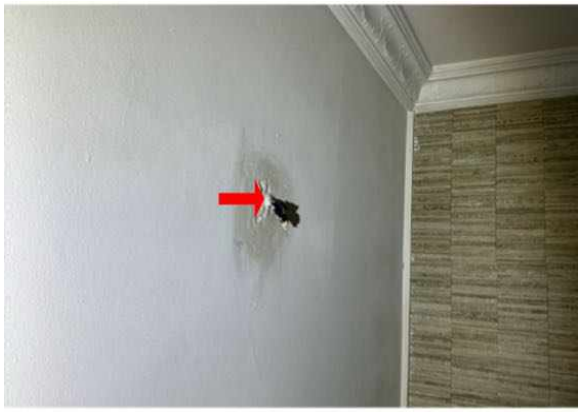




Finding 1.02

Building:	Main Building
Location:	Dining Room
Finding:	Electrical Wiring (Exposed)
Information:	Exposed electrical wiring was identified, posing a significant safety hazard, including risks of fire and personal injury. It is crucial to contact a licensed electrician immediately for further inspection, investigation, and rectification to address the potential danger.





Major Defect

Finding 2.01

Building:	Main Building
Location:	Ground floor Bathroom and En-suite
Finding:	Showers (Elevated Moisture Efflorescence / water damage and wood rot found)
Information:	

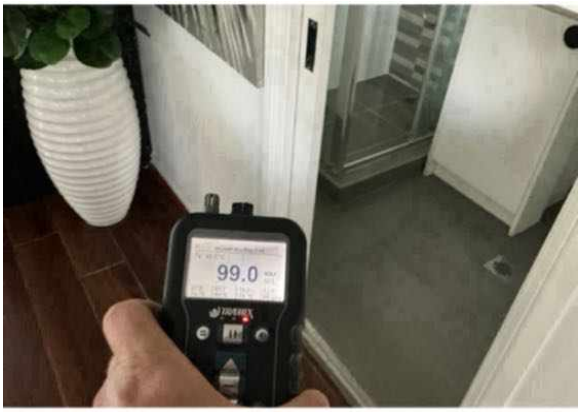
General ageing of the shower areas has resulted in deterioration of the sealant and grout, increasing the risk of water penetration behind the tiles.

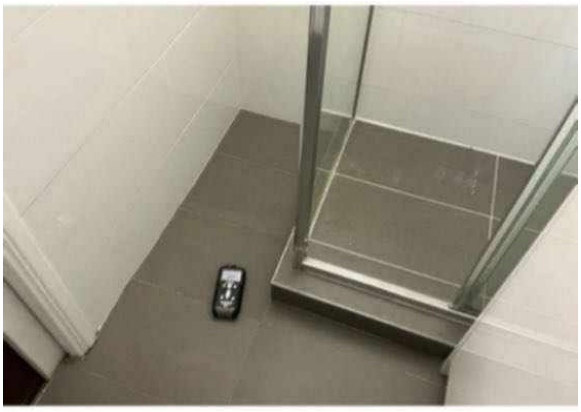
Moisture testing confirmed elevated moisture levels beneath the tiled surface, both within the shower and extending beyond the immediate shower zone, indicating active water ingress into concealed spaces. Water damage and wood rot was also found in the sliding door and to the door jambs of the ground floor bathroom, confirming that moisture has migrated into adjacent building elements. In addition, damage to the internal flooring outside the bathrooms was identified on the ground floor and within the ensuite area, indicating that moisture has extended beyond the wet areas and is affecting surrounding finishes.

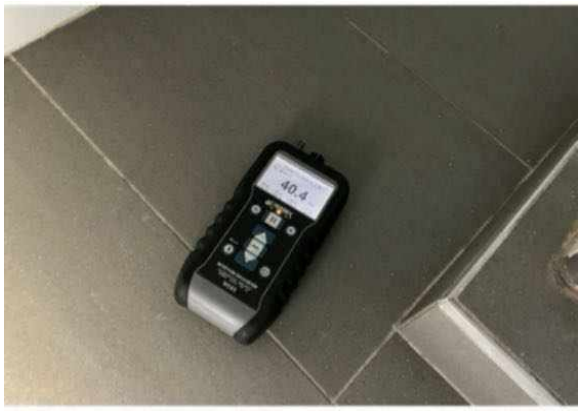
Prolonged moisture exposure in these areas can create conditions conducive to termite and timber pest activity, as well as fungal growth, timber decay, and potential structural deterioration of surrounding components.

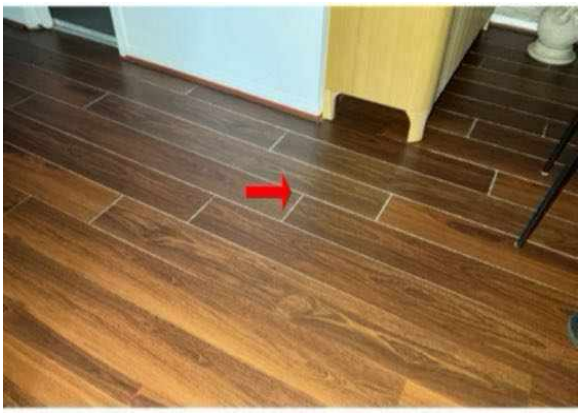
It is recommended that a qualified bathroom renovation specialist or licensed builder be engaged to assess the full extent of moisture-related damage and undertake the

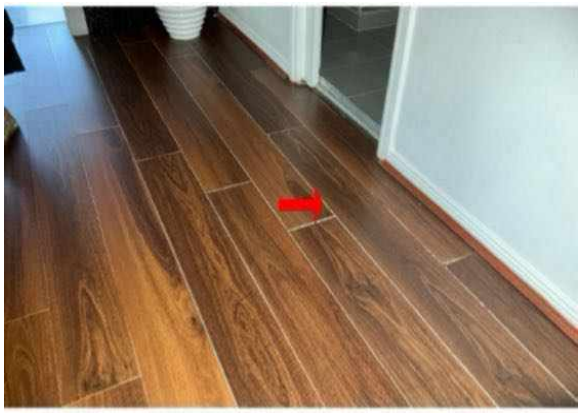
necessary remedial works, including renewal of waterproofing systems and replacement of affected materials. Timely intervention is strongly advised to prevent further deterioration and to ensure the long-term safety and integrity of the wet areas.

