Jim's Building Inspections
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Building and Timber Pest Inspection Report VR

Inspection Date: Thu, 22 Jan 2026

Property Address: 4 Riverside Crescent, Brunswick Heads NSW, 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.

Contents

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

Original Inspection Date Thu, 22 Jan 2026

Modified Date Sat, 24 Jan 2026

The Parties

Name of the Client:	James STewart, Debra Gruska and Frank Harkness
Name of the Principal(If Applicable):	Zahlia Smiles
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Client's Email Address:	j.t.stewart568@gmail.com
Client's Phone Number:	
Consultant:	Nick Grobler Ph: 0432 279 089 Email: Lismore@jimsbuildinginspections.com.au
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Company Contact Numbers:	0432 279 089

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: Any area that has been highlighted as being conducive to the concealed entry of timber pests should be rectified.

A high-quality moisture meter was used along the bottom edges of the internal walls and up the sides

of the windows and doors wherever possible. It is important to note that the “wet” range on the Protimeter SurveyMaster (dual function) moisture detection device used during this inspection begins at a reading of 200 and extends to 999.

This report is not a warranty, guarantee, or structural certification.
It reflects conditions only at the time of inspection and must not be relied upon for valuation, insurance, or future performance purposes.
All recommendations should be implemented by appropriately licensed trades and specialists, and further investigation should be undertaken where advised.

It is suspected that the property has been previously affected by floodwaters.

This report does not provide an exhaustive list of all minor defects. While reasonable effort has been made to identify visible and accessible issues, the report is intended to provide a general overview of the property’s condition, with emphasis placed on significant defects and areas requiring repair or further investigation. Minor imperfections and age-related characteristics typical of the property’s construction and condition may not be individually documented.

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		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and 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
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	North West
Other Building Elements	Carport, Driveway, Fence - Post and Rail Construction, Pergola, Porch
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase
Roof	Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Roof Void - Part
- The Site
- 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 low roof pitch preventing full inspection.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - 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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Rugs
- Sarking

- Stored items
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building

Location: Kitchen Rear

Finding: B | Electrical | Power point located adjacent to sink

Information: During the inspection, a power point was observed to be installed at approximately the same height as the bench surface and directly behind the sink. The location of the outlet places it within close proximity to a water source.

Electrical outlets positioned near sinks may be exposed to water splash or moisture, which can increase the risk of electric shock, short-circuiting, or damage to the electrical fitting if water enters the outlet. This condition may present a potential safety hazard, particularly during regular use of the sink.

A qualified electrician should be engaged to assess the location and compliance of the power point and provide advice on whether relocation, additional protection (such as appropriate safety devices), or modification is required. This should be attended to as soon as practicable to reduce potential electrical safety risks.

Major Defect

Finding 2.01

Building: Main Building

Location: Laundry

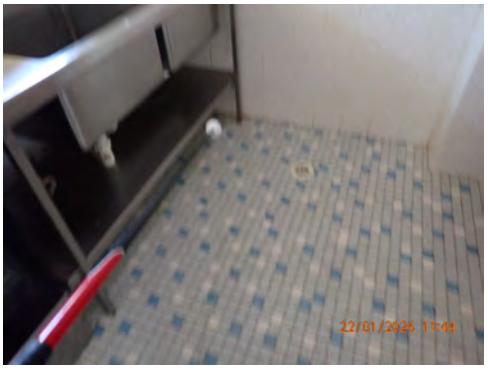
Finding: B | EMR | Moisture readings detected in laundry

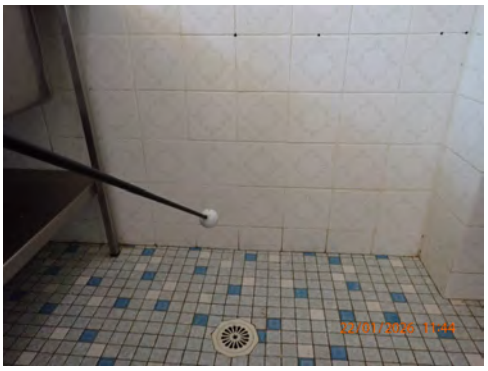
Information: During the inspection, elevated moisture readings were detected in the laundry area. The source of the moisture could not be confirmed at the time of inspection.

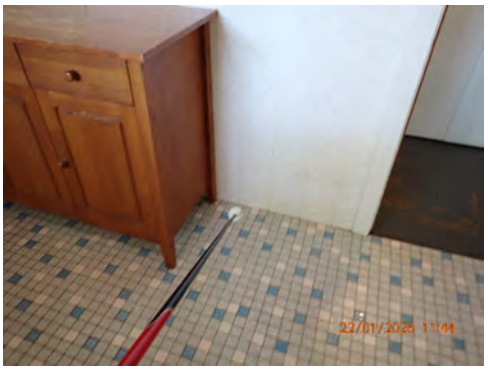
Moisture in laundry areas is commonly associated with plumbing leaks, failed seals, drainage issues, or moisture migration from adjoining building elements. If left unmanaged, ongoing moisture exposure may lead to deterioration of wall linings, cabinetry, skirtings, and other concealed building components.

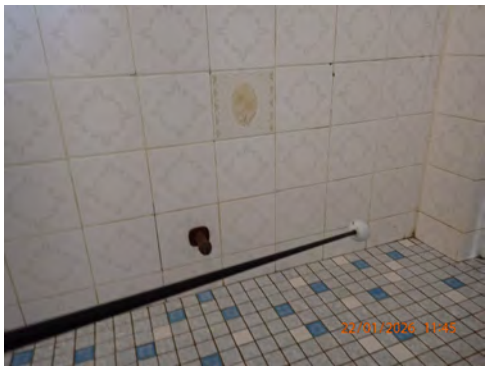
A licensed plumber or licensed builder, depending on the suspected source, can be engaged to investigate and rectify the cause of moisture ingress. This should be addressed as soon as practicable.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out, and further invasive inspection may be required to determine the full extent of any concealed moisture-related issues.









Finding 2.02

Building:	Main Building
Location:	Downstais rumps
Finding:	B | EMR | Moisture observed to ceiling

Information:

During the inspection, moisture was observed to the ceiling in this area. The presence of moisture may be associated with issues such as roof leaks, plumbing defects, condensation, or moisture migration from adjoining building elements. Continued moisture exposure can lead to deterioration of ceiling linings, staining, mould growth, and potential concealed damage if left unmanaged.

The source of moisture was not confirmed at the time of inspection. A licensed builder or qualified plumber, depending on the suspected source, should be engaged to investigate, identify the cause of moisture ingress, and carry out appropriate rectification works. This should be addressed as soon as practicable to prevent further deterioration.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out. More invasive inspection is recommended to determine the full extent of any concealed moisture-related damage.

Minor Defect

Finding 3.01

Building: Main Building

Location: Carport Front

Finding: B | Gutter | Routine gutter and roof-debris maintenance and small gap between gutter and roof

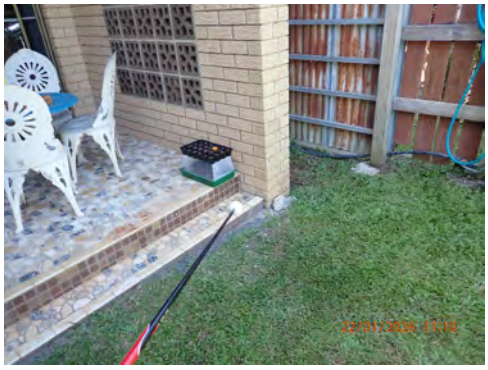
Information: All gutters and roof areas should be kept clear of debris to ensure proper water flow and to prevent blockages, overflow, and premature deterioration of roofing and drainage components. Debris build-up can also create moisture-retention points that may become conducive to timber decay and termite activity if left unmanaged.

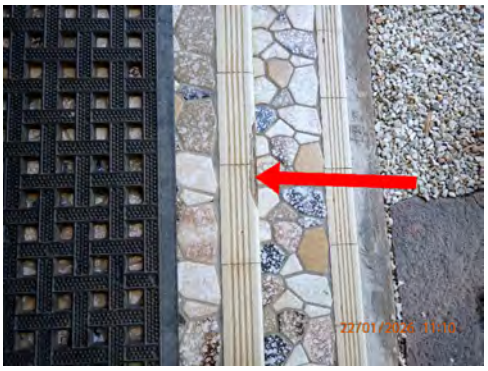
It was also observed that the gap between the roof sheeting and the gutter is insufficient, which can restrict effective water discharge into the gutter, increase the likelihood of overflow, and accelerate deterioration of the guttering and adjacent building elements.

Regular cleaning, maintenance, and adjustment of gutter positioning or roof edge detailing should be carried out as part of routine property upkeep to improve drainage performance and reduce the risk of moisture-related damage.

Finding 3.02

Building:	Main Building
Location:	Porch Front
Finding:	B | Tiles | Damaged and loose tiles to external areas
Information:	During the inspection, tiles to the external areas were observed to be chipped, missing, and in some sections starting to come away from the substrate. Damage and loss of adhesion to external tiles commonly occurs due to weather exposure, moisture ingress beneath tiles, thermal movement, age-related deterioration, or inadequate fixing methods. If left unmanaged, loose or missing tiles may worsen over time and allow further moisture penetration into the underlying substrate. A licensed builder or qualified tiler should be engaged to assess the affected areas, remove loose tiles, and repair or replace damaged sections as required. These works can be carried out at the clients discreation this will prevent further deterioration.





Finding 3.03

Building: Main Building

Location: Driveway Front

Finding: B | Crack | Driveway cracking observed

Information: At the time of inspection, noticeable cracking was observed to sections of the concrete driveway. This type of cracking is common in residential driveways and is generally associated with normal ageing of the concrete, thermal movement, and minor ground settlement over time.

