



# Building and Timber Pest Inspection Report VR

Inspection Date: Fri, 13 Mar 2026

Property Address: 11 Sayers St, Lawson NSW 2783, 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](http://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: Fri, 13 Mar 2026

Modified Date: Sun, 15 Mar 2026

## The Parties

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Name of the Client: Laurie Rose

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Name of the Principal(If Applicable):

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Job Address: 11 Sayers St, Lawson NSW 2783, Australia

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Client's Email Address: Laurierose2000@gmail.com

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Client's Phone Number: 0418272581

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Consultant:

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Company Name:

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Company Address and Postcode: Luddenham 2745

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Company Email:

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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: To help minimise the risk of any future loss, the client should consider the following options to further protect their investment against timber pest infestation;

Undertake thorough regular inspections at intervals not exceeding 12 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/all physical management system. However, AS3660 stresses that subterranean termites, can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This is recommended to be carried out ASAP by the owners.

It is recommended that a second manhole being installed in an appropriate location in the ceiling of the property to gain full access for regular inspections to all areas of the roof void.

Building standards changed significantly in the 1970s when the Building Act was passed and again in 1990 when the Building Code of Australia was introduced. Materials and construction techniques are changing constantly and Building Legislation must change to address the latest developments.

Unless a dwelling has been constructed recently, it may not comply with current standards. That does not necessarily mean that the established dwellings are poorly constructed. Generally this assessment is based on the building standards that were current when the dwelling was constructed, which may be different from the current requirements of the Building Act.

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

## Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>	✓	
<b>Evidence of wood borer activity and/or damage</b>	✓	
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Masonry Piers, Strip Footings, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Pergola, Retaining Walls
Other Timber Bldg Elements	Deck, Door Frames, Doors, Internal Joinery, Architraves, Landscaping Timbers and Construction, Fascias, Skirting Boards, Veranda Posts, External Joinery, Floorboards, Window Frames, Weatherboards
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Landscaping Timbers
- Fencing
- Gardens
- Outbuildings
- Roof Exterior - Part
- Interior
- Roof Void - Part
- Subfloor - Part
- Posts
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.

- Wall exterior due to obstructions.

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

## Obstructions and Limitations

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

- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Appliances and equipment
- Decking
- Duct work
- Ceiling linings
- Debris in gutters
- Fixed Furniture - Built-in Cabinetry
- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Lack of clearance - subfloor
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

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

## Undetected defect risk (Building)

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

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

When the risk of undetected defects is medium or high we strongly recommend further inspection

once access is provided or if the obstruction can be removed. Contact us for further advice.

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building

Location: All Internal Areas

Finding: Fine Cracking to Skirtings, Architraves, Cornice

Information:

Fine cracking was observed to corner junctions of skirting boards, architraves and cornices throughout the dwelling.

The cracking appears minor in nature and is commonly associated with normal building movement, settlement, material shrinkage, or minor seasonal expansion and contraction of finishes.

At the time of inspection, no significant distortion or major structural concern was evident; however, the cracking affects the cosmetic finish of the internal linings.

I recommend to Seal, patch and repaint affected areas as part of routine maintenance. Monitor for any progression or widening of cracking which may warrant further assessment if changes are observed.



#### Finding 3.02

Building: Main Building

Location: Internal Areas

Finding: Doors - Binding/Jamming

Information: Binding and/or jamming of several doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors 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 subfloor structures.

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

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.





### Finding 3.03

Building: Main Building

Location: Gutters

Finding: Gutters-Missing

Information: A section of roof at the rear of the dwelling was observed to have no guttering installed. As a result, rainwater is currently discharging directly from the roof onto the ground adjacent to the building. This can lead to excessive moisture around the footings, potential soil erosion, and an increased risk of water ingress or damage to the building over time.

It is recommended that suitable guttering and downpipe connections be installed to this section of roof to ensure effective collection and discharge of roof water away from the dwelling. Installation should be carried out by a suitably qualified contractor.





### Finding 3.04

Building: Main Building

Location: Internal Areas

Finding: Window - Difficult to operate

Information: The window in the bedroom was difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the window at the owners discretion.