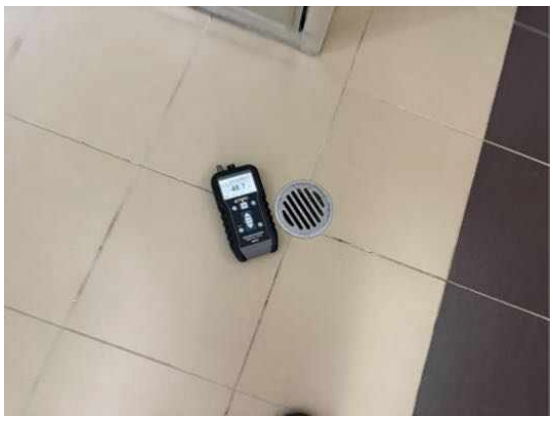


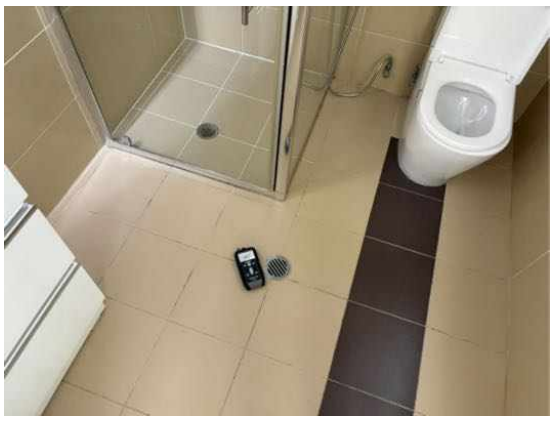


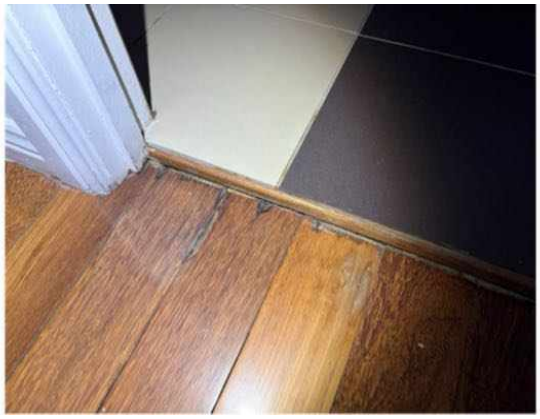


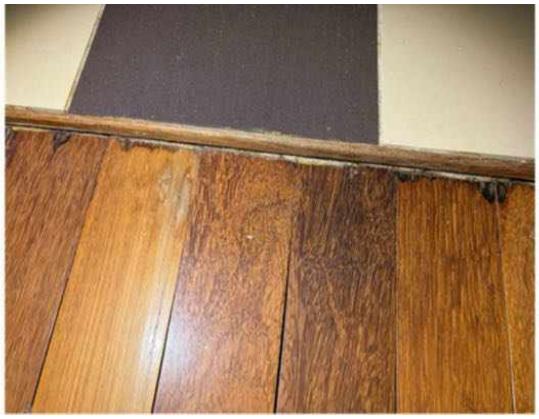








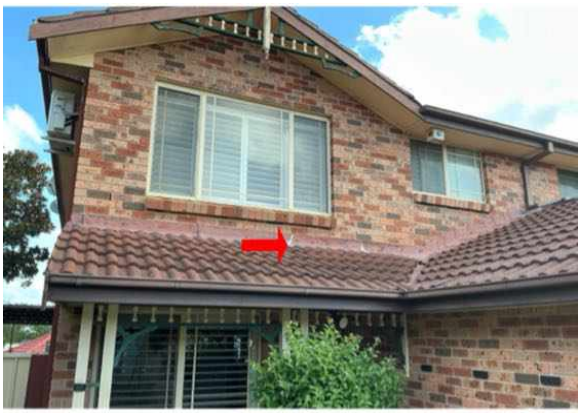


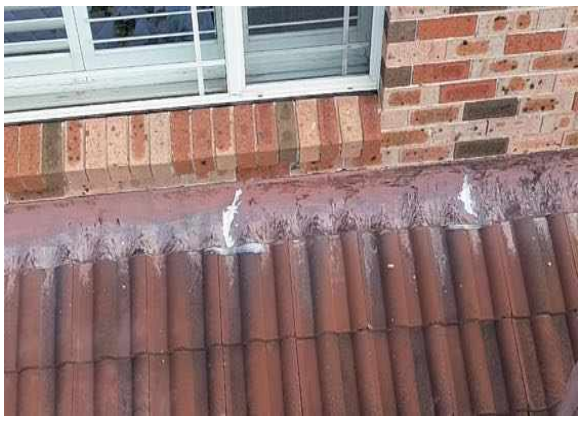


Minor Defect

Finding 3.01

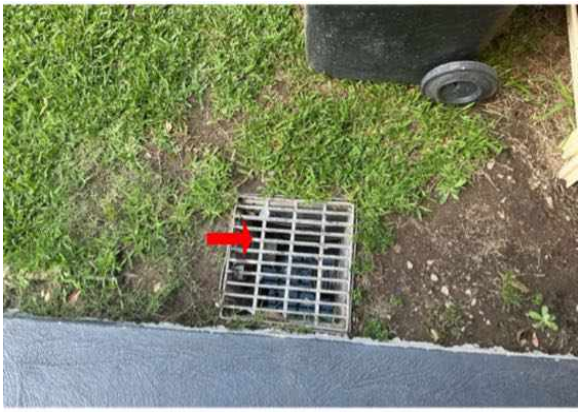
Building:	Main Building
Location:	Lower Roof
Finding:	Roof Flashing (Deteriorated)
Information:	During the inspection, deterioration was evident in sections of the lower roof flashing. Flashings play a crucial role in weatherproofing roof joins and require regular inspection and maintenance due to their susceptibility to deterioration. To address this issue, repairs or remediation of the deteriorated flashings are recommended to ensure adequate roof protection against water penetration. Neglecting these repairs may lead to water damage and accelerated deterioration of associated building elements. It is advisable to appoint a roofing contractor or roofing plumber to adequately rectify this issue or potential leak.





Finding 3.02

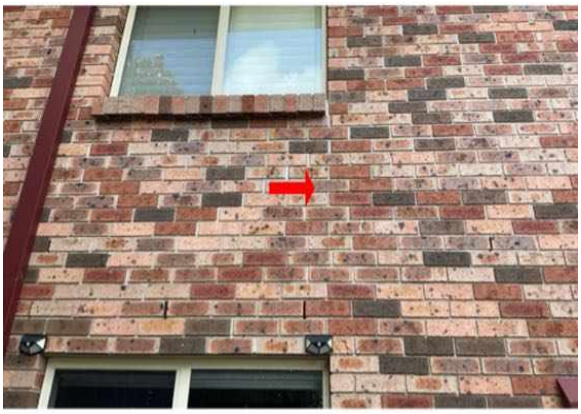
Building:	Main Building
Location:	Exterior walls
Finding:	Stormwater Pits Not Sealed
Information:	During the inspection, it was observed that the pipes entering the stormwater pit were not properly sealed or watertight. This condition may lead to water seepage, soil erosion, and the accumulation of moisture around the building's foundations, creating conditions conducive to termite activity and structural deterioration over time. It is recommended to engage a qualified plumber to assess and seal the stormwater pit connections appropriately. Ensuring a watertight stormwater system is essential to maintaining proper site drainage and protecting the property from moisture-related issues.

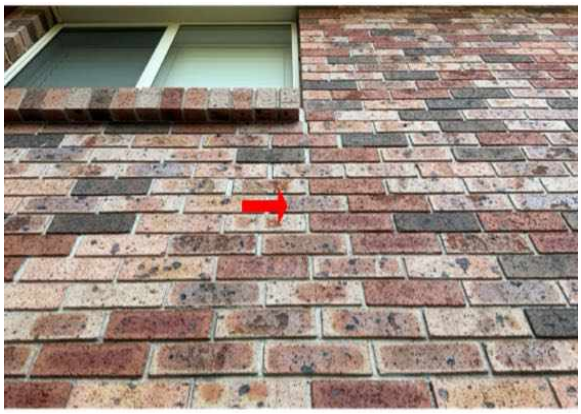


Finding 3.03

Building:	Main Building
Location:	Exterior walls
Finding:	Step Cracking to Exterior Brickwork
Information:	During the inspection, step cracking was observed in the exterior brickwork. This type of cracking is commonly associated with foundation movement or settlement and may result from factors such as environmental wear, nearby tree activity, or drainage issues contributing to soil movement over time.

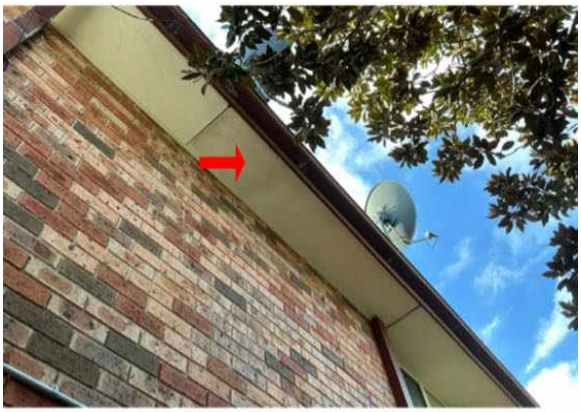
It is recommended that the cracks be monitored and recorded over a period of several months, or up to one year (in consultation with a qualified professional), to assess whether progression is occurring. Monitoring will provide valuable information to assist a structural engineer in accurately determining the underlying cause and recommending appropriate remedial works to prevent further deterioration.

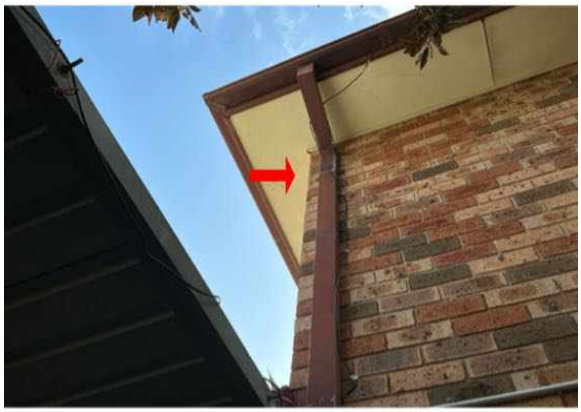




Finding 3.04

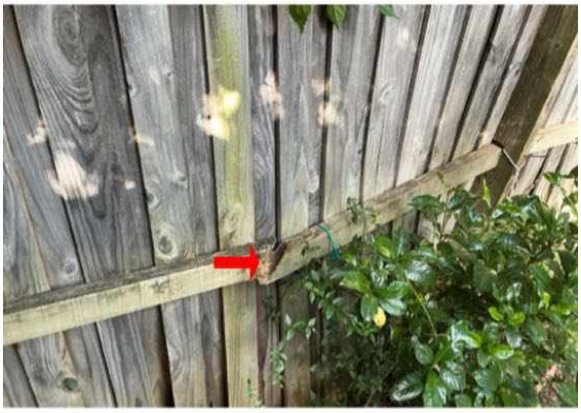
Building:	Main Building
Location:	Exterior walls
Finding:	Eaves (Water Damaged)
Information:	Evidence of water damage was observed on the eaves during the inspection, potentially stemming from various causes such as inadequate roof drainage or leaking roof plumbing. To address this issue effectively, it is recommended to schedule a consultation with a licensed plumber. They can provide expert advice on any necessary remedial works that may be required to mitigate further damage. On the other hand, in cases where water staining is old and inactive, clients have the option to repair the affected building materials at their discretion. This allows for flexibility in addressing cosmetic concerns without the urgency associated with active water intrusion.