The cracking did not appear to affect the immediate usability of the driveway at the time of inspection. Maintenance or repair options, such as crack sealing or localised patching, can be considered to improve presentation and limit future deterioration. Any remedial works may be undertaken at the clients discretion, with periodic monitoring recommended as part of routine property maintenance

Finding 3.04

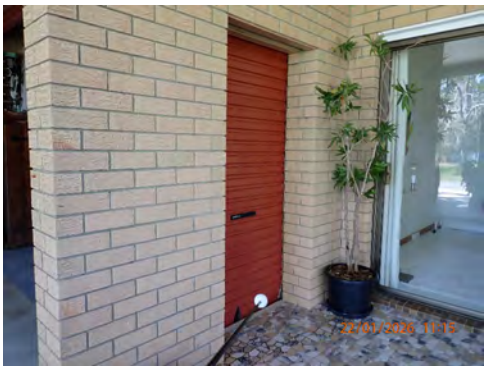
Building: Main Building

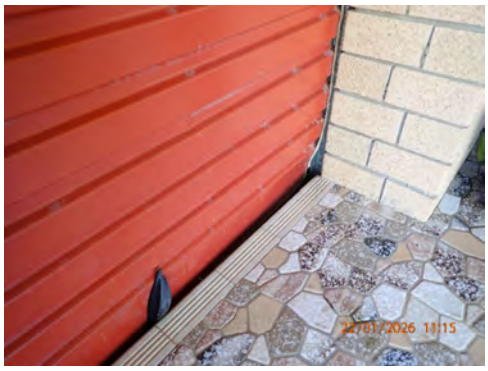
Location: front porch

Finding: Garage Door - Damage

Information: During the inspection, it was noted that to the small garage door at the front had some damage. To ensure the security and functionality of the garage, it may be beneficial to address this issue.

The client can consider consulting with a garage door company to assess the extent of the damage and discuss potential repair or replacement options. This will help maintain the door's performance and appearance. Taking action can be done at the client's discretion, based on their priorities and preferences.





Finding 3.05

Building: Main Building

Location: front porch

Finding: B | Corrosion | External steel beam – rusting observed

Information: At the time of inspection, the external steel beam was observed to show signs of surface rusting. Minor cracking and displacement to the adjacent brickwork was also noted, which is commonly associated with the natural expansion of steel as it corrodes over time.

This condition is relatively common in properties where steel elements are exposed to weather and moisture. Maintenance works such as rust treatment, application of protective coatings, and localised brickwork repairs may be considered to limit further deterioration and improve presentation. Depending on the extent of corrosion and masonry movement, consultation with a licensed builder and/or a structural engineer may be required to provide further advice on appropriate remedial measures. Any works may be undertaken at the owner's discretion, with periodic monitoring recommended as part of routine property maintenance.

Finding 3.06

Building:	Main Building
Location:	Garage Rear
Finding:	B | Cladding | Damaged external wall cladding

Information: During the inspection, damage was observed to the rear of the garage external wall cladding. The condition was noted in accessible areas and may include cracking, impact damage, deterioration, or localised movement of cladding elements.

Damage to external cladding commonly occurs due to weather exposure, moisture, thermal movement, impact, or age-related deterioration. If left unaddressed, damaged cladding may allow water ingress, lead to further deterioration of underlying wall components, and reduce the overall weather resistance and appearance of the building.

A licensed builder or suitably qualified tradesperson should be engaged to assess the affected areas and carry out repair or replacement of damaged cladding as required. These works should be undertaken as soon as practicable to maintain the integrity and presentation of the external building envelope.

Finding 3.07

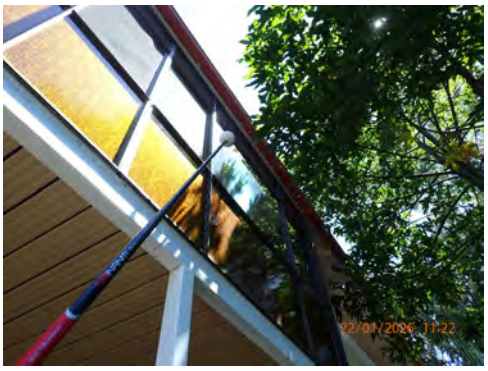
Building: Main Building

Location: Rear

Finding: R | Decay | Evidence of minor wood rot to fascias and barges

Information: During inspection, evidence of minor wood rot (fungal decay) was observed affecting fascias and barges in this area. Some superficial repairs appear to have been attempted. Wood rot occurs when cellulose materials such as timber are exposed to persistent dampness. Fascias and barges are particularly vulnerable to deterioration from faults in roof plumbing and constant weather exposure.

The source of moisture contributing to this decay should be identified and addressed. A licensed roof plumber should be engaged to assess all roof plumbing and rectify any contributing defects. Following this, a licensed carpenter or builder should replace affected sections of fascia and b



Finding 3.08

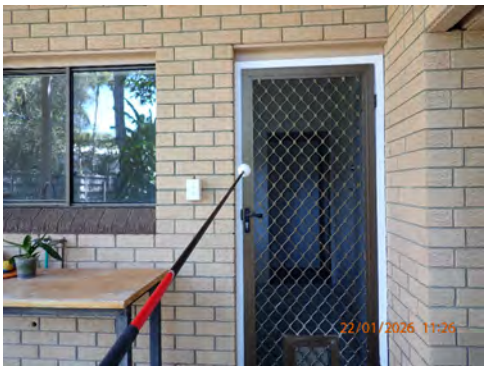
Building:	Main Building
Location:	rear porch Rear
Finding:	B | Masonry | Loose brick to section of building
Information:	During inspection, a loose brick was observed to this section of the building. Loose masonry can occur due to age, movement, mortar deterioration, or inadequate bonding and may lead to instability or allow moisture ingress into adjoining building elements if left unmanaged. A licensed builder or qualified bricklayer can be engaged to resecure or replace the affected brickwork.

Finding 3.09

Building:	Main Building
Location:	rear porch Rear
Finding:	B | Crack | Brickwork cracking above sliding door
Information:	At the time of inspection, cracking was observed to the brickwork above the sliding door. Cracking in this location is commonly associated with normal building movement, thermal expansion and contraction, or minor settlement around openings such as doors and windows. The cracking did not appear unusual for a property of this age and construction and is a common occurrence where masonry is supported over openings. While primarily a maintenance and presentation-related matter, periodic monitoring is recommended to ensure the cracking does not worsen over time. If improvement to appearance or reassurance is desired, consultation with a licensed builder may be undertaken at the owner's discretion to assess the cracking and carry out localised repairs or sealing as required.

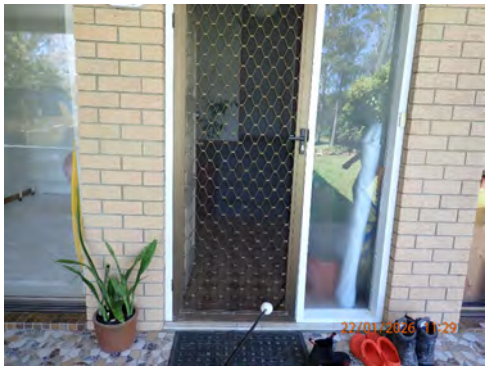
Finding 3.10

Building:	Main Building
Location:	Rear
Finding:	WD | Door | Flyscreen door not closing properly
Information:	At the time of inspection, the flyscreen door was observed not to close correctly. This condition may be due to misalignment of the door frame, worn or loose hinges, track issues, or a faulty latch mechanism. A flyscreen door that does not close as intended reduces functionality and may allow insects and pests to enter the dwelling. In some cases, ongoing misalignment can also lead to further wear to hinges, rollers, or the door frame if left unaddressed. A licensed carpenter or door specialist should be engaged to assess the door alignment, hardware, and closing mechanism and carry out adjustment or repair as required. These works should be attended to as soon as practicable to restore proper operation.



Finding 3.11

Building:	Main Building
Location:	All Areas,Rear
Finding:	Flyscreens - Damaged
Information:	It was observed that the window flyscreens is damaged, with tears and holes present in the mesh. This damage is likely due to general wear and tear, accidental impact, or prolonged exposure to weather. A damaged flyscreen can reduce ventilation effectiveness, allow insects to enter the building, and may also detract from the overall appearance of the window. Additionally, gaps in the flyscreen can provide easy access for pests, which could lead to further maintenance issues. It is recommended that a qualified handyman or window contractor be engaged to repair or replace the damaged flyscreen. This work should be carried out at the client's earliest convenience to restore the function of the window and maintain a pest-free environment.

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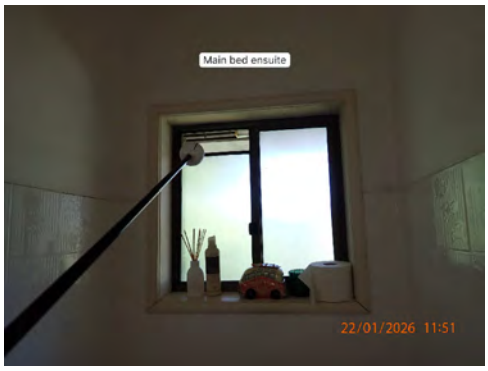
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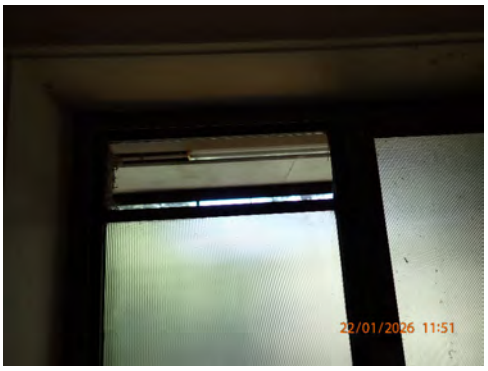
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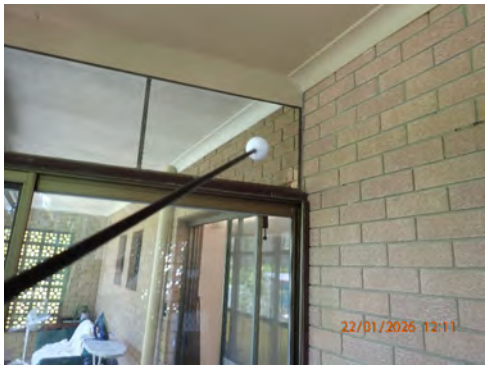
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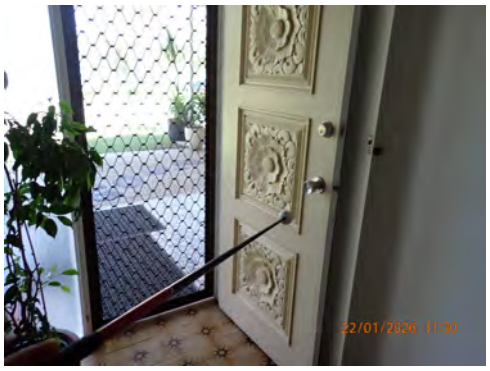
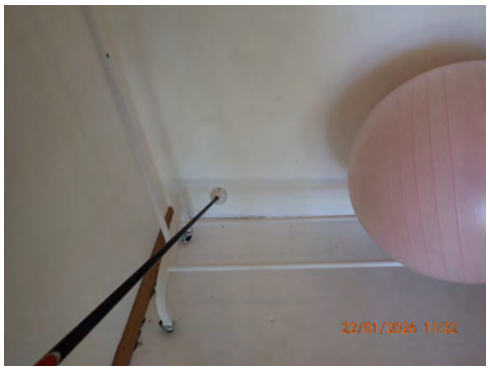
Finding 3.12

