



Building and Timber Pest Inspection Report

Inspection Date: Tue, 20 Jan 2026

Property Address: 251 Gundurimba Rd, Monaltrie NSW 2480, Australia



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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: Tue, 20 Jan 2026

Modified Date: Wed, 21 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 251 Gundurimba Rd, Monaltrie NSW 2480, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Dean Huxley Ph: 0410 535 121
Email: Yamba@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Yamba)

Company Address and Postcode: Yamba 2464

Company Email: Yamba@jimsbuildinginspections.com.au

Company Contact Numbers: 0410 535 121

Special conditions or instructions

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

The following apply: This report 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 with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Timber damage and activity maybe located to in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete, Masonry Piers, Piers - Steel, Slab on ground, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South East
Other Building Elements	Fence - Fabricated Metal Fence, Garage
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Skirting Boards, Stair Railing, Staircase, Internal Joinery, Veranda Posts
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Concrete Block, Timber Framed and Clad, Weatherboards
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
- Posts
- Slab
- 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:

- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Site - Part.

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
- Above safe working height
- Ceiling linings
- Decking
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- No safe point from which to access roof exterior
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Stairs front and rear
Finding:	Front and Rear Staircases – Insufficient Fall Protection to Balustrades
Information:	The balustrades to the front and rear staircases were found to have inadequate fall protection at the time of inspection. This presents a potential safety risk, particularly for occupants and visitors, and does not provide sufficient protection against falls. It is recommended that a suitably qualified carpenter or builder install compliant balustrades or handrails as deemed necessary to improve safety and meet current standards.



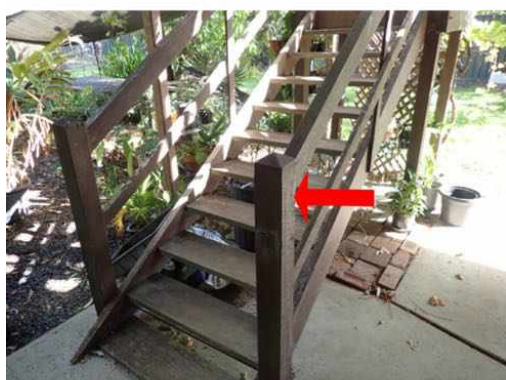
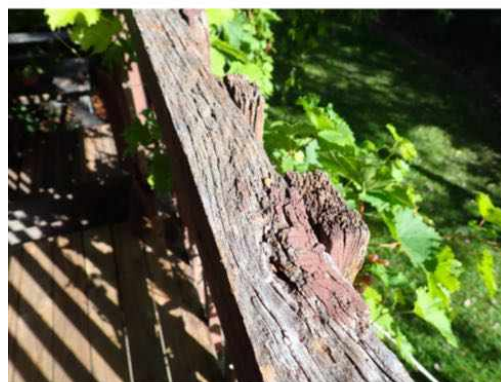
Major Defect

Finding 2.01

Building:	Main Building
Location:	Side decked area

Finding: Side Decked Area – Timber Stairs and Balustrade Age-Related Deterioration

Information: The timber stairs and balustrade to the side decked area were found to show age-related deterioration at the time of inspection. This may affect the structural integrity, safety, and appearance of the area if left unaddressed. It is recommended that a suitably qualified carpenter carry out repairs, maintenance, or replacement of affected components as deemed necessary to ensure the stairs and balustrade remain safe and serviceable.



Finding 2.02

Building: Main Building

Location: Roof

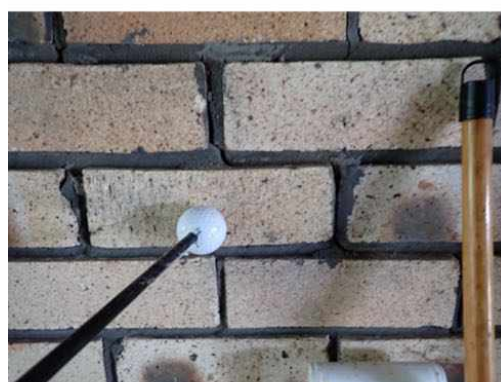
Finding: Gutters – Rusted and Require Replacement

Information: The roof gutters were found to be rusted at the time of inspection, indicating age-related deterioration. Rusted gutters may leak and fail to effectively direct rainwater away from the building, potentially