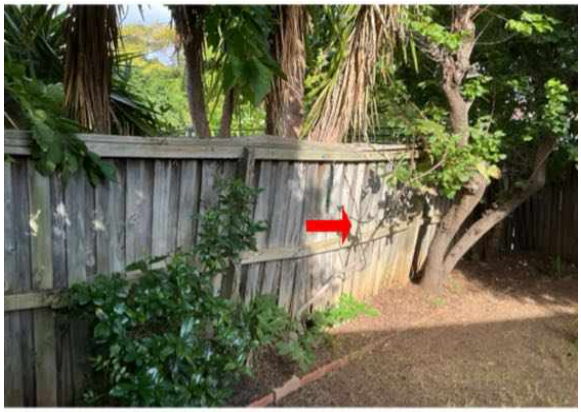




Finding 3.05

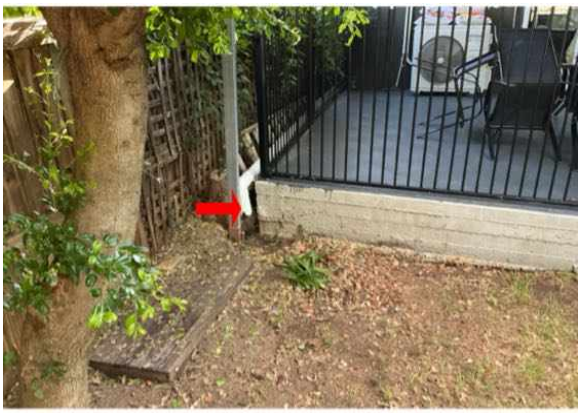
Building:	Main Building
Location:	All Areas
Finding:	Fencing (Deterioration Observed)
Information:	During the inspection, the property fencing was found to be in generally fair condition, however, some sections show signs of wear. This is likely due to factors such as the original design, material selection, environmental exposure, or the natural aging of the fence. Regular assessment and maintenance are advised to prevent further deterioration. It is also recommended to consult with a qualified fencing contractor for further advice.

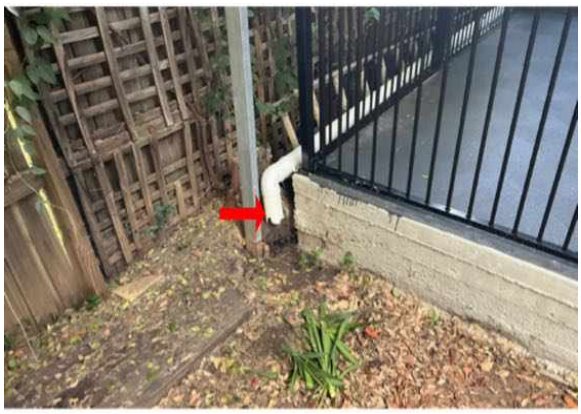




Finding 3.06

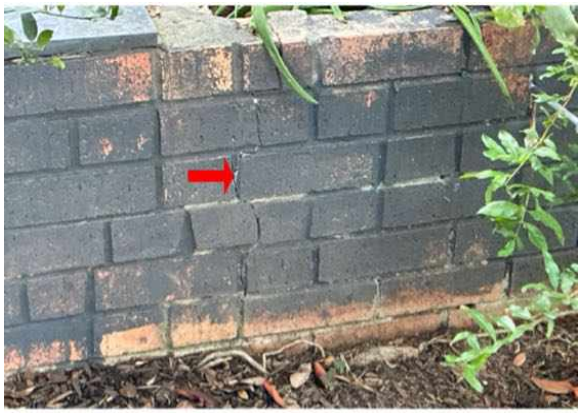
Building:	Main Building
Location:	Exterior walls
Finding:	Down Pipe (Disconnected)
Information:	Unfinished downpipes were observed during the inspection, posing a risk of water damage to the building under stormwater conditions. Proper management of rainwater is critical to prevent overflow and pooling against the base of walls, which can lead to issues such as rising damp. Moisture also creates an environment conducive to termite and timber pest activity, potentially compromising the integrity of the building. To address these concerns, it is recommended to engage a qualified roof plumber to assess and perform the necessary remedial works. These works should ensure that downpipes effectively direct stormwater away from the building, maintaining dry conditions around the foundation and preventing secondary defects.





Finding 3.07

Building:	Main Building
Location:	Exterior walls
Finding:	Garden Bed (Step Cracking)
Information:	Step cracking or deterioration was observed in the garden bed brickwork, which is often a result of foundation movement. This can be due to poor installation or an inadequate foundation under the brickwork, or it may be caused by settling due to various factors such as environmental wear or drainage issues leading to soil erosion. It is recommended to monitor and record these cracks over several months, or up to a year (consult a qualified expert for guidance), to assess any progression before proceeding with repairs. This observation period will provide essential data to accurately determine the cause and recommend appropriate remedial actions to prevent further deterioration.

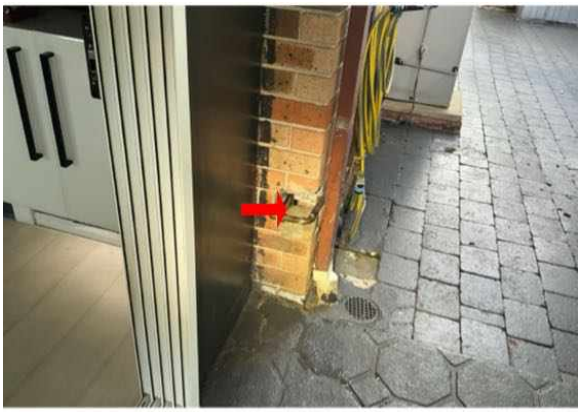


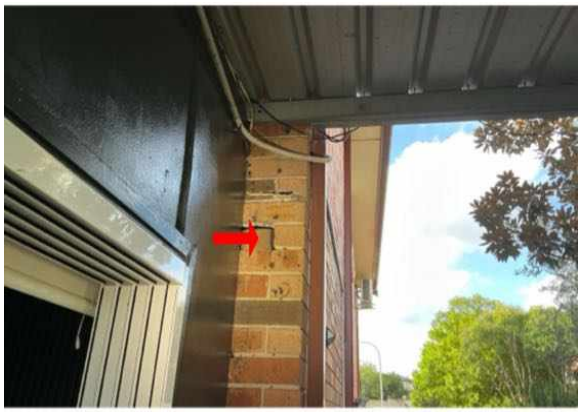
Finding 3.08

Building:	Main Building
Location:	Exterior walls
Finding:	Bricks Removed for Services
Information:	During the inspection, bricks were observed to have been removed to accommodate additional services. The affected areas have been left unfinished, exposing openings

within the masonry.

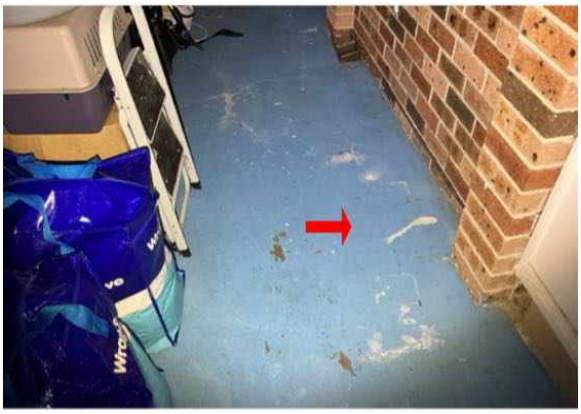
Unfinished brickwork can compromise the weather resistance and integrity of the wall and may allow moisture ingress or pest entry. It is recommended that a qualified bricklayer reinstate and properly finish the affected sections to restore the integrity and appearance of the masonry.

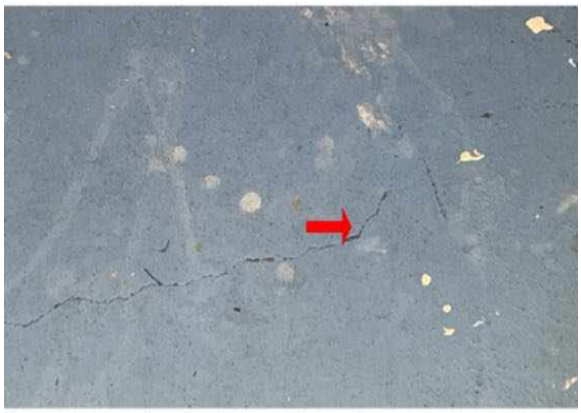




Finding 3.09

Building:	Main Building
Location:	Garage
Finding:	Garage Concrete Slab Cracks (Category 0)
Information:	A Category 0 crack, characterised as hairline crack indicating minimal movement of the slab from its original level, was observed in the garage slab. To be classified as Category 0, a crack typically requires an approximate width of 1mm or less. At this point, immediate rectification is not necessary. However, it is recommended to monitor all cracks over a 12-month period to identify any further movement. This monitoring is essential to ensure that any changes in the slab's condition are promptly recorded and addressed of necessary.