### Finding 3.05

Building: Main Building  
 Location: Front Porch/Laundry  
 Finding: Handles-Repair Required

Information: Two doors within the dwelling were observed to have defective door hardware. The door handle to the outdoor sunroom was not functioning correctly and was hanging down, indicating a likely failure of the internal mechanism or loose fittings. In addition, the door handle to the laundry was not latching properly, preventing the door from securing as intended.

Faulty door hardware can affect the proper operation and security of doors and may worsen with continued use. It is recommended that the affected door handles be

repaired or replaced to ensure the doors operate and latch correctly. Work should be carried out by a suitably qualified person.



### Finding 3.06

Building: Main Building

Location: Bathroom

Finding: Bathroom-Cracked tile

Information: One cracked tile was observed in the lower corner of the shower recess. Cracked tiles can allow moisture to penetrate behind the tiled surface over time, which may lead to deterioration of the underlying materials if left unaddressed.

The shower was flood tested at the time of inspection and no leaks were identified. Moisture readings were also taken from the walls and were found to be within acceptable parameters, indicating that no significant moisture issues were present at the time of inspection.

No sign of recent water damage was evident upon a visual inspection of the surrounding walls, where the visual nature of the inspection was possible. Consequently, there is no conclusive evidence of any current shower recess leakage and it is reasonable to assume the shower waterproofing is sound.

Note that if the shower is not used, or has not been used for some time, moisture

readings would 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.

Apart from the cracked tile noted, the shower and bathroom were generally found to be in acceptable condition.

It is recommended that the cracked tile be repaired or replaced and the area appropriately sealed to help prevent potential water ingress in the future. Work should be carried out by a suitably qualified person.





### Finding 3.07

Building:	Main Building
Location:	Subfloor
Finding:	Isolated piers subfloor-leaning
Information:	Some of the isolated brick piers in the sub-floor area are leaning slightly. Whilst this is common among homes of this age it should be monitored for further movement over time.

A builder could be engaged to make repairs if movement continues.



### Live Timber Pest Activity

No evidence was found

### Timber Pest Damage

No evidence was found

### Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Electrical 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.



## Finding 6.02

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

Treated Timbers can decay or be poorly treated at manufacturing and as they degrade overtime can allow for termite attack.



### Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property (including bark mulch) increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



**Finding 6.04**

Building: Main Building  
 Location: Downpipes  
 Finding: Downpipe(s)-not connected  
 Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to connect all downpipes adequately as soon as possible.





**Finding 6.05**

Building: Main Building  
 Location: Yard  
 Finding: Large trees/stumps within 30m of house  
 Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house.

Regular inspections are recommended. Consider test drilling any large trees.

A pest controller can be contacted to carry out such testing at the owners discretion.



## Finding 6.06

Building:	Main Building
Location:	Subfloor
Finding:	Excessive subfloor moisture
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

Excessive moisture is generally caused by inadequate subfloor ventilation and poor site drainage.

There appear to be inadequate vents installed to the perimeter of the building and I would suggest that further solar powered fans or the like be installed to improve cross flow ventilation and aid in keeping the subfloor area relatively dry.

The installation of additional surface drainage to the property would also be beneficial to keeping the subfloor dry.

It is highly recommended that both subfloor ventilation and site drainage be improved and maintained regularly in order to prevent excessive moisture being present in the external / internal property.



## Finding 6.07

Building:	Main Building
Location:	All Areas
Finding:	Bridging of termite barriers - Fences abutting building
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

At the time of inspection it was noted that fences abutting the building on both left and right hand sides created a point for concealed access of termites into the building.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of at least 25mm from the building, bridging occurs.

The client should consider obtaining further advise from a timber pest technician regarding treatments required in this area. It is recommended that obtaining such advice be a short-term priority.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Main Building  
Location: All Areas  
Finding: Fungal decay - present at the time of inspection  
Information: Fungal decay also known as wood decay or wood rot 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 in the long term or the pooling of water or absorbed moisture from other abutting building materials or a shower leak. It is advisable to remove these affected timbers to prevent any chance of termite attack in the future.

Wood decay is more susceptible to termite attack and these timbers should be replaced to limit termite attack.



## Evidence of wood borer activity and/or damage

### Finding 8.01

Building: Main Building  
Location: Roof Void  
Finding: Evidence of wood borer activity identified-Historic  
Information: Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



## Section D Significant Items

### D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- Pest Controller

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

### D5 Conclusion - Assessment of overall condition of property

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The house is in good condition when compared to houses of a similar age.