Building:	Main Building
Location:	All Areas,Rear
Finding:	WD | Door | Damage to door noted
Information:	During the inspection, damage was observed to the front door. The damage was noted in accessible areas and may include surface deterioration, impact marks, wear to edges, or damage to door components. Damage of this nature commonly occurs due to general use, impact, moisture exposure, or age-related wear. While the condition may primarily affect presentation and functionality, further deterioration can occur if left unaddressed. A licensed carpenter or door specialist can be engaged to assess the extent of damage and carry out repair or replacement as required. These works can be undertaken at the owner's discretion, with monitoring recommended as part of routine maintenance



Finding 3.13

Building:	Main Building
Location:	Bedroom 3 Ground Level
Finding:	B | Skirting | Section of skirting missing or incomplete
Information:	During the inspection, sections of skirting were observed to be missing, incomplete, or not securely fixed. Missing or poorly fitted skirting leaves gaps at wall and floor junctions, detracting from presentation and allowing dust and debris to accumulate. Prolonged exposure of unprotected wall edges may also result in minor damage or moisture absorption. A licensed carpenter should be engaged to install, refix, or complete the skirting to match adjoining finishes and ensure a neat, consistent appearance. These works can be carried out at the owner's discretion



Finding 3.14

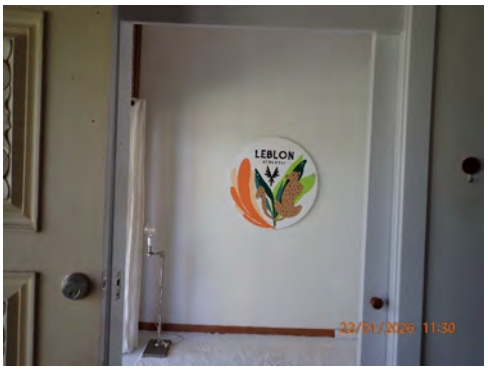
Building:	Main Building
Location:	Bedroom 3 Ground Level
Finding:	B | EMR | Moisture observed to ceiling

Information:

During the inspection, moisture was observed to the ceiling in this area. The presence of moisture may be associated with issues such as roof leaks, plumbing defects, condensation, or moisture migration from adjoining building elements. Continued moisture exposure can lead to deterioration of ceiling linings, staining, mould growth, and potential concealed damage if left unmanaged.

The source of moisture was not confirmed at the time of inspection. A licensed builder or qualified plumber, depending on the suspected source, should be engaged to investigate, identify the cause of moisture ingress, and carry out appropriate rectification works. This should be addressed as soon as practicable to prevent further deterioration.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out. More invasive inspection is recommended to determine the full extent of any concealed moisture-related damage.



Finding 3.15

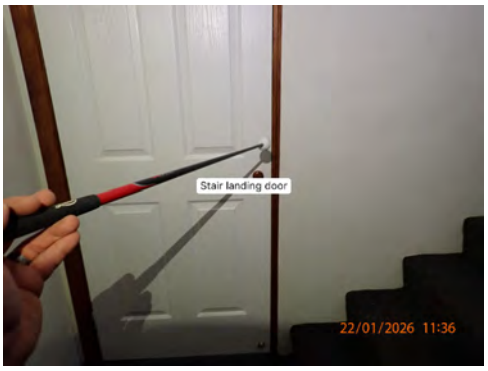
Building: Main Building

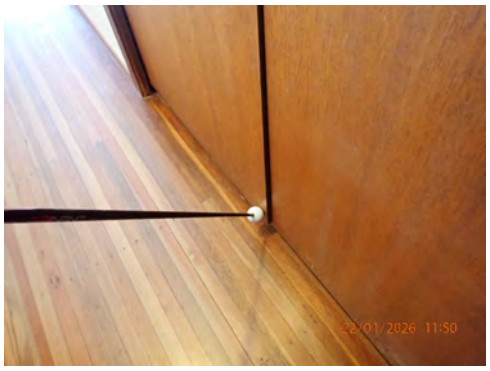
Location: All Internal Areas

Finding: B | Interior | Binding and uneven door gaps

Information: Several doors throughout the property were either binding during operation or displayed uneven gaps within their frames. Such defects reduce functionality and presentation and may worsen over time if not addressed. Common causes include minor frame movement, wear to hinges, or general age-related settlement.

A licensed carpenter or builder should adjust or realign the affected doors and hardware as required. Works may be carried out at the owner's discretion.





Finding 3.16

Building:	Main Building
Location:	All Areas All Areas,Ground Level
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process. Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting. Specialist trades are available for these types of services. A licensed builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

Finding 3.17

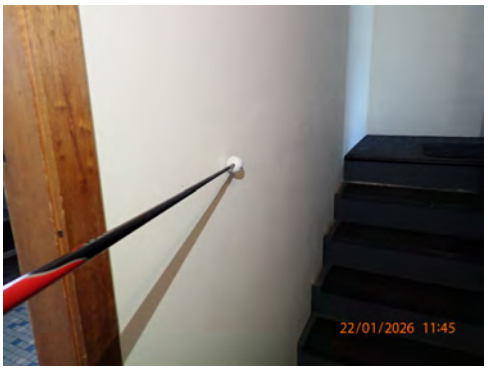
Building:	Main Building
Location:	All Internal Areas
Finding:	B | Paint | General paint finish inconsistencie

Information:

During the inspection, minor paint finish inconsistencies were observed throughout the property. These included scuff marks, patchy or uneven touch-ups, minor surface blemishes, and areas where previous patch repairs remain visible. Such conditions are common in lived-in properties and are generally associated with normal wear, past maintenance works, and variations in surface preparation over time.

The observed paint finishes primarily affect presentation rather than performance. If an improved or more uniform appearance is desired, repainting of selected areas or the dwelling as a whole may be considered. A licensed painter can be engaged at the owner's discretion to carry out surface preparation and repainting works as required.

Photographs included are indicative only and do not constitute an exhaustive record of all instances of this condition.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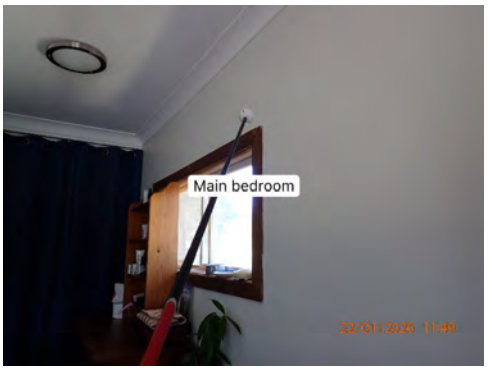
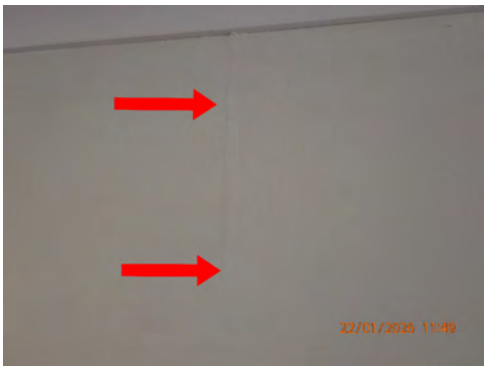
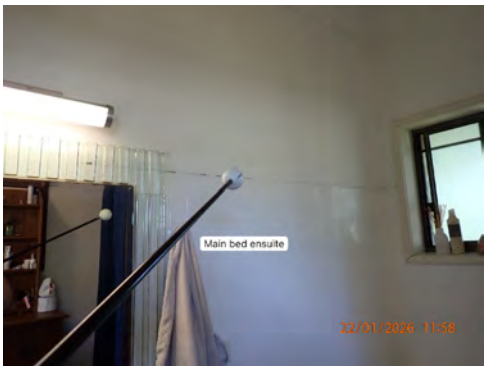
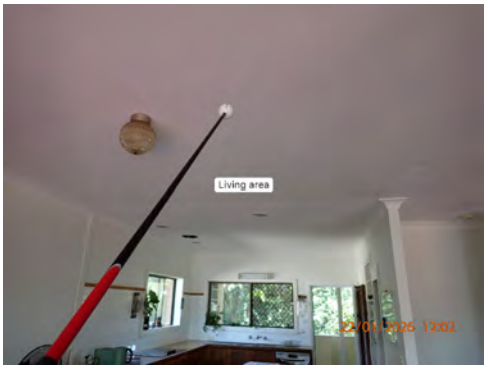
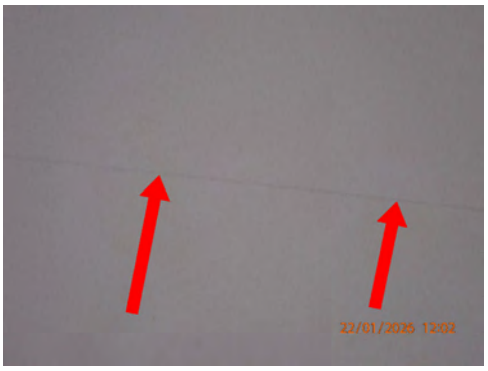

Main bedroom



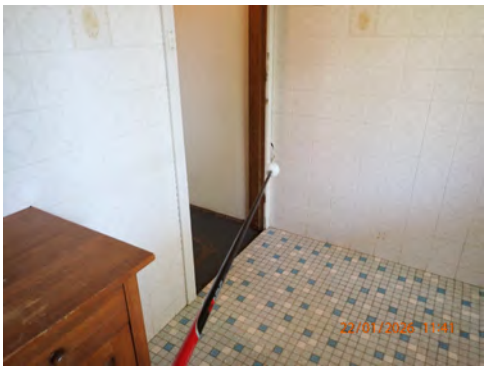

Main bed ensuite


Living area



Finding 3.18

Building:	Main Building
Location:	All Internal Areas
Finding:	B | Tiles | Wall tile damage observed
Information:	At the time of inspection, minor damage was observed to wall tiles in the laundry. This may include small chips, surface wear, or isolated cracking, which is commonly associated with normal use, age-related wear, or minor impact. The condition primarily affects presentation and does not appear unusual for a property of this age and type. If improved appearance is desired, localised tile repair or replacement may be considered. A licensed tiler can be engaged at the owner's discretion, with ongoing monitoring recommended as part of routine maintenance.