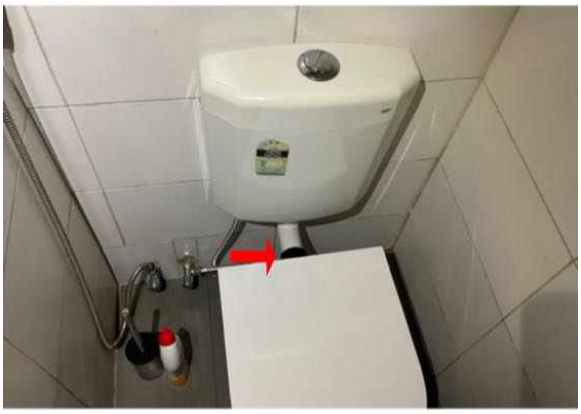
Finding 3.10

Building:	Main Building

Location: Bathroom > Ground Level

Finding: Leaking Toilet

Information: The toilet was observed to be leaking during operation, with visible water around the tiles surrounding the toilet. To address this issue, it is essential to schedule an appointment with a licensed plumber. Until the leak is repaired, it is advisable to minimize the use of the toilet to prevent further water damage.



Finding 3.11

Building: Main Building

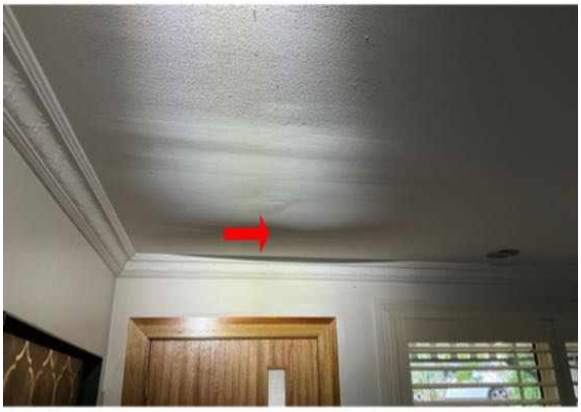
Location: Family Room

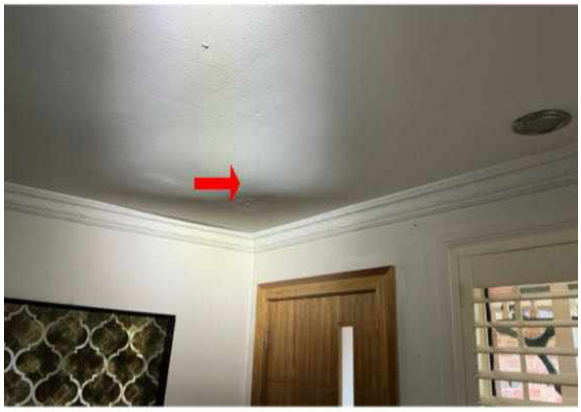
Finding: Sagging Ceiling Above Entry Door

Information:

During the inspection, the ceiling above the entry door was observed to be sagging. An external assessment identified that the flashing on the lower roof in this area is deteriorated, which may have contributed to water ingress and subsequent ceiling damage.

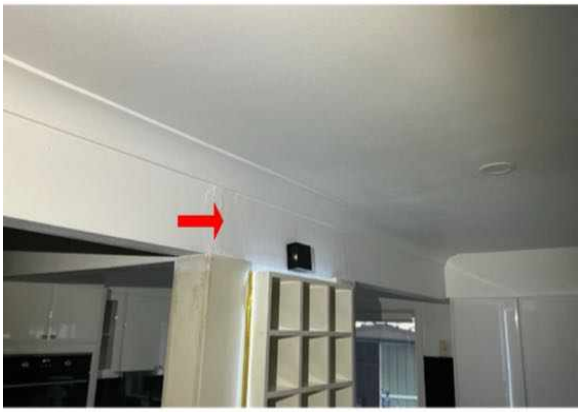
Deteriorated flashing can compromise the weatherproofing of the roof and allow moisture to penetrate internal linings. It is recommended that a qualified roofing contractor repair or replace the affected flashing to prevent further water ingress. Once the source of moisture has been rectified, repairs to the sagging ceiling should be carried out by a qualified tradesperson. Monitoring is also advised to ensure no ongoing moisture issues remain.

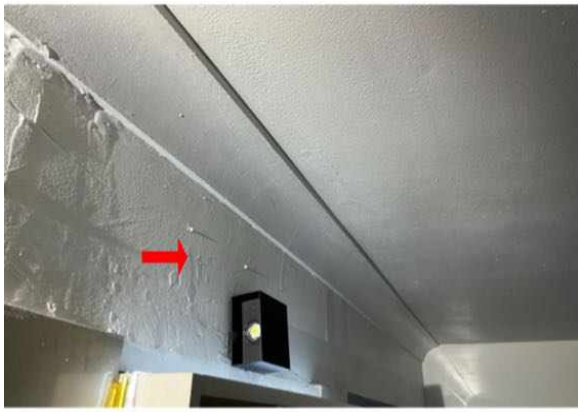




Finding 3.12

Building:	Main Building
Location:	All Areas
Finding:	Cosmetic Paint Defects
Information:	Incomplete paint coverage, minor blemishes, over-painting, missing paint finish, and colour variations are generally considered cosmetic defects. These irregularities are common in many properties and may be more noticeable under certain lighting conditions, while being less apparent in low light. This is a straightforward maintenance task. To improve the overall appearance and achieve a consistent finish, it is advisable to engage a qualified painter to address the affected areas, enhancing both the visual appeal and the durability of the painted surfaces.



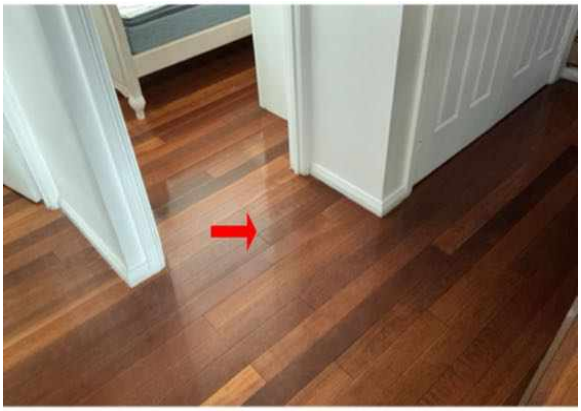


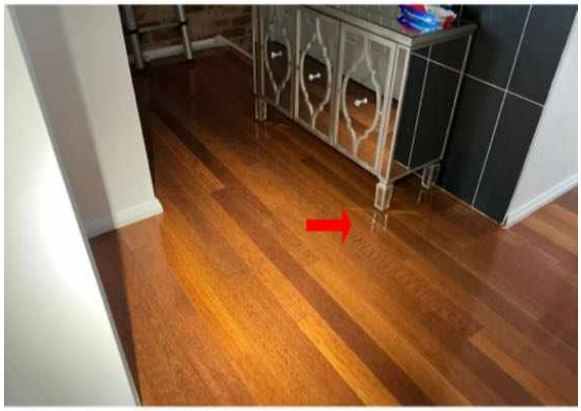
Finding 3.13

Building:	Main Building
Location:	All Areas
Finding:	Uneven Internal Flooring (Upstairs)
Information:	During the inspection, noticeable unevenness and out-of-level conditions were observed in the internal flooring of the bedrooms, as depicted in the photos provided. It is recommended that the flooring be closely monitored over an extended period,

such as several months, to detect any further movement or deterioration. Should the unevenness become more pronounced, a more invasive inspection may be required to thoroughly assess the underlying building structures. This could involve removing ceiling and wall linings beneath the affected areas to identify and rectify the root cause of the issue.

In cases where structural issues are confirmed, repairs should be undertaken by a registered builder to ensure compliance with building standards and to restore the integrity and functionality of the flooring.



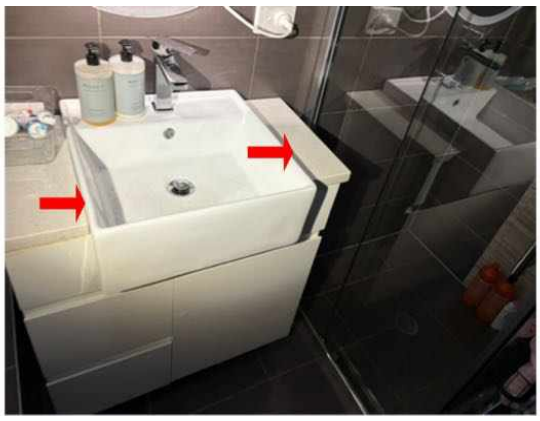


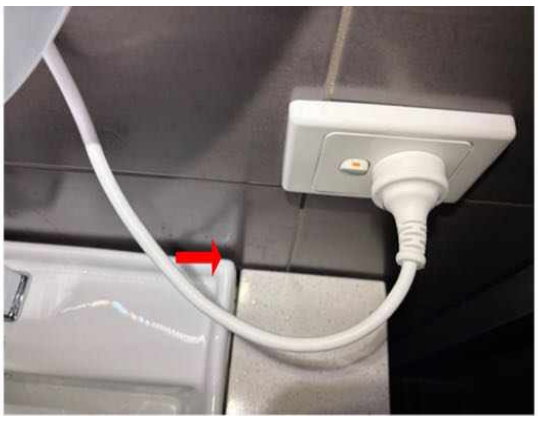
Finding 3.14

Building:	Main Building
Location:	Bathroom
Finding:	Sealant to Junctions (Left Unfinished)
Information:	During the inspection, it was noted that the waterproof sealant was either unfinished or missing at several floor tile junctions. This can create a potential risk of water penetration, which may lead to moisture ingress, water damage, and deterioration of underlying materials over time.

