



Building and Timber Pest Inspection Report VR

Inspection Date: Mon, 12 Jan 2026

Property Address: 78 Bingara Cres, Bella Vista NSW 2153, Australia

Jim's Building Inspections is pleased to advise that a Building & Pest Inspection Report for the above property is now available. Vendor reports are provided by the vendor for reference only until such time as the potential purchaser purchases their own copy of this report. A purchased copy of the report will entitle you to engage the inspector with any questions you may have in regards to the report and insurances. The price of this report is available online. Should you wish to purchase this report please go online to www.jimsbuildinginspections.com.au click on BUY REPORT and type in the address of the property.



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 12 Jan 2026

The Parties

Name of the Client: David Fenech

Name of the Principal(if Applicable):

Job Address: 78 Bingara Cres, Bella Vista NSW 2153, Australia

Client's Email Address: DJFENECH@bigpond.net.au

Client's Phone Number: 0419 694 539

Consultant:

Company Name:

Company Address and Postcode: Seven Hills 2147

Company Email:

Company Contact Numbers:

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: The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

Due to obstructions & limitations the defects may not be limited to the ones noted in this report.

Further inspection by a licensed builder is recommended to advise on the extent & costings of the works needed.

This report must be read in full, please contact the inspector directly to discuss the findings.

Termite Management System - No evidence of installation. If live termite activity is found on the property, the application of a post-construction chemical termite barrier is recommended. Such barriers reduce the risk of termites on any timber building elements throughout the property to better protect your investment.

The risk to this property is high due to the lack of a current post-construction termite management system. Therefore a further invasive inspection by a licensed termite treatment specialist is recommended to advise on management & treatment solutions.

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

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence, Retaining Walls
Other Timber Bldg Elements	Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards
Roof	Tiled, Timber Framed, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- The Site

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:

- Outside of the fencing.
- Roof Exterior - Part
- Site - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Duct work
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Insulation
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

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

Undetected defect risk (Building)

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

The risk of undetected defects is: **Medium**

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **High**

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
 Location: Living Room
 Finding: Down lights - missing
 Information: This light was found to be inoperable at the time of inspection.

It is advised to engage a licensed electrician to install such light.



Finding 3.02

Building: Main Building
 Location: several wet areas
 Finding: Sealant and grouting - Inadequate
 Information: It was noted on inspection that sealant or grout is degraded to several wet areas. Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point.

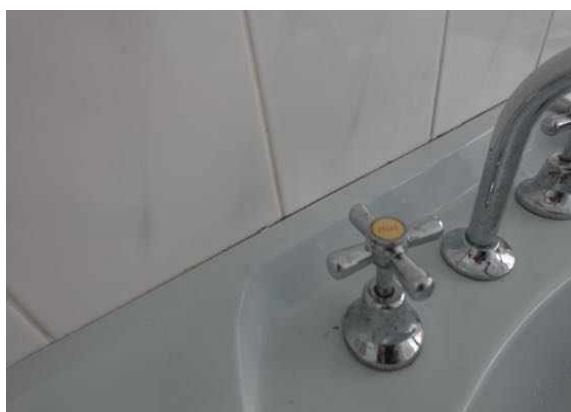
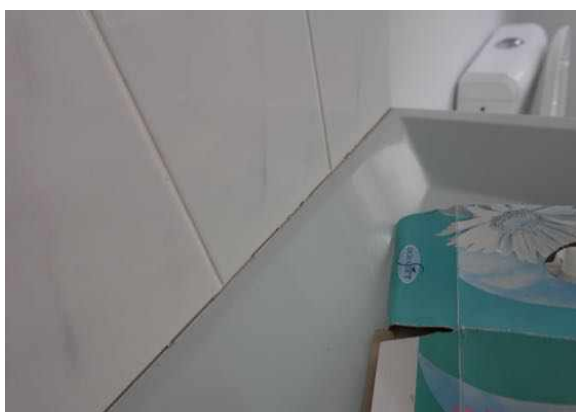
A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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 damaged or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect

Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A licensed sealant specialist /licensed tiling contractor should be appointed to complete these works as soon as possible.