Finding 3.19

Building:	Main Building
Location:	Laundry
Finding:	WD | Door | Dent/crack to door
Information:	At the time of inspection, a dent and/or crack was observed to the door. This type of damage is commonly associated with general use, minor impact, or age-related wear. While not uncommon, damage of this nature may affect presentation and could worsen over time if left unmanaged. A licensed carpenter or door specialist should be engaged to repair or replace the affected door as required. These works can be carried out at the owner's discretion.

Finding 3.20

Building:	Main Building
Location:	All Internal Areas
Finding:	WD | Window | Damage noted to multiple windows
Information:	Damage was observed to several windows throughout the property, including evidence of past water staining, cracking to window architraves, and previous repair works. A licensed builder or qualified carpenter should be engaged to assess the affected windows and carry out further repairs or maintenance as required. These works should be attended to as soon as practicable. Photographs included are indicative only and do not constitute an exhaustive record of all instances of this condition


Laundry
window
22/01/2026 11:42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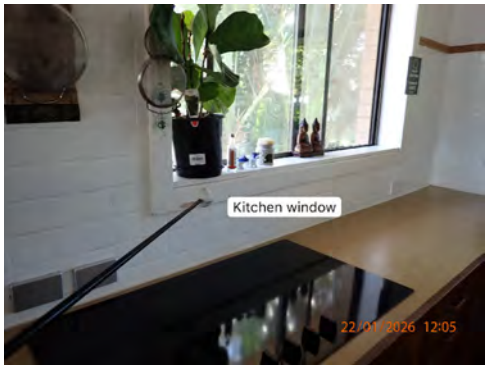
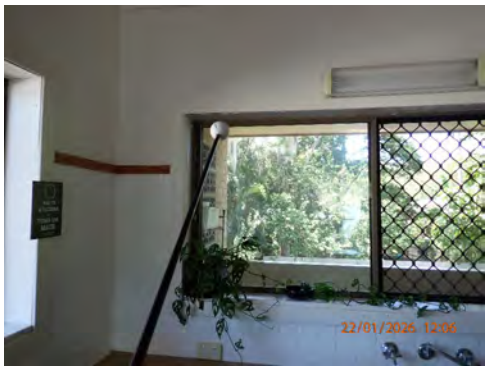
Main Bed
ensuite window
22/01/2026 11:50


22/01/2026 11:50


Kitchen window
22/01/2026 12:05



Finding 3.21

Building: Main Building

Location: Laundry

Finding: Tap - Leaking

Information: The tap in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

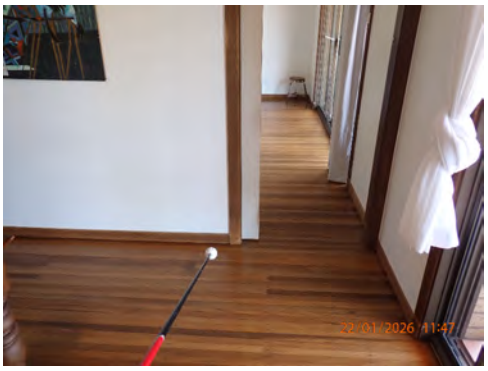
Finding 3.22

Building: Main Building

Location: Bedroom - Master

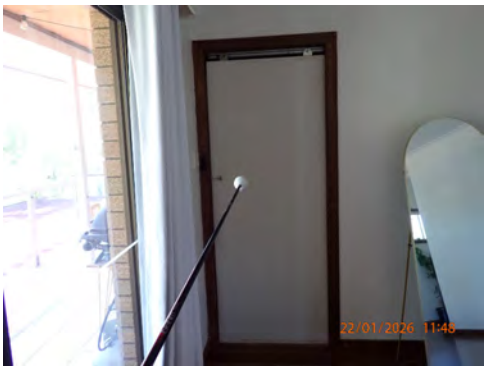
Finding: Skirting - Loosely fitted

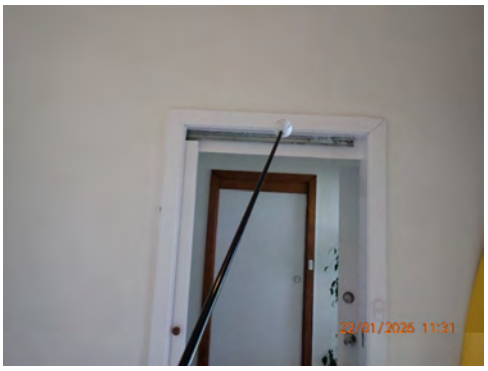
Information: The skirting in this area was observed to be loosely fitted at the time of inspection. If not addressed it may result in further loosening, visible gaps, or potential damage to the skirting and adjoining surfaces. Re-securing the skirting with suitable fixings or adhesive is recommended to restore a neat and stable finish. This work can be carried out by a carpenter or handyman at the client's discretion.



Finding 3.23

Building:	Main Building
Location:	All Areas
Finding:	WD | Door | Sliding door pelmet missing
Information:	During the inspection, the top pelmet to the sliding door was observed to be missing. This condition does not affect the operation or function of the sliding door at the time of inspection. The missing pelmet primarily affects presentation and finish. If a complete or uniform appearance is desired, replacement of the pelmet may be considered. A licensed carpenter or suitably qualified tradesperson can be engaged to carry out reinstatement at the owner's discretion.





Finding 3.24

Building:	Main Building
Location:	Ensuite - Master
Finding:	B | EMR | Moisture detected to shower hob
Information:	At the time of inspection, moisture was detected to the shower hob. No active water leakage was confirmed at the time of inspection. Moisture readings in this area are commonly associated with regular shower use, surface water exposure, or age-related wear to grout and sealant. The condition does not necessarily indicate an active waterproofing failure at the time of inspection. Ongoing monitoring and routine maintenance of grout and sealant is recommended as part of normal property upkeep. If moisture readings persist or increase, consultation with a licensed builder or waterproofing specialist may be undertaken at the owner's discretion to provide further advice or carry out remedial works if required.

Finding 3.25

Building:	Main Building
Location:	Ensuite - Master
Finding:	Sealant and grouting - Missing or damaged

Information:

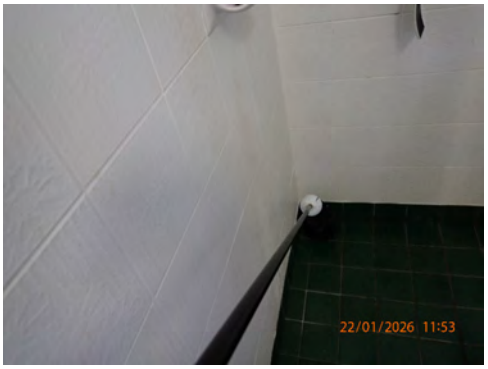
It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

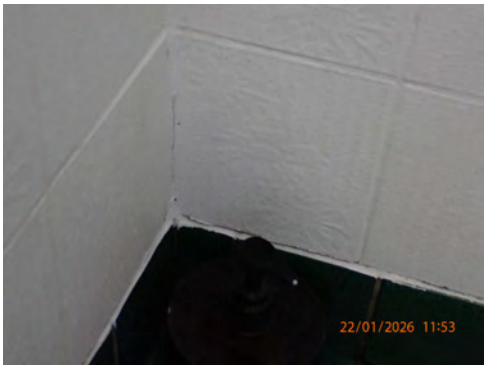
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

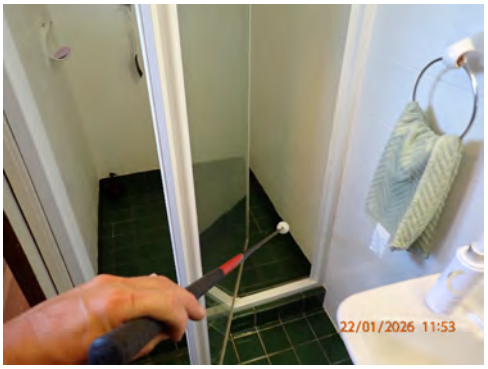
There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

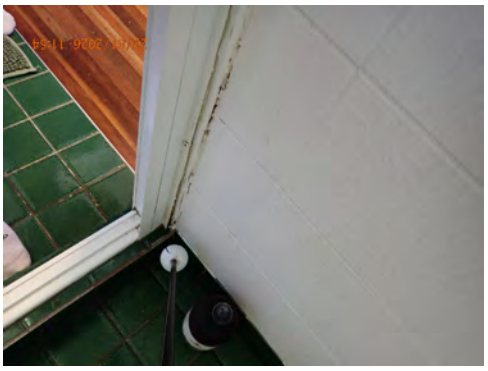
Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect.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

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



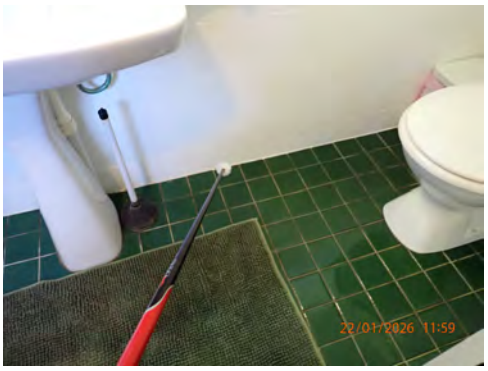






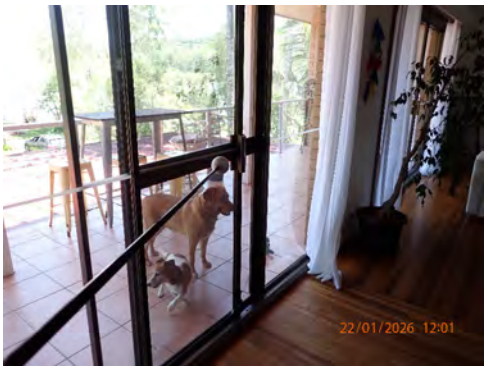
Finding 3.26

Building:	Main Building
Location:	Ensuite - Master
Finding:	B | EMR | Moisture observed at ensuite basin junction
Information:	During the inspection, elevated moisture readings were observed to the right-hand side of the ensuite basin at both the water point and the floor and wall junction. The source of the moisture could not be confirmed at the time of inspection. Moisture in this location is commonly associated with plumbing leaks, failed or deteriorated sealant, or water splash-back during regular use. If left unmanaged, ongoing moisture exposure may lead to deterioration of wall linings, floor finishes, and concealed building components. A licensed plumber or licensed builder, depending on the suspected source, should be engaged to investigate and rectify the cause of moisture ingress. This should be attended to as soon as practicable. The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out, and further invasive inspection may be required to determine the full extent of any concealed moisture-related issues.