In general all wall and ceiling linings were in good condition with expected wear and tear.

The bathrooms is in good condition overall.

The Kitchen is new and in Excellent condition

The purchaser should ensure all extensions and additions are council approved.

The roof exterior has expected weathering.

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps were turned on and off fast.

The HWS appeared to be in good condition at the time of inspection.

Further inspection of electrical appliances, plumbing and the air conditioner is advised as reporting on these items is outside the scope of this report.

There were NO safety issues or Major defects noted, various minor defects were noted at the time of inspection.

SAFETY HAZARDS: NIL

MAJOR DEFECTS: NIL

The report must be read as a whole to fully appreciate the scope of works required to rectify and ensure the long term structural stability and longevity of the building.

Access into the roof space was limited due to excessive timbers, stored items, insulation, ducting and low roof pitch in areas. The installation of an additional manhole in a more centralised location is recommended. This will allow for a more thorough inspection of this area in the future.

Many minor defects can be rectified and then maintained in the future.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

There was no evidence of previous termite activity in the house. There is however a number of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR 277 thermal camera. No thermal anomalies were noted that would be consistent with any current termite activity.

\*There is no current durable notice.

\*Wood decay is present to landscaping timbers and the fenceline.

\*All stored timber must be removed.

\*Any in ground contact should be removed.

\*Overflows should be plumbed to drainage.

\*Be aware that stored items and insulation can limit the inspectable areas and may hide defects.

\*Further invasive inspections are always recommended.

I highly recommend an approved barrier treatment be installed. It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

A Pre-Purchase Inspection Report may appear negative in nature, as its primary purpose is to identify and report any defects observed at the property. When making a final decision, the reader should also take into consideration the positive aspects of the property, as not all favourable features will necessarily be highlighted within this report.

Please Note: This report provides a general assessment only and should not be relied upon in isolation. It is important that the report is read in its entirety.

The purpose of this inspection is to provide the Client with advice regarding the condition of the property at the time of inspection. The inspection is a visual assessment only, intended to identify any major defects and to provide an overall opinion on the general condition of the property at the time the inspection was carried out.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any

discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law or as a warranty or an insurance policy against problems developing with the building in the future.

Estimating the cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'Special-Purpose Building Report'.

Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

For further information, advice and clarification please contact Tom Simovic on: 0404 857 099

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Subterranean Termite Prevention Proposal  
 Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/s that may be conducive to termite or timber pest activity. The prevention of such infestations is far easier to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas

#### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: For your information-Thermal camera  
 Information: AS 3660.2:2017 is the recommendation for the carrying out of 'Additional Tests' using specialist non-destructive tools:

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR277 thermal camera. No thermal anomalies were noted that would be consistent with any current termite activity, however various factors must be taken into effect which may hamper or impede the reading obtainable by the imager. These factors include obstructions, ambient temperature, wall material and thickness etc. If any surface is restricted visually or otherwise, a proper thermal reading is not possible and is not within the scope of this inspection. Any findings or otherwise is reported on at the time of the inspection only.



## Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations-Roof Void
Information:	These photographs are an indication of the obstructions and limitations that impeded the full inspection of the roof cavity at the time of inspection. Note that the insulation covered nearly all the ceiling joists, which are a major structural element of the ceiling; the inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, it was not accessible. These obstructions and limitations can hide an array of defects and should be removed to allow a full inspection to be carried out. A re-inspection is

recommended once areas are made accessible.



### Noted Item

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





**Noted Item**

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





### Noted Item

Building:	Main Building
Location:	Sunroom Exit
Finding:	FYI Balustrade-Inadequate
Information:	The balustrade to the landing outside the sunroom was observed to be lower than what would be considered an acceptable or safe height. Balustrades are intended to provide a protective barrier to reduce the risk of people accidentally falling from elevated areas. Where the height is inadequate, the effectiveness of the barrier is reduced and there is an increased risk of a person, particularly children, losing balance and falling over the edge.

Although this is provided for your information only, it would be prudent to have the balustrade height assessed and upgraded if necessary to meet current safety expectations. This work should be carried out by a suitably qualified contractor.



## Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	External painting deteriorated
Information:	Some of the external paintwork including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re-paint.