It is recommended to have the affected junctions properly sealed using a suitable waterproof sealant to ensure compliance with waterproofing standards and provide effective long-term moisture protection.

Addressing this promptly is a straightforward maintenance task that will help prevent future water-related issues and preserve the durability and integrity of the tiled areas.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

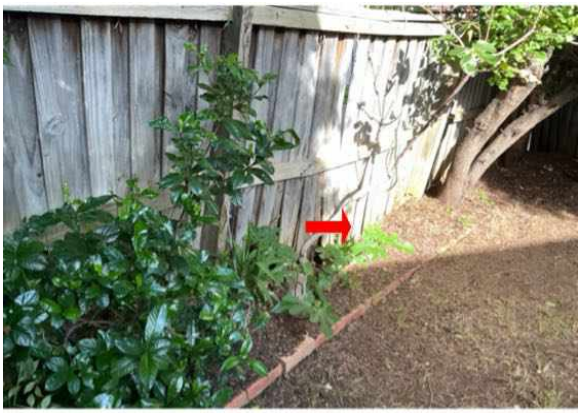
Conditions Conducive to Timber Pest Activity

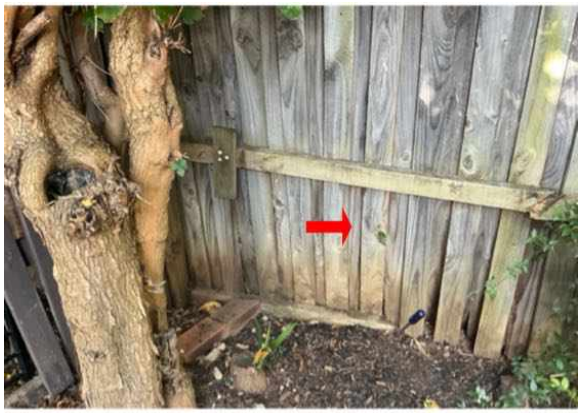
Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management (No Evidence of a Chemical Installation)
Information:	During the inspection, it was noted that no termite management system had been installed, and there was no evidence of preventative works. Applying a post-construction chemical termite barrier is essential for all properties, as these barriers are highly effective in preventing termite attacks on timber building elements. A durable notice should also be prominently displayed in the meter box to ensure awareness of the termite barriers in place. It is important for the client to seek further professional advice on implementing a termite management system. Failure to address this leaves the property vulnerable to potential termite infestations.

Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	In Contact With The Ground
Information:	During the inspection, wood and timber materials were observed in direct contact with the ground. This condition is highly conducive to timber pest activity, particularly termites, as it provides an ideal environment for infestation and timber decay due to elevated moisture levels, concealment, and direct access to cellulose material. Untreated or inadequately protected timber in ground contact significantly increases the risk of concealed termite entry and potential structural damage. To reduce the risk of infestation, all ground-contacting timber should be promptly removed. It is recommended to engage a qualified pest control to assess the subfloor and implement appropriate termite management system, in accordance with AS 3660.2. Regular timber pest inspections, ideally every 90 days, are advised until all conducive conditions have been fully addressed.

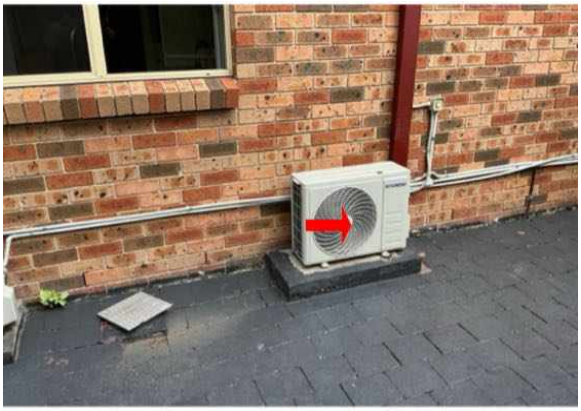




Finding 6.03

Building:	Main Building
Location:	Exterior walls
Finding:	Overflows Not Connected

Information: During the inspection, it was observed that the overflows are not connected to the stormwater drainage system. This condition may result in moisture accumulation around the property and creating conditions conducive to termite activity. To mitigate these risks, it is recommended to engage a qualified plumber to connect the overflows to the stormwater drainage system.This will prevent excessive moisture accumulation, reduce the risk of termite infestations, and protect the surrounding structures from potential water-related deterioration.



Finding 6.04

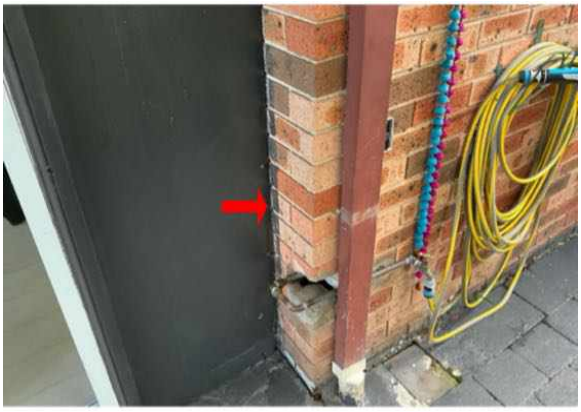
Building: Main Building

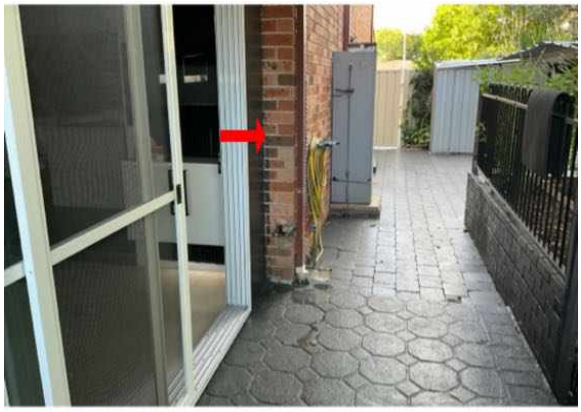
Location: Exterior walls

Finding: Bridging

Information: Bridging of a termite physical barrier occurs when termites bypass a preventative measure designed to block or expose their access to a structure. This can happen when soil, vegetation, or debris accumulates against exterior walls above the barrier level. Appliances such as hot water units and air conditioning systems, or wooden structures like decks and porches that touch the ground and connect to the main building, can also contribute to bridging. Even structural modifications may unintentionally create pathways that allow termites to bypass barriers or inspection zones. These breaches provide termites with a direct and often undetectable route into the property, increasing the risk of substantial and unnoticed infestations that can cause extensive structural damage.

To safeguard your property from termite infestations, it is essential to maintain a minimum clearance of 75mm from the exposed slab edge. This clearance forces termites into the open, where they can be more easily detected during regular inspections. If this clearance is not achievable, it is crucial to conduct consistent timber pest inspections every 30 days or implement a post-construction termite management system compliant with Australian Standard AS 3660. Taking these precautionary measures helps ensure the property remains protected from termite threats and allows for early detection and intervention.



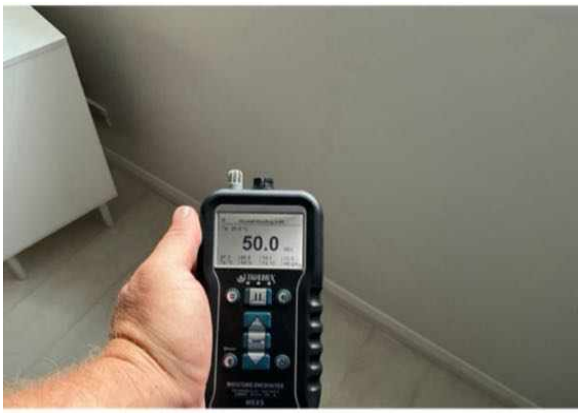


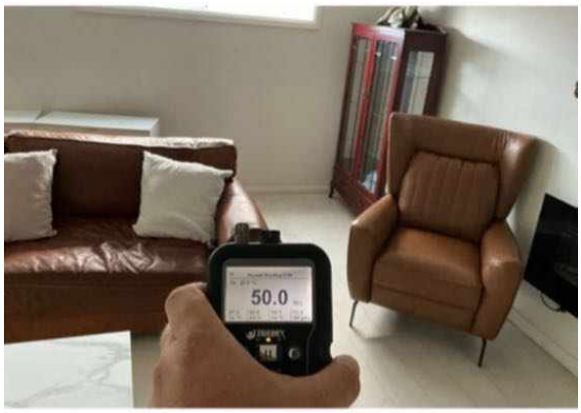
Finding 6.05

Building: Main Building
Location: All Areas
Finding: Elevated Moisture Levels Rear Extension (Termite Risk)
Information:

During the inspection, elevated moisture levels were recorded within the rear extension of the building. Persistent damp conditions can accelerate material deterioration and create an environment conducive to termite and timber pest activity.