Finding 3.27

Building:	Main Building
Location:	Living Room Front
Finding:	WD | Door | External sliding door lock requires adjustment
Information:	During the inspection, it was noted that the external sliding door lock was not engaging correctly and requires adjustment to ensure proper locking and smooth operation. This type of defect commonly occurs due to general wear, building movement, or misalignment of the striker plate. It is recommended that a licensed carpenter adjust and service the lock and striker plate to restore correct function. This work can be undertaken at the owner's discretion.



Finding 3.28

Building:	Main Building
Location:	All Areas Rear
Finding:	WD | Operation | Sliding flyscreen door stiff to operate
Information:	During the inspection, it was noted that that that the flyscreen sliding door was stiff and difficult to operate. Restricted movement of the flyscreen track may result from a build-up of dirt or debris in the tracks, lack of lubrication, or deterioration of hardware components. If not addressed, this condition can lead to further damage to door and compromise their functionality. A licensed carpenter or should be engaged to clean, service, and adjust the affected windows to restore smooth operation. Where components are found to be corroded or damaged beyond repair, replacement may be required. These works should be carried out as soon as practicable. Photographs included are indicative only and do not constitute an exhaustive record of all instances of this defect.

Finding 3.29

Building:	Main Building
Location:	Balcony Rear
Finding:	B | Crack | Brickwork cracking above sliding door

Information: At the time of inspection, cracking was observed to the brickwork above the kitchen window. Cracking in this location is commonly associated with normal building movement, thermal expansion and contraction, or minor settlement around openings such as doors and windows.

The cracking did not appear unusual for a property of this age and construction and is a common occurrence where masonry is supported over openings. While primarily a maintenance and presentation-related matter, periodic monitoring is recommended to ensure the cracking does not worsen over time.

If improvement to appearance or reassurance is desired, consultation with a licensed builder may be undertaken at the owner's discretion to assess the cracking and carry out localised repairs or sealing as required.

Finding 3.30

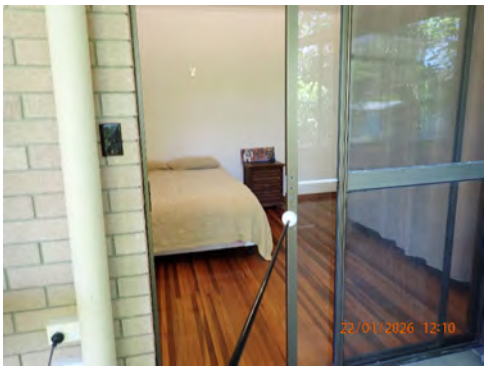
Building: Main Building

Location: Bedroom 2 Rear

Finding: Sliding door - Missing handle

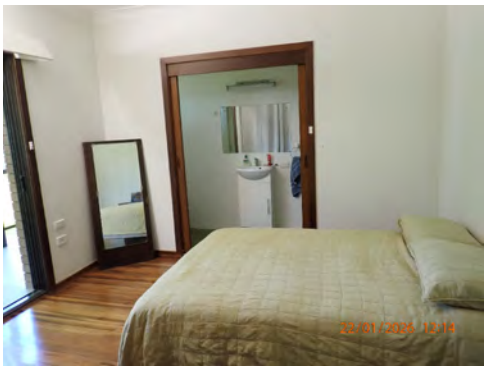
Information: The handle to the sliding door was missing at the time of the inspection. Absence of the handle limits the operation of the door and may pose as a safety risk.

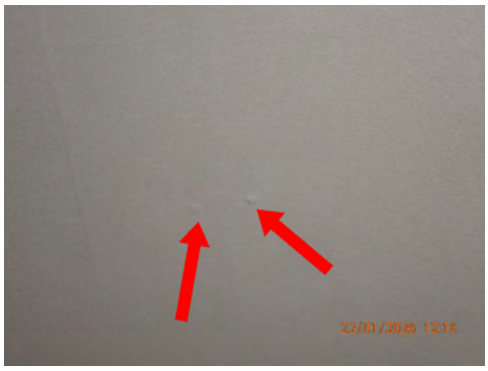
Replacement of the handle should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.



Finding 3.31

Building:	Main Building
Location:	Bedroom 2
Finding:	B | Fixing | Popped nails to internal ceiling
Information:	At the time of inspection, numerous popped nails were noted within the internal ceiling. This occurs when ceiling fixings gradually lose their grip on the sheet material, often due to natural ageing, timber shrinkage, or minor structural movement. If left unmanaged, the ceiling sheets may loosen further, potentially leading to instability, sagging, or secondary damage to the ceiling structure. A qualified carpenter or plasterer should be engaged to resecure the ceiling sheets and refinish the affected areas. This work should be carried out at the owner's discretion to maintain stability and improve overall presentation. Photographs included are indicative only and do not constitute an exhaustive record of all instances of the defect.





Finding 3.32

Building:	Main Building
Location:	Bedroom 2 ensuite
Finding:	B | EMR | Moisture observed at ensuite basin junction

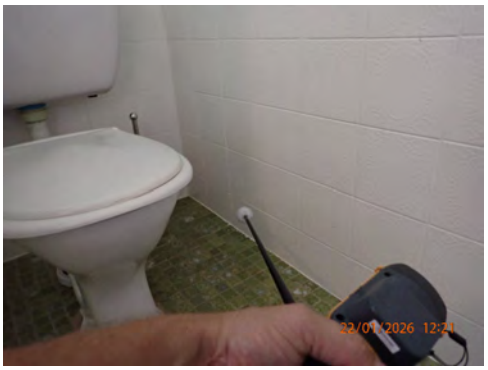
Information:

During the inspection, elevated moisture readings were observed to the left-hand side of the ensuite basin at the floor and wall junction. The source of the moisture could not be confirmed at the time of inspection.

Moisture in this location is commonly associated with plumbing leaks, failed or deteriorated sealant, or water splash-back during regular use. If left unmanaged, ongoing moisture exposure may lead to deterioration of wall linings, floor finishes, and concealed building components.

A licensed plumber or licensed builder, depending on the suspected source, should be engaged to investigate and rectify the cause of moisture ingress. This should be attended to as soon as practicable.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out, and further invasive inspection may be required to determine the full extent of any concealed moisture-related issues.



Finding 3.33

Building: Main Building

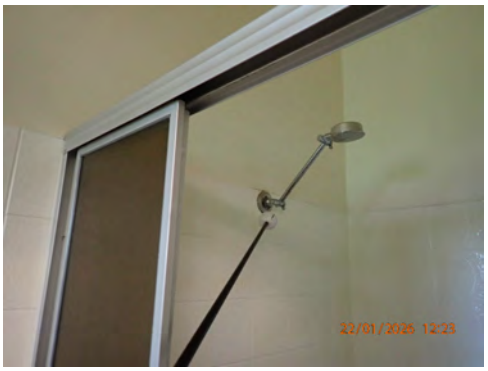
Location: Bedroom 2 ensuite

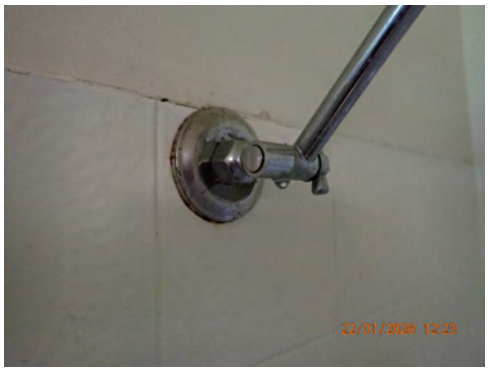
Finding: B | Plumbing | Leaking shower head

Information: During inspection, the shower head was found to be leaking within the shower area. This defect is commonly associated with the ageing of plumbing fixtures, but may also indicate substandard installation if the fitting is relatively new. If left unmanaged, the leak may contribute to unnecessary water usage, rusting of components, and potential water damage to adjoining materials.

A licensed plumber should be engaged to repair or replace the affected fitting as necessary. This work should be carried out as soon as practicable to restore proper function and prevent secondary defects.

Photographs included are indicative only and do not constitute an exhaustive record of all instances of the defect.





Finding 3.34

Building: Main Building

Location: Balcony Front

Finding: B | Tiles | Cracked tiles observed

Information: Cracked tiles were observed in this area at the time of inspection. Tile cracking commonly occurs due to impact, building movement, substrate movement, or age-related deterioration.

If left unmanaged, cracked tiles may worsen over time and can allow moisture to penetrate beneath the tiled surface, potentially leading to deterioration of underlying materials. A licensed tiler or builder should be engaged to assess and repair or replace the affected tiles as required. These works should be attended to as soon as practicable.