Finding 3.03

Building: Main Building

Location: Bathroom (both shower)
 Finding: Shower head - Loose
 Information: These taps have not been installed correctly, or has deteriorated with age, and is consequently loose.

Taps being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a licensed plumber should be appointed to re-fix the plumbing fitting.



Finding 3.04

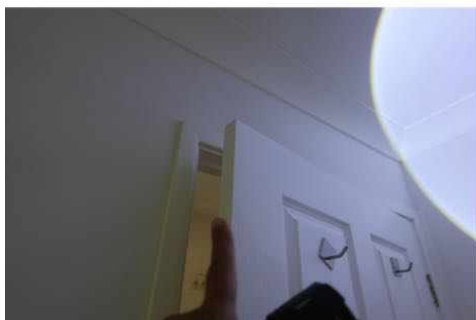
Building: Main Building
 Location: Bedroom - Master
 Finding: Door - Binding/jamming
 Information: Binding and/or jamming of these doors are evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or

deteriorated hinges, through to major structural issues, such as damage to floor, door frames or subfloor structures if applicable.

Where door binding/jamming appears to indicate major structural issues, a registered builder should be appointed to provide an estimate on the cost of rectification.

For minor causes, a licensed carpenter should be appointed to perform minor rectification works at client discretion.

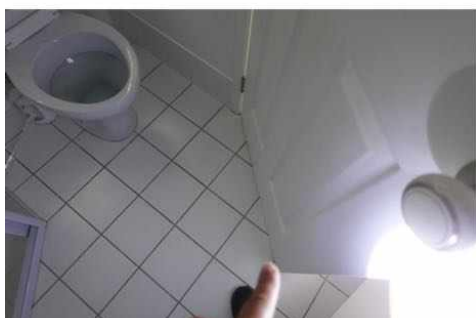


Finding 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Door stop - Missing
Information:	The door stop was missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures.

A licensed carpenter may be appointed to perform these works at client discretion.

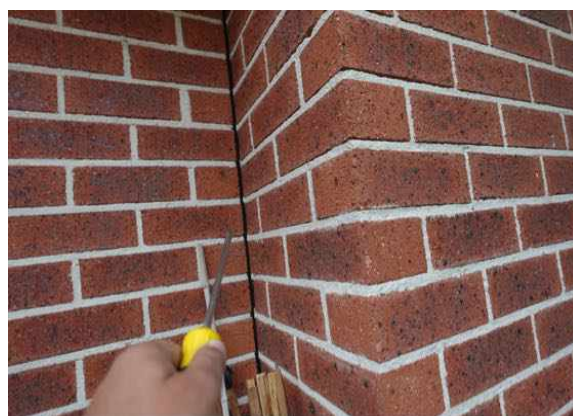
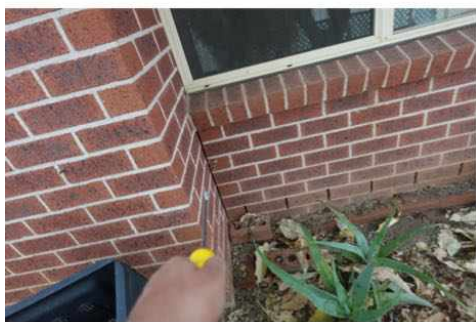


Finding 3.06

Building: Main Building
 Location: Brick Exterior
 Finding: Articulation joints - not sealed
 Information: The articulation or control joints throughout the exterior brickwork were not sealed.

The joint must be sealed with silicon to avoid any water penetration.

It is advice to use a sealant expert to carry out necessary work.



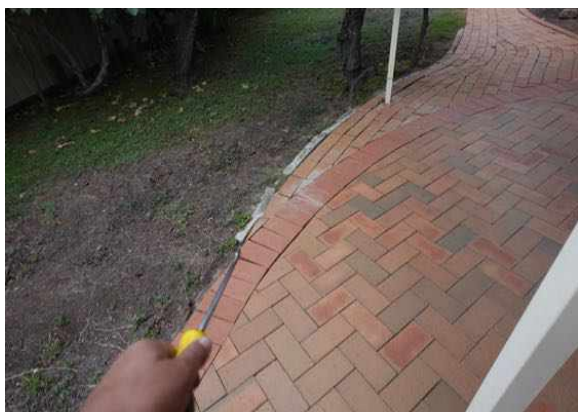
Finding 3.07

Building: Main Building
 Location: Building surrounding
 Finding: Site drainage - Inadequate
 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.