It is recommended that the source of moisture be identified and rectified promptly. Improving drainage, ventilation, and repairing any water ingress points is advised. A timber pest inspection is also recommended to assess any existing or potential termite activity in the affected area.



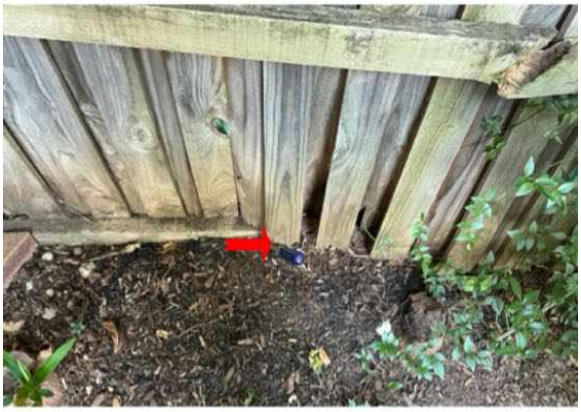


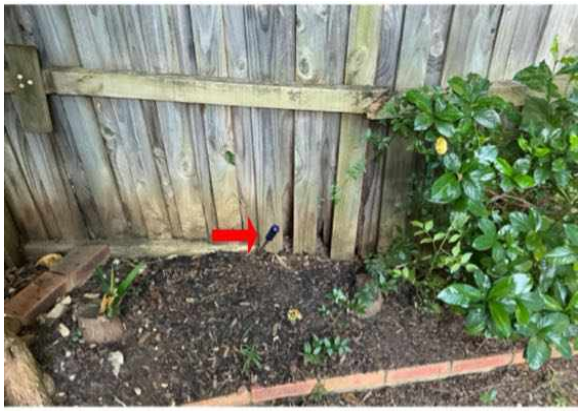
Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: All Areas
Finding: Wood Rot / Fungal Decay

Information: Wood rot was found in the exterior timbers, a condition commonly caused by prolonged moisture exposure. This accelerates the decay process and creates an environment conducive to termite activity and fungal growth. To prevent further deterioration and reduce the risk of termite infestations, it is essential to replace the affected timber with treated or moisture-resistant alternatives. It is recommended to engage a qualified carpenter or landscaper to undertake the necessary replacements and ensure the long-term durability of the building materials.





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

-
The building is considered to be in fair condition. The inspection identified safety issues, major defects primarily attributed to substandard workmanship and inadequate maintenance over time, as well as minor maintenance items, signs of fungal decay, evidence of previous timber pest damage, and conditions conducive to termite activity.

While these issues are generally manageable and can be addressed by qualified builders, licensed pest controllers, or other relevant trades, failure to undertake timely rectification may result in further deterioration and the development of additional defects over time.

Additional Preventative Actions:
- Ensure all weep and vent holes remain clear of obstructions to prevent concealed termite entry. If ongoing maintenance is not feasible, the installation of a chemical termite management system becomes essential for effective long-term protection.
- Given the property's exposure to timber pest risks, as outlined in this report, it is essential to implement a post-construction termite management system in accordance with Australian Standard AS 3660. Engage a licensed termite management specialist for assessment and installation. In the absence of such a system, timber pest inspections should be carried out every 90 days.
- It's important to address any drainage issues or water-related concerns noted in this report as soon as possible. Excess moisture can create ideal conditions for termites and may lead to long-term damage to the structure. Keeping water away from the property through proper drainage and regularly checking moisture-prone areas will help protect your home and reduce future repair costs.
- Drill, test, and treat all trees and stumps on the property with a diameter exceeding 100mm to prevent them from becoming termite nesting sites.
- Regularly clean and maintain gutters to prevent blockages, reduce water accumulation, and minimise moisture ingress that may encourage timber pest activity.
- Remove or replace any untreated timber elements that are in direct contact with the ground to reduce the risk of termite attack and timber decay.
- Remove or replace affected timber by fungal decay or wood rot to prevent ongoing deterioration and termite infestation.
- It is important to ensure that all overflows and roof runoff is properly directed into stormwater

drainage systems.
- Trim back trees and vegetation that are in contact with or in close proximity to external walls to reduce pest access pathways and moisture retention near the building.
- Although sarking may not have been required at the time of construction, regular inspections of the roof tiles are essential to detect and prevent water ingress, especially during adverse weather.
- Maintain all wet areas (e.g., bathrooms, laundries, kitchens) through regular inspections and maintenance to prevent moisture-related issues.

Implementing these preventative measures will help protect the property from further deterioration, reduce the risk of termite infestation, and maintain the overall condition of the building. Regular inspections by qualified professionals are strongly recommended.

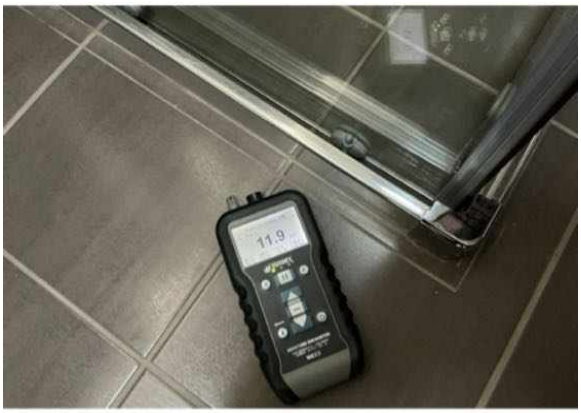
For further information, advice and clarification please contact Bill Veljanovski on: 0412 911 390

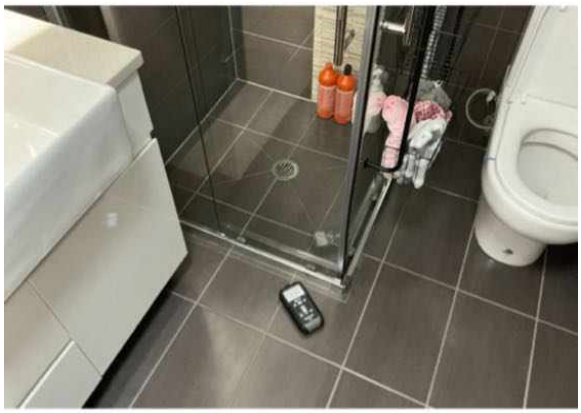
Section D Significant Items

The following items were noted as - For your information

Noted Item

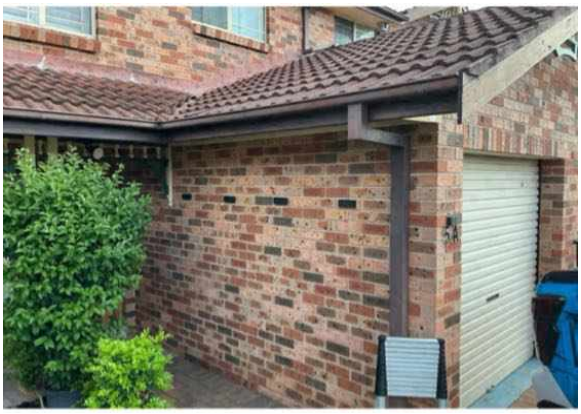
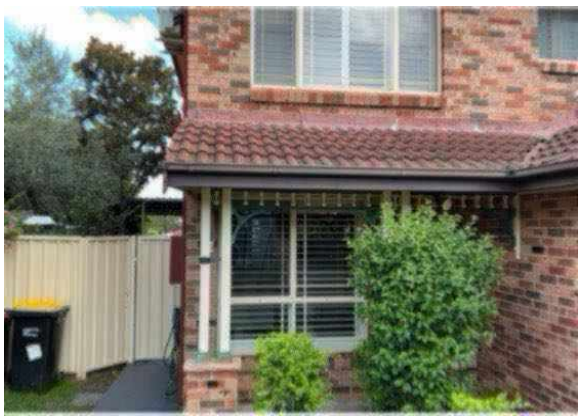
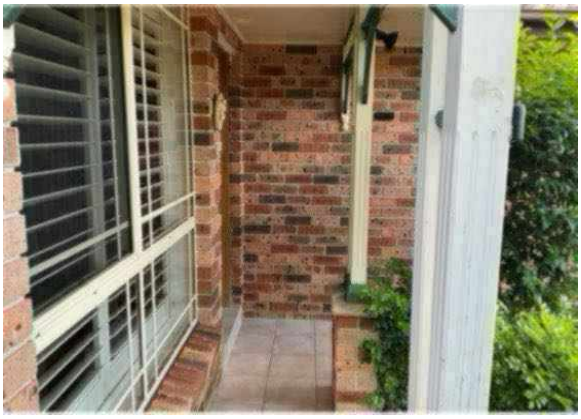
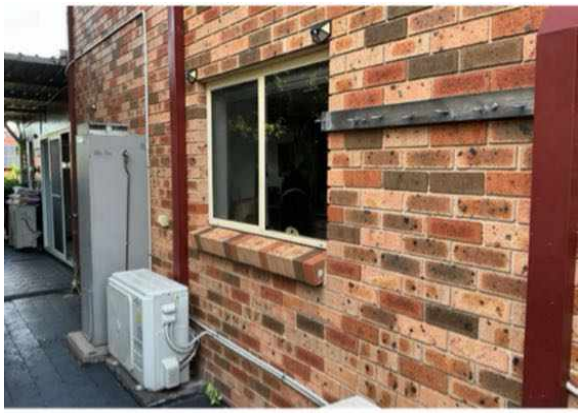
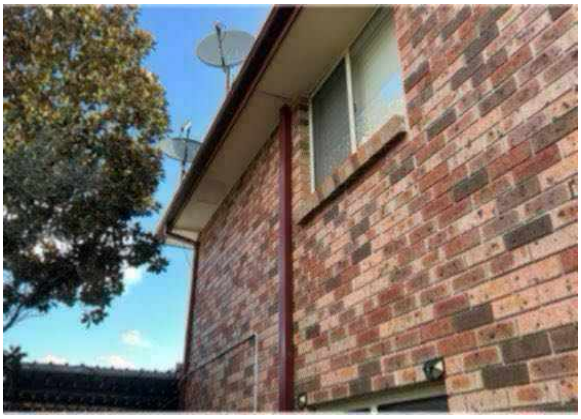
Building:	Main Building
Location:	Main Bathroom
Finding:	Shower (For Your Information)
Information:	The shower was inspected by assessing the moisture content of the surrounding floor and walls, and no signs of moisture or moisture damage were detected in the accessible and visible areas at the time of inspection. To maintain the integrity of these areas, periodic inspections and routine maintenance of wet areas are essential. If any remedial work is needed, addressing it promptly will help prevent minor issues from escalating into more significant problems. This proactive approach ensures the long-term durability and functionality of the shower areas.