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

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

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



**Noted Item**

Building: Main Building  
Location: Roof Exterior  
Finding: FYI-Roof Maintenance Required  
Information: The corrugated metal roofing to the dwelling was observed to be quite weathered and had a build-up of leaves and organic debris across several areas at the time of inspection. Accumulated debris on roof surfaces can trap moisture and accelerate the deterioration of roofing materials. It can also contribute to blocked gutters and downpipes, which may lead to water overflow and potential water ingress issues.

Regular cleaning and maintenance of the roof surface and associated drainage systems is recommended to remove debris and help prolong the service life of the roofing materials. Ongoing maintenance should be carried out as required to keep the roof in good working condition.





## Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: FYI-Moisture Readings  
 Information: Moisture readings taken during the inspection were recorded using a FLIR MR277 moisture meter, which provides numerical values rather than direct percentage readings. These values are not expressed as a percentage of moisture content but rather as relative indicators of moisture presence within building materials. Each material-such as plasterboard, timber, tile or concrete wall surfaces -has its own baseline range of ambient moisture, and the meter's readings reflect deviations from that baseline.

For example, plasterboard in dry, internal areas may typically register between 10-30 points, while ceramic tiles in bathrooms may show 30-50 points due to their density and surface retention. These numbers are used comparatively in critical areas (e.g, near windows, wall bases, or wet zones) and are assessed against these baselines to identify elevated moisture ingress.

The FLIR MR277 uses both pin and pinless sensors, along with thermal imaging, to detect hidden moisture anomalies. Its readings are designed to highlight relative changes rather than provide absolute moisture percentages. This approach is particularly effective in building diagnostics, as it allows for non-invasive detection of moisture trends across different substrates.

In short, while percentages are familiar, the meters numeric scale offers a more nuanced and material - sensitive method of identifying moisture issues. Elevated readings – especially those exceeding baseline values by around 20 points or more – are flagged for further investigation, even if no visible damage is present.



**Noted Item**

Building: Main Building  
Location: Cabinetry Plumbing  
Finding: FYI-Cabinetry Plumbing  
Information: All cupboards where sinks and basins with drainage plumbing were inspected no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or damage to building materials.

For your information only no remedial works are required at the time of inspection.

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.



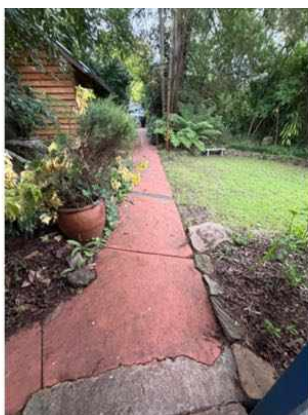
### Noted Item

Building: Main Building  
 Location: Site Drainage  
 Finding: FYI-Site Drainage  
 Information: The site drainage appears to be inadequate. The general slope of the land directs surface water towards the dwelling, and no effective drainage provisions were observed at the front of the building to divert this runoff. As a result, a significant portion of rainwater is likely flowing beneath the house and through the subfloor area.

Over time, this may lead to excessive moisture beneath the dwelling, which can contribute to damp conditions, potential deterioration of building materials, and other moisture-related issues. Consideration should be given to improving site drainage to direct surface water away from the building.

The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain may be found to be inadequate.

Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.



## Noted Item

Building: Main Building  
 Location: Plumbing/electrical/gas/aircon/pool equipment etc  
 Finding: FYI-Plumbing and Electrical  
 Information: Plumbing and Electrical inspections are outside the scope of the building inspection and must be conducted by a licensed and registered trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

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 electricians and plumbers respectively to ensure they are functioning correctly.





**Noted Item**

Building: Main Building  
 Location: Smoke Detectors  
 Finding: FYI-Smoke Detectors and Alarms  
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



**Noted Item**

Building: Main Building  
 Location: Hot Water System  
 Finding: FYI-Hot Water Unit  
 Information: The HWS appeared to be in good condition at the time of inspection. For the date of manufacture - (see attached photo)

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.



### Noted Item

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

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

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



**Noted Item**

Building: Main Building  
 Location: All Areas  
 Finding: FYI-Additional Photos  
 Information: Additional photos are provided for your general reference and may include obstructions, testing of water and windows, moisture readings or minor 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.