Finding 3.35

Building: Main Building

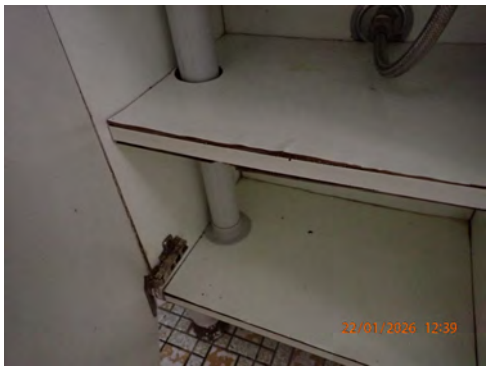
Location: Bathroom 2 Ground Level

Finding: B | Joinery | Water damage to bathroom vanity

Information: At the time of inspection, it was observed that the bathroom vanity displayed signs of past water damage, including swelling and deterioration of cabinetry surfaces. This condition is commonly associated with previous exposure to moisture or inadequate sealing of cabinet edges and junctions. Importantly, no active moisture was observed at the time of inspection.

If left untreated, such damage can worsen over time, reducing the vanity's overall appearance.

Rectification should include identifying and repairing any potential source of moisture, replacing or repairing affected vanity panels, and ensuring all edges and junctions are properly sealed to prevent recurrence. These works can be undertaken by a cabinetmaker, with plumbing input if leaks are identified.



Finding 3.36

Building: Main Building

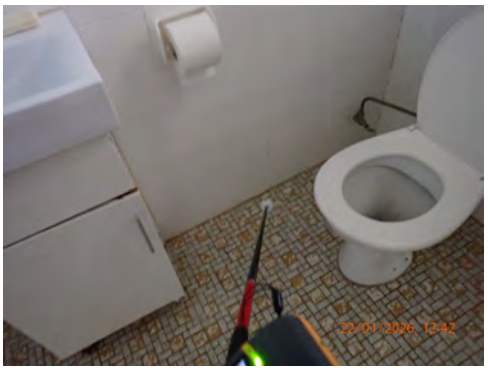
Location: Bathroom 2 Ground Level

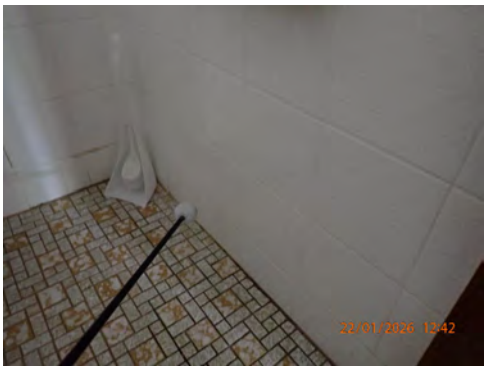
Finding: B | EMR | Elevated moisture in bathroom

Information: Elevated moisture levels were detected within the bathroom during inspection. The moisture meter operates on a scale from 0 to 999, with readings above 200 considered elevated. Staining was also observed in adjoining areas, indicating possible past or ongoing water ingress. Excessive moisture in wet areas can result from deteriorated or missing sealant, cracked grout, leaking plumbing fixtures, or compromised waterproofing membranes. If left unmanaged, these conditions may lead to concealed damage behind linings, deterioration of structural elements, and mould development.

A licensed plumber or bathroom specialist should be engaged without delay to investigate and rectify the source of the moisture. More invasive inspection may be required to determine the full extent of damage concealed behind finishes.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out. Photographs included are indicative only and do not constitute an exhaustive record of all instances of the defec





Finding 3.37

Building:	Main Building
Location:	Bathroom 2
Finding:	B | Sealant | Deteriorated silicone and cracked grout to bathroom

Information:

During the inspection, sections of silicone sealant were observed to have mould and grime build-up. In addition, cracking to grout was noted at internal corners within the bathroom.

Deteriorated sealant and cracked grout are common in wet areas due to regular water exposure, movement between adjoining surfaces, and age-related wear. If left unmanaged, these conditions may allow moisture penetration behind finishes, increasing the risk of further deterioration.

A licensed tiler or sealant specialist should be engaged to remove the affected sealant and grout and replace with suitable mould-resistant materials. These works should be attended to as soon as practicable to maintain water resistance and hygiene.

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:	Carport Front
Finding:	TP | EMR | Elevated moisture at downpipe footing connection

Information: During the inspection, the downpipe connection at the base of the building was observed to be not connected to the stormwater and is discharging in to a stormwater pit, resulting in active water leakage and uncontrolled discharge at the footing and adjoining ground. This condition was noted where the downpipe connects to the ground drainage system.

Uncontrolled water discharge at the base of the building can lead to persistently damp conditions at footing and wall junctions. Elevated moisture in these areas is considered conducive to timber pest activity, including subterranean termites, and may also contribute to deterioration of adjoining building materials over time.

A licensed pest controller should be engaged to carry out a further invasive inspection to determine the extent of any concealed termite risk. This should be done without delay.

A qualified plumber or licensed builder should repair or replace the damaged downpipe connection and ensure stormwater is effectively discharged away from the building as soon as practicable.

Recommend regular timber pest inspections every 6–12 months.

Finding 6.02

Building: Main Building

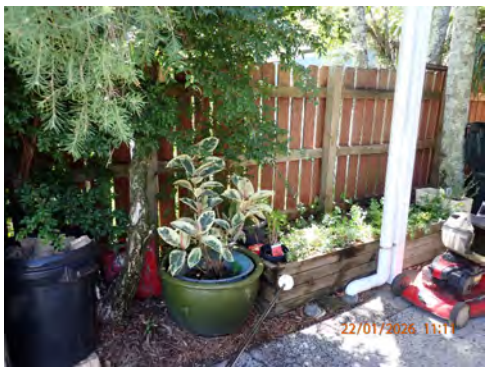
Location: Driveway Front

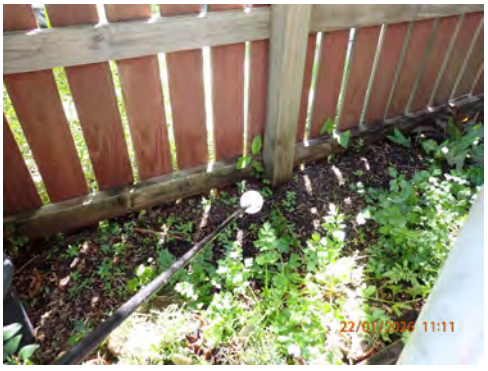
Finding: TP | Conducive | Timber in direct ground contact

Information: During inspection, timber elements were observed to be in direct contact with the ground and consequently exposed to ongoing moisture. Such conditions are conducive to termite activity and can lead to fungal decay or wood rot over time. Timber in ground contact—whether part of a structure, fencing, or stored materials—creates an ideal environment for subterranean termites to establish concealed entry points into building elements.

All timbers in direct contact with the ground should be removed or isolated from soil as soon as possible to reduce the risk of termite attack and decay. Replacement timbers, if required, should be of a durable or treated species suitable for external use.

Recommend regular timber pest inspections every 6–12 months to monitor for ongoing or concealed termite activity and ensure conducive conditions remain controlled.





Finding 6.03

Building: Main Building

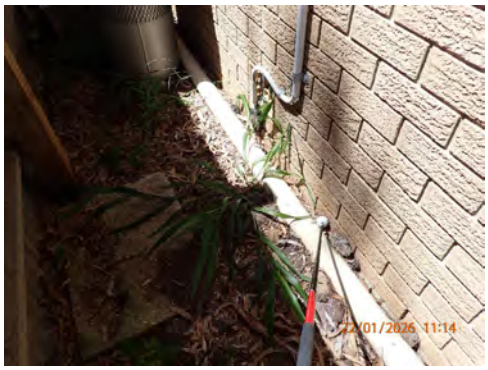
Location: All External Areas

Finding: TP | Bridging | Concealed weep holes

Information: Weep holes to the external brickwork were observed to be partially or fully covered by external ground levels such as paving and garden beds. This condition results in bridging or breaching of the termite management system, providing subterranean termites with concealed access into the brickwork or adjoining wall materials. It also creates areas where moisture can accumulate, increasing the risk of attracting termite activity. This situation is inconsistent with the requirements of AS 3660.1 Termite Management regarding maintenance of inspection zones and barrier integrity.

A licensed builder or carpenter should lower adjacent ground levels or modify external surfaces as soon as practicable to ensure all weep holes remain fully exposed and clear of obstruction, reinstating a compliant inspection zone.

Photographs included are indicative only and do not constitute an exhaustive record of all instances of the defect. Recommend regular timber pest inspections every 6–12 months



Finding 6.04

Building: Main Building

Location: Meter Box

Finding: TP | Durable | Missing or illegible termite durable notice

Information: During inspection, the termite durable notice was either missing or illegible. In accordance with AS 3660.1 and AS 3660.2, a durable notice must be installed where a termite management system (such as a physical or chemical barrier) has been applied. Without this notice, it is not possible to confirm whether a system exists or remains effective.

A licensed pest controller should be engaged without delay to inspect the property and, if a termite management system is present, install a compliant durable notice. It is also strongly recommended that an ongoing termite management plan be established to maintain long-term protection of the property.

Regular timber pest inspections should be carried out every 6–12 months.

Finding 6.05

Building: Main Building

Location: Bedroom 3 and Rumpus Ground Level

Finding: B | EMR | Moisture conditions conducive to deterioration

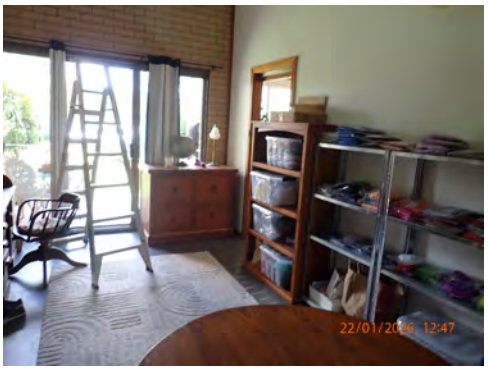
Information:

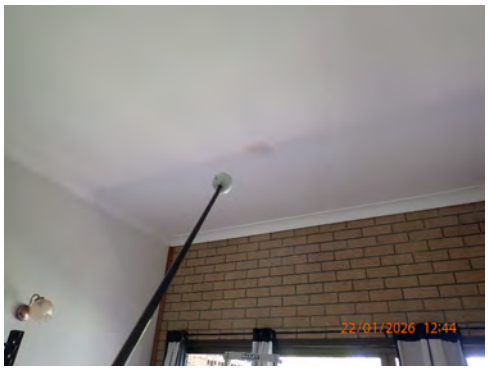
During the inspection, moisture was observed to the ceiling in this area. Although the exact source of moisture could not be confirmed at the time of inspection, the presence of moisture indicates conditions that are conducive to material deterioration and may also increase the risk of concealed damage if the issue persists.