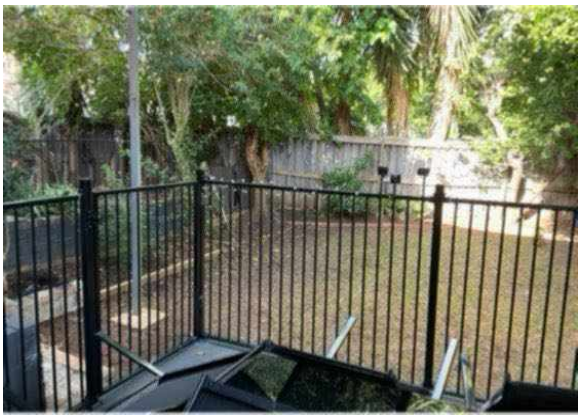
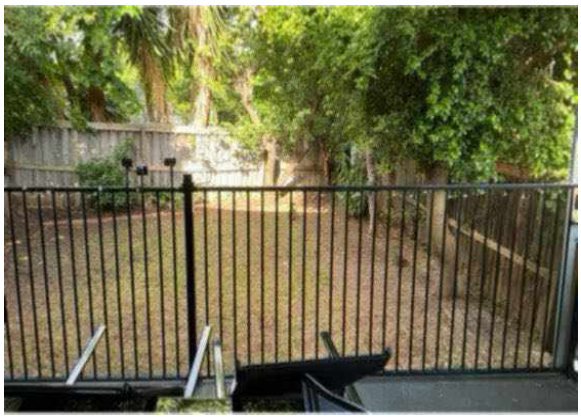


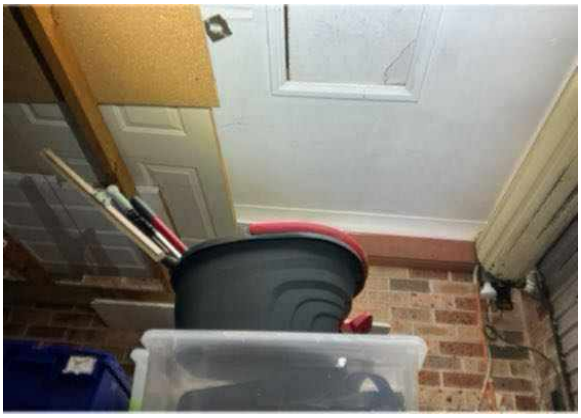
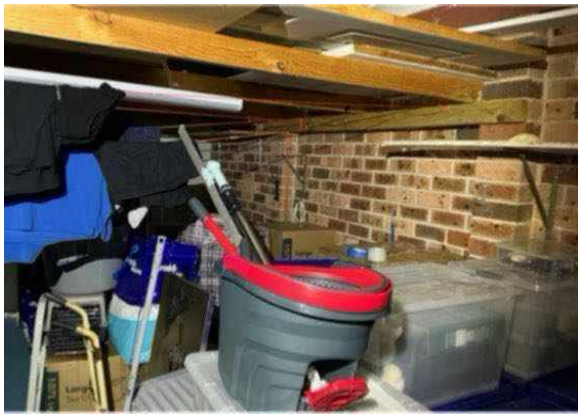
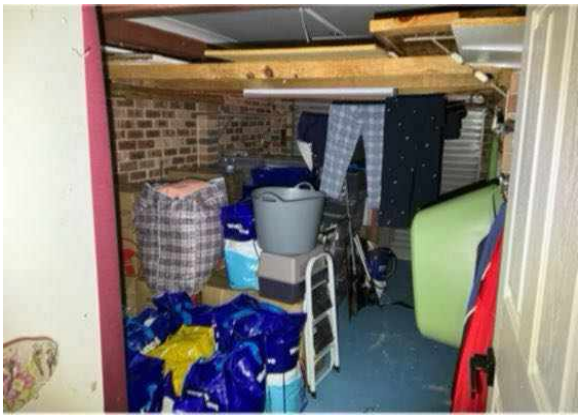
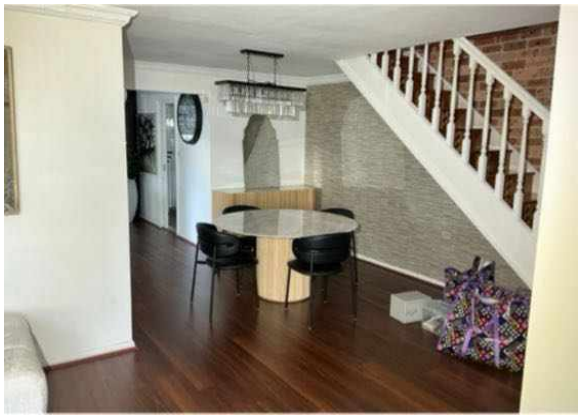
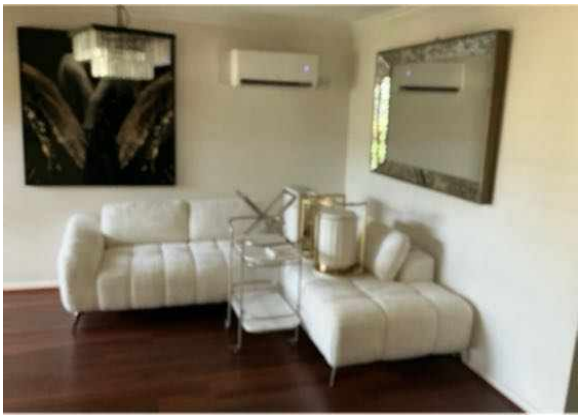
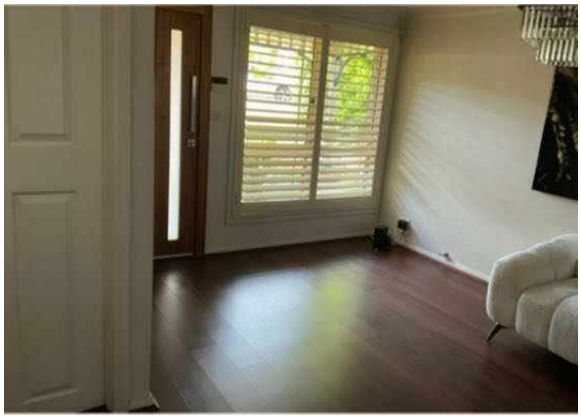
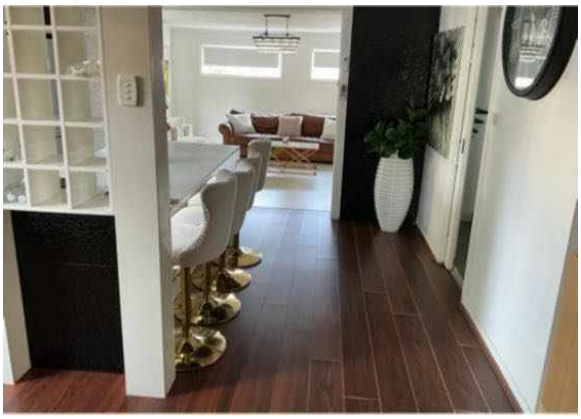
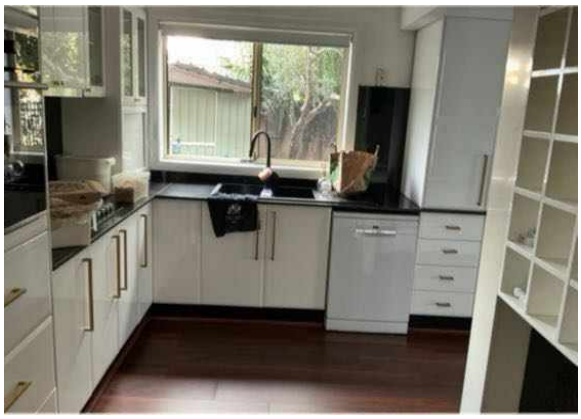