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. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a

buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A licensed plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



Finding 3.08

Building: Main Building
 Location: Roof Exterior
 Finding: Gutters - Blocked
 Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be

required.



Finding 3.09

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Weathered
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 licensed 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 3.10

Building:	Main Building
Location:	Fencing
Finding:	Fencing - Deteriorated/leaned
Information:	It was noted at the time of inspection that some sections of the fencing throughout the property have leaned. Typically fencing deteriorates/leans due to age and or wear, rot and or rust and or due to vegetation which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a

consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



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:	Several external areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.02

Building: Main Building
 Location: Several external areas
 Finding: Bridging - Vegetation
 Information: Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of

existing vegetation will assist greatly in preventing Bridging from occurring.

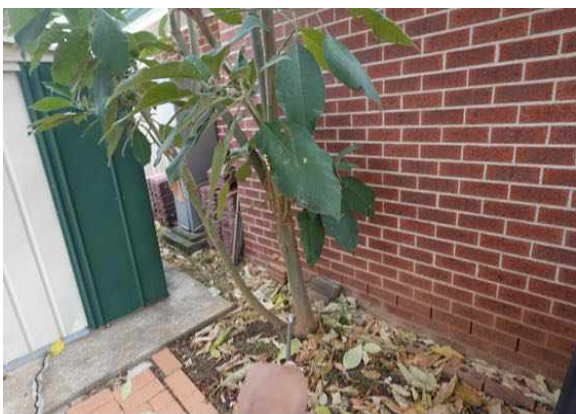
The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.



Finding 6.03

Building:	Main Building
Location:	Several external areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



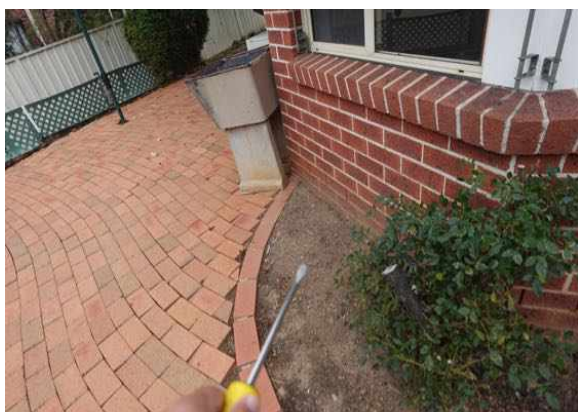


Finding 6.04

Building:	Main Building
Location:	Several external areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	External timber elements
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture

from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A licensed plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A licensed carpenter or registered builder may also be required to replace affected 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
- Licensed Electrician
- Licensed Plumber
- Pest Controller
- Termite and Timber Pest Technician / Licensed Pest Controller
- Tree surgeon (arborist)

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 REPORT :

The building appears to be in good condition compared to buildings of similar age and construction type. Some minor defects were found at the time of the inspection.

MINOR DEFECTS

The following recommendations are highly advised to avoid further damage or deterioration of building elements:

- Provide adequate silicone and grout where missing/inadequate
- Repair inoperable light
- Repair loose/leaking taps
- Provide door stopper where missing
- Seal external articulation joints
- Repair binding doors
- Improve site surface drainage
- Clean blocked gutter
- Monitor trees close to external wall (if necessary remove them)
- fencing require repair to prevent from further damage
- Consider all necessary rectification outlined in the report

Please be aware that limitations did affect the inspection due to insulation, some obstruction

present, built-in-cabinets, floor coverings and limited space on the roof void meant a complete inspection of the house was not possible.

PEST REPORT:

The building when compared to others of similar age is in good condition, with no visual sign of live termite activity identified. All inspected areas were accessible for inspection although expected obstructions were present of which you should take note. The rating for the risk of undetected defects is therefore high.

There are a several areas that are conducive to timber pest attack and should be monitored on a regular basis.