Moisture at ceiling level is commonly associated with roof leaks, plumbing defects, condensation, or moisture migration from adjoining building elements. If left unmanaged, these conditions may lead to staining, mould growth, degradation of ceiling linings, and deterioration of concealed structural components.

A licensed builder or qualified plumber, depending on the suspected source, should be engaged to investigate and rectify the cause of moisture ingress. This should be attended to as soon as practicable to reduce the risk of ongoing deterioration.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out, and a more invasive inspection may be required to determine the full extent of any concealed moisture-related issues.





Finding 6.06

Building: Main Building

Location: Laundry

Finding: B | EMR | Moisture conditions conducive to deterioration – laundry

Information: During the inspection, elevated moisture readings were detected in the laundry area. While the exact source of moisture could not be confirmed at the time of inspection, the readings indicate conditions that are conducive to material deterioration if moisture exposure persists.

Laundry areas are regularly exposed to water use, and moisture in this location is commonly associated with plumbing leaks, failed seals, drainage issues, or moisture migration from adjoining building elements. If left unmanaged, these conditions may lead to deterioration of wall linings, cabinetry, skirtings, and other concealed building components.

A licensed plumber or licensed builder, depending on the suspected source, should be engaged to investigate and address the cause of moisture ingress. This should be attended to as soon as practicable to reduce the risk of further deterioration.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out, and further invasive inspection may be required to determine the full extent of any concealed moisture-related issues.

Finding 6.07

Building: Main Building

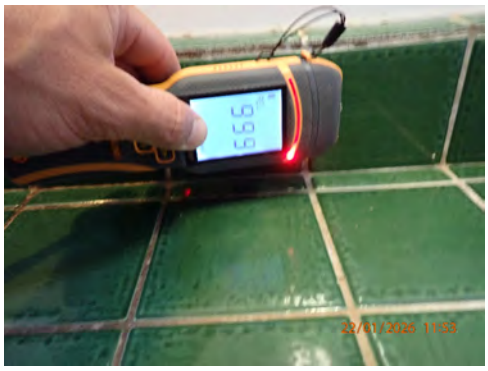
Location: Ensuite - Master

Finding: B | EMR | Moisture conditions conducive to deterioration – shower hob

Information: Moisture was detected to the shower hob at the time of inspection. While the source could not be confirmed, the presence of moisture indicates conditions that are conducive to deterioration if left unmanaged.

Moisture in this area is commonly associated with regular water exposure, deteriorated grout or sealant, or compromised waterproofing. A licensed builder or waterproofing specialist should be engaged to investigate and address the cause as soon as practicable.

The moisture meter used operates on a scale from 0 to 999. Readings above 200 are considered elevated. Concealed damage could not be ruled out.



Finding 6.08

Building:	Main Building
Location:	Bathroom 2 Ground Level
Finding:	TP | Conducive | Elevated moisture – bathroom

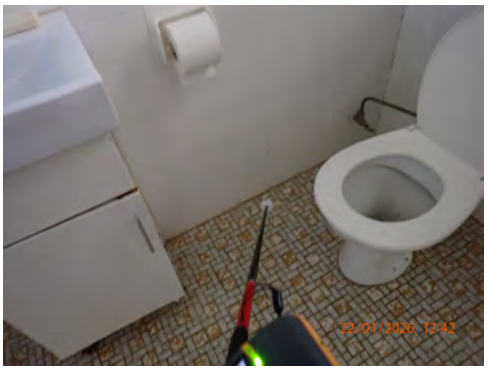
Information:

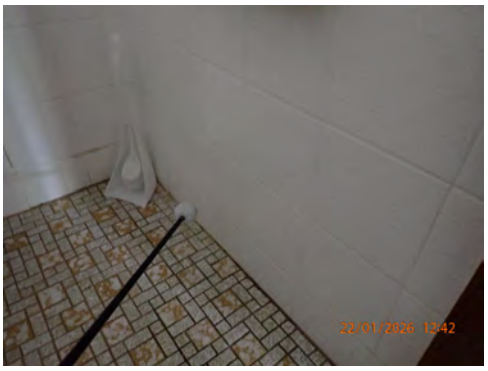
Elevated moisture levels were detected within the bathroom at the time of inspection. The moisture meter used operates on a scale from 0 to 999, with readings above 200 considered elevated. Elevated moisture in wet areas may be associated with factors such as deteriorated or missing sealant, cracked grout, plumbing fixtures, or waterproofing performance.

The presence of elevated moisture in this location creates conditions conducive to timber pest activity, including subterranean termites, as well as an increased risk of fungal decay if left unmanaged. Moisture was also detected to areas outside the shower recess, which may indicate moisture migration beyond the intended wet area; however, this observation does not, in isolation, confirm a waterproofing failure.

At the client's discretion, a qualified plumber or licensed builder may be engaged to further assess the area, including leak detection or moisture investigations if conditions persist or worsen. More invasive inspection may be required to determine whether any concealed moisture-related deterioration is present behind finishes.

Ongoing monitoring of this area is recommended as part of routine timber pest management, with regular timber pest inspections at intervals of 6–12 months advised.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Fencing All Areas
Finding:	B | Timber | Wood rot noted to external timber fence posts

Information: At the time of inspection, wood rot was noted to sections of the external timber boundary fence posts. The deterioration was observed in accessible areas, particularly at or near ground contact points.

Timber boundary fences are commonly constructed with posts embedded directly into the ground. Due to ongoing exposure to soil moisture and weather conditions, timber decay in these locations is a common occurrence and generally consistent with the typical construction method used for timber boundary fencing. If left unmanaged, deterioration may progress and reduce the structural stability of the fence over time.

A fencing contractor or licensed carpenter should be engaged to assess the extent of deterioration and repair or replace affected posts as required. These works can be carried out at the owner's discretion, with ongoing monitoring recommended as part of routine maintenance.

Finding 7.02

Building: Main Building

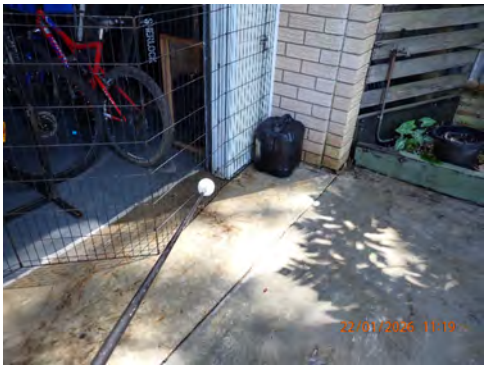
Location: Rear

Finding: B | Timber | Localised wood rot observed

Information: During the inspection, evidence of localised wood rot (fungal decay) was observed to sections of timber building elements. Timber decay of this nature commonly develops where materials are exposed to moisture over time and is often associated with general weathering, drainage conditions, or age-related deterioration.

Wood rot is a relatively common condition in external timber elements and does not necessarily indicate a current structural failure. Routine maintenance and management of moisture exposure will assist in slowing further deterioration and extending the service life of the affected timbers.

Depending on presentation and future use, maintenance works such as improved drainage, sealing, or replacement of affected sections may be considered. Consultation with a licensed builder or suitably qualified tradesperson may be undertaken at the owner's discretion to obtain advice on appropriate remedial options and timing.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

The property is in fair condition when compared with others of similar age and construction. The inspection identified a combination of major defects, minor defects, safety hazards, and maintenance-related items within the accessible areas at the time of inspection.

The most significant concerns relate to elevated moisture and dampness identified in several internal areas and within the subfloor. While no active leaks were confirmed at the time of inspection, these conditions require further investigation to reduce the risk of ongoing deterioration and concealed damage. No active termite activity was identified; however, several conditions conducive to timber pest activity were noted and should be addressed.

Overall, the property would benefit from timely rectification of moisture-related issues and safety items, along with routine maintenance of minor defects. This summary should be read in conjunction with the full report and its stated limitations.

For further information, advice and clarification please contact Nick Grobler on 0432 279 089

The following items were noted as -For your information

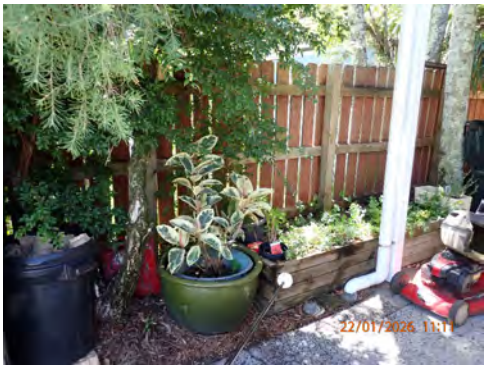
Noted Item

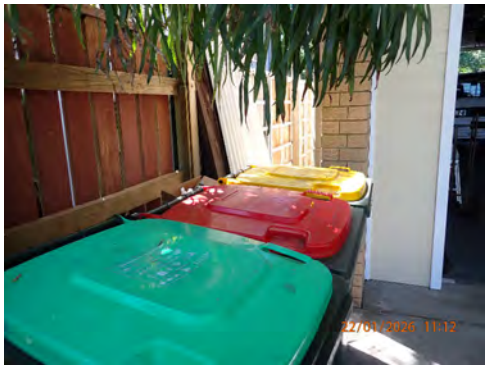
Building:

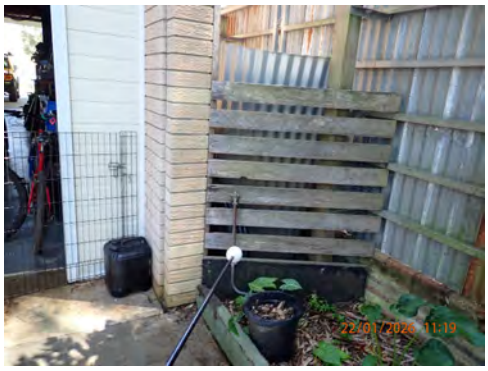
Location:

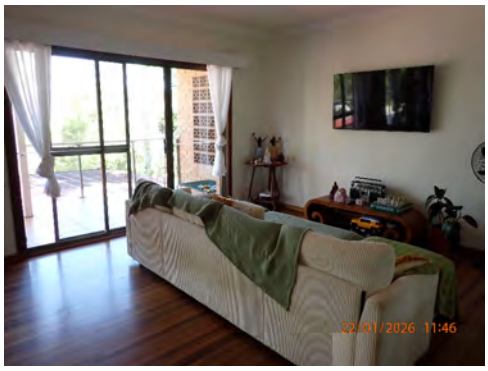
Finding: Additional Photos - Obstructions and Limitations

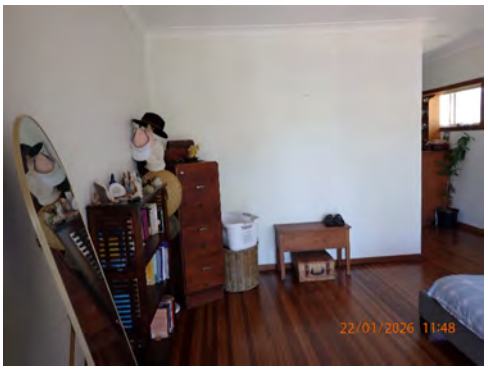
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







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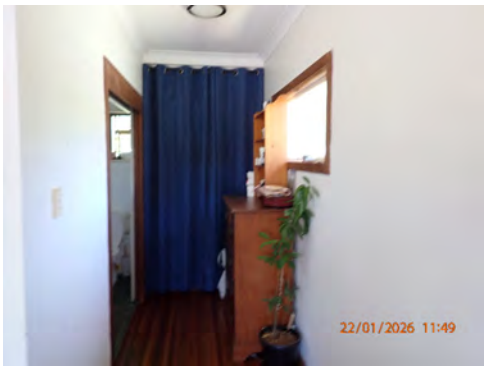
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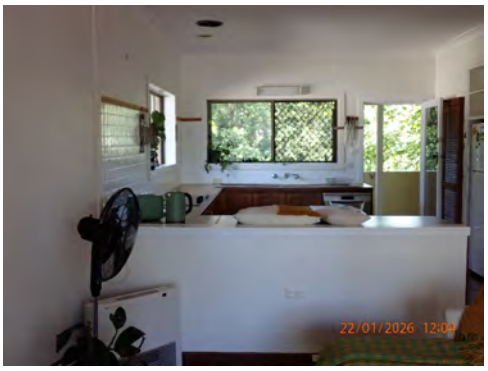
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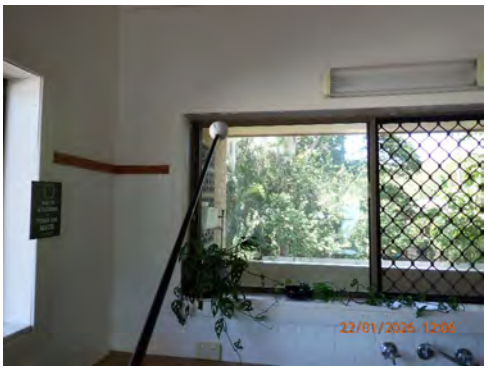


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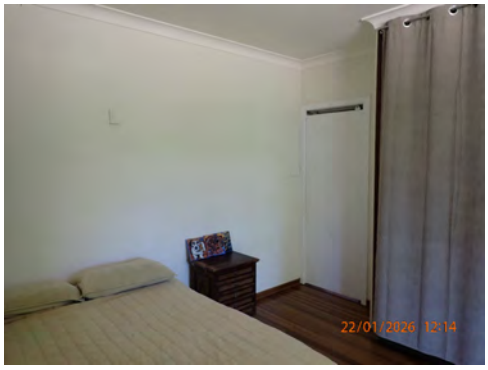
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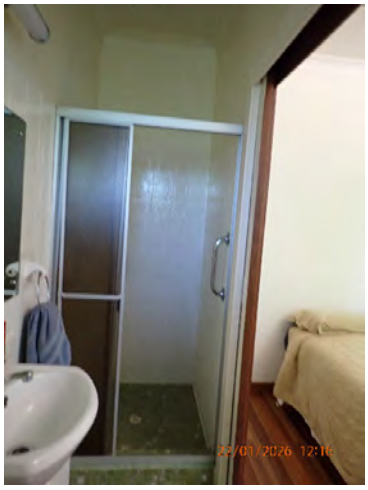


Noted Item

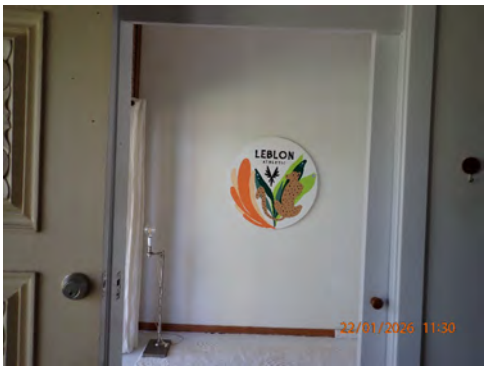
Building: Main Building

Location: Bedroom 3 Ground Level

Finding: B | General | No floor covering present at time of inspection

Information: At the time of inspection, no floor covering was present in this area. As a result, the condition of any future floor finishes could not be assessed.

The absence of floor coverings does not indicate a defect in itself; however, once floor finishes are installed, ongoing monitoring is recommended to ensure no issues such as moisture, movement, or surface damage become apparent



Noted Item

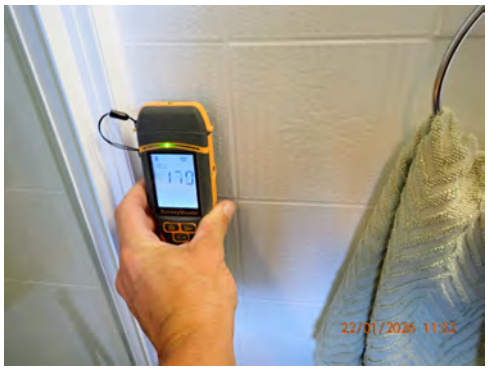
Building: Main Building

Location: Ensuite - Master

Finding: B | EMR | Dry moisture readings around both shower recesses

Information: During the inspection, dry moisture readings were recorded around both shower recesses. No active moisture was detected at the time of inspection. The observations indicate that the surrounding areas are currently dry and not showing signs of active leakage.

It is important to note that the moisture detection device registers “wet” from readings of 200 and above on a scale of 0–999. Regular monitoring of these areas is recommended as part of routine maintenance to identify any future changes that may indicate moisture ingress



Noted Item

Building:	Main Building
Location:	Balcony Front
Finding:	B | Cladding | Unsuitable ceiling lining to front balcony

Information: During the inspection, the ceiling lining material used to the front balcony was observed to be unsuitable for external exposure and not intended for use in this location. The material appears inconsistent with products designed for outdoor or weather-exposed environments.

Ceiling linings installed externally are required to be moisture-resistant and suitable for ongoing exposure to weather, humidity, and temperature fluctuations. Use of an inappropriate material may lead to premature deterioration, sagging, staining, or failure of fixings over time, and may also increase maintenance requirements.

A licensed builder should be engaged to assess the ceiling lining and replace it with a suitable external-grade material designed for balcony or soffit applications. This should be attended to as soon as practicable to prevent further deterioration and ongoing maintenance issues.

Noted Item

Building: Main Building

Location: Roof Void

Finding: R | Roof Space | Restricted access and damaged sarking

Information:

Inspection of the roof space was carried out where safe and accessible at the time of inspection. Access to several areas was restricted due to the low roof pitch, insulation coverage, and sarking installation, which collectively obstructed visibility and limited inspection of framing timbers, ceiling linings, and potential moisture entry points.

It was also noted that some sections of roof sarking were observed to be loose and damaged, which can reduce its effectiveness as a secondary moisture barrier and contribute to minor condensation or water ingress issues if left unmanaged.

These obstructions and conditions are common in roof voids and limit the ability to identify concealed defects or areas of deterioration. It is recommended that damaged sarking be repaired or replaced, and improved access be provided where practicable. A licensed builder or pest inspector should be engaged to re-inspect the roof void once access and visibility have been improved.

Photographs included are indicative only and do not constitute an exhaustive record of all conditions within the roof space.

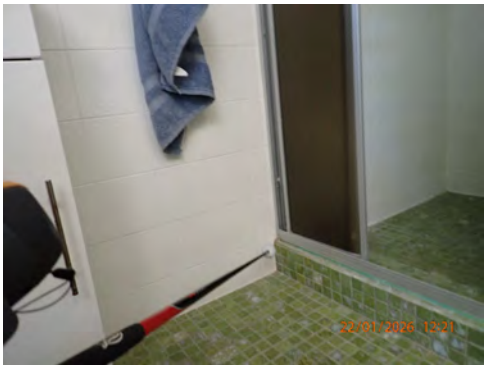
Noted Item

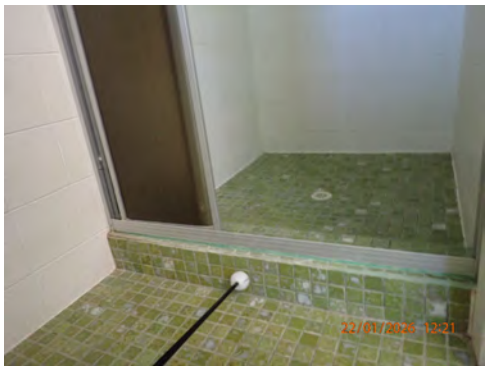
Building:	Main Building
Location:	Bedroom 2 ensuite
Finding:	B | EMR | Dry moisture readings recorded to shower recess and adjoining wall

Information:

During the inspection, dry moisture readings were recorded to the middle and upper sections of the shower recess, as well as to the wall adjoining the rear of the shower. These observations indicate that the surrounding wall areas are currently dry and that any potential moisture is confined within the shower recess itself. The condition should be monitored over time for any signs of water egress or deterioration around the shower screen junctions, as movement or failed sealant can allow leaks to develop.

The moisture-meter device used operates on a scale from 0 to 999, with readings above 200 considered elevated. Regular monitoring of these areas is recommended as part of routine maintenance to identify any future changes that may indicate moisture ingress.



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Definitions to help you better understand this report

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

Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Termites Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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