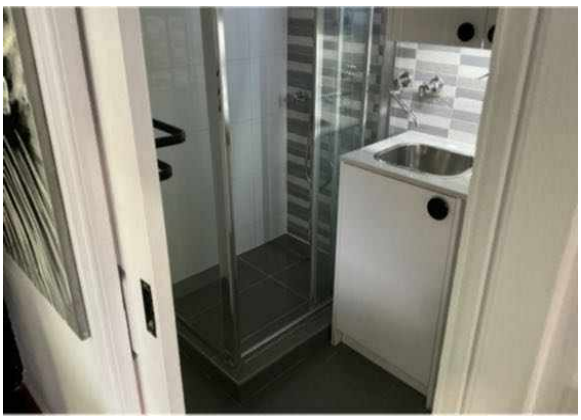
Noted Item

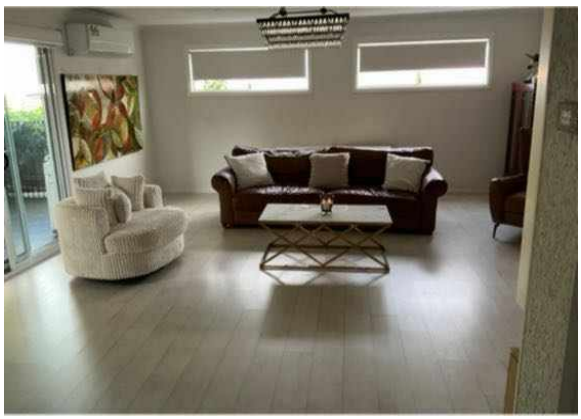
Building:	Main Building
Location:	All Areas
Finding:	Inspection Photos (Obstructions and Limitations)
Information:	Additional photos have been provided for your general reference, depicting the areas that were accessible during the inspection. Please note that this visual inspection was limited to readily accessible areas, as defined by the report's terms and conditions. The photos demonstrate the obstructions and limitations encountered, which may have impeded a comprehensive inspection and could potentially conceal various defects. For a more detailed and accurate assessment, a special-purpose inspection is recommended.

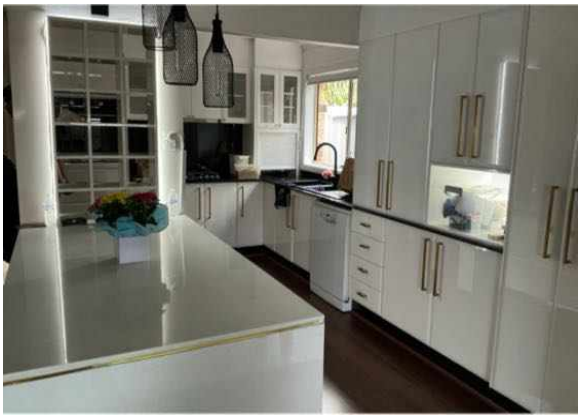






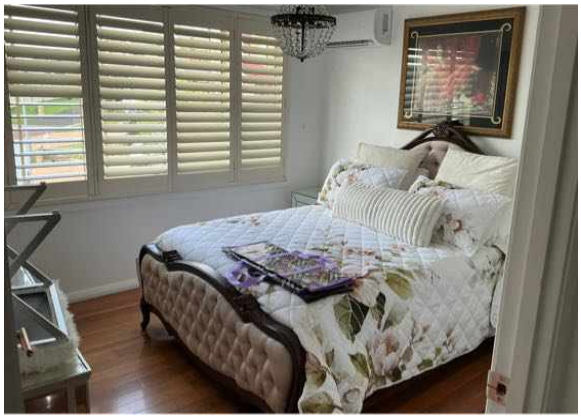



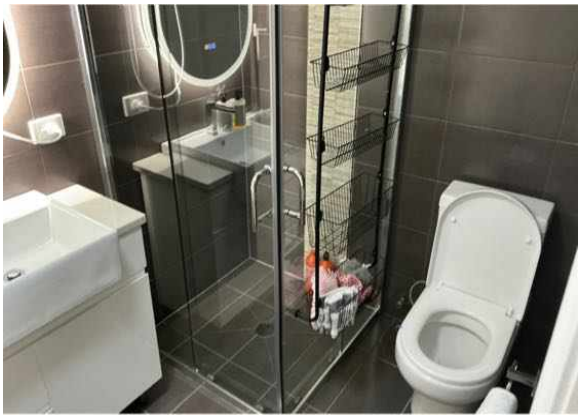









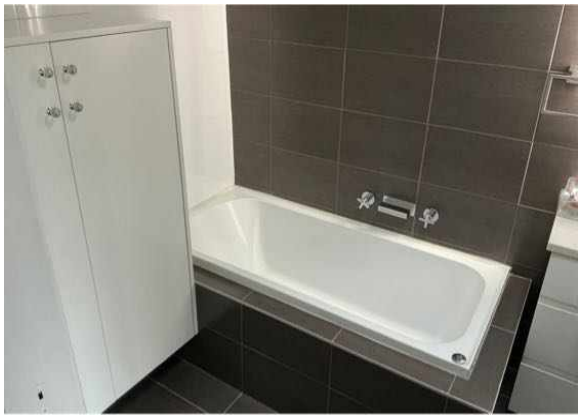


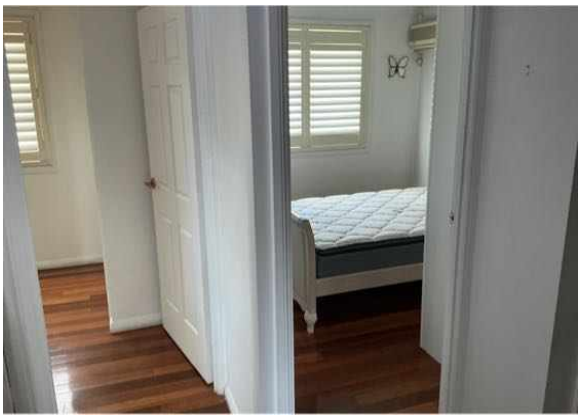


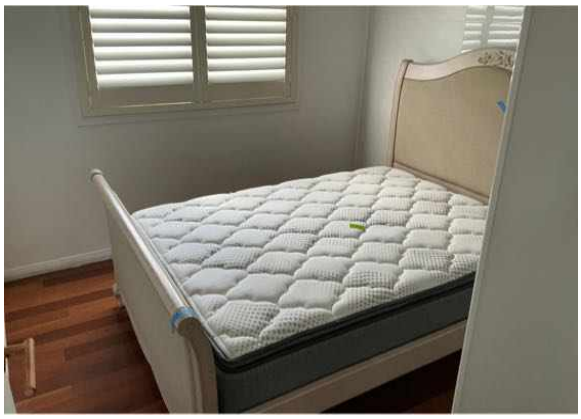


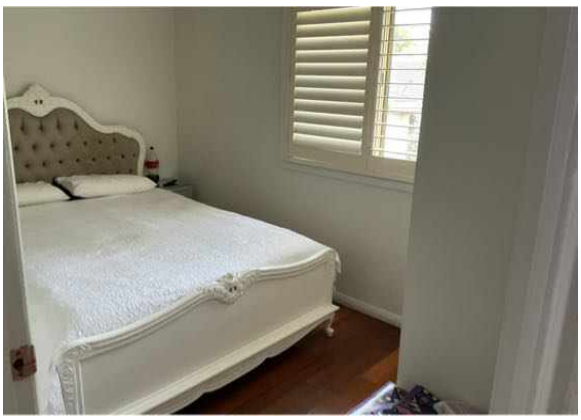


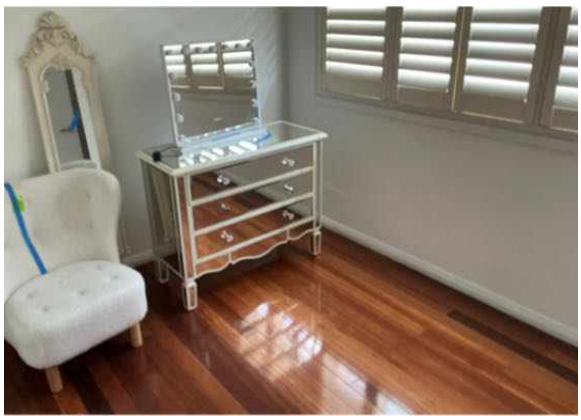












Definitions to help you better understand this report

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.