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

The following recommendations are highly advised to prevent from any possible termite egress to the property:

- Slab edge should be exposed for visual inspection
- Garden bed must be lower than slab edge for regularly inspection
- Timber in direct contact with the ground either should be treated or removed
- Bridging vegetation should be cleared
- Surface drainage must be improved
- Clean and flush out blocked gutter
- Termite treatment is recommended and regular termite inspections every 12 months

Note that if the baths, showers, toilets, vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

Please read this report to its entirety.

For further information, advice and clarification please contact Sarik Pyakuryal on: 0488 004 115

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location:
Finding: Moisture check
Information: During inspection, moisture meter was used and no high moisture detected at the time of inspection.

Please note if the wet areas have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results.







Noted Item

Building:	Main Building
Location:	All internal areas
Finding:	Taps, toilets and sinks tested : Visual only
Information:	Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a separate defect, no remedial work appears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Plumbing inspections are outside the scope of the building inspection and must be conducted by a Licensed plumber separately.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing be done by licensed plumber to ensure they are functioning correctly.





Noted Item

Building: Main Building
 Location: All Lights
 Finding: Electrical switches and light tested : Visual only
 Information: Electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician to ensure they are functioning correctly.

It is highly recommended that the client makes arrangements to have the electrical checked by a licensed tradesperson to ensure that they are working safely and efficiently.







Noted Item

Building: Main Building
 Location: Yard :
 Finding: Local trees and vegetation : to wall exterior
 Information: Trees and other vegetation can have a significant local effect on drying of soils. Over a number of years, especially during drought conditions, adjacent trees and vegetation may draw excessive moisture from the soils. The opposite may also occur, where swelling of the soil results when the trees decline or are removed.

As the cumulative moisture deficient is reversed, the surface level around the tree will rise and expand laterally. This is often damaging to buildings unless the foundations have been strengthened or designed to cope with the effect.

Subsidence can have complex and varying causes, which will influence the required remedial works.

It is advised to monitor such trees and if necessary removal may be necessary.



Noted Item

- Building: Main Building
- Location: All Areas
- Finding: Additional Photos
- Information: Additional photos are provided for your general reference only.















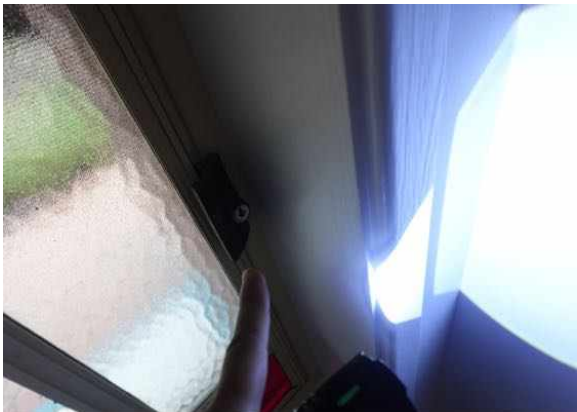


Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects and should be to allow full inspection to be carried out.





Noted Item

Building: Main Building
 Location:
 Finding: Wood borer activity - not identified
 Information: No evidence of wood borer activity was noted at the time of inspection however this may not be completely decisive as obstructions were present that may have partially limited inspection of all timber members.

Noted Item

Building: Main Building

Location: Meter Box

Finding: Termite Management System - no evidence of installation

Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Noted Item

Building: Main Building

Location: Roof Exterior

Finding: Exterior Roof Covering & Plumbing

Information: The New South Wales area experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that other wise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leak.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Any areas of missing guttering replaced. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements.

- Areas of corrosion, patched areas of flashing and installed sealant should be replaced.

- Areas of weathered or water damaged timber trims should be replaced.
- Areas of aged / damaged tiles should be replaced.
- Water ingress can be common around chimneys, skylights, solar panels and flat roof sheeting, these areas should to be monitored.

At the time of the inspection all visible internal ceiling areas appeared dry with no signs of any water ingress or staining. All internal ceiling areas should be monitored during weather events.

A further inspection by a Licensed Roofing contractor is recommended to go over the complete roof covering and advise on the extent of replacement/ repair & maintenance items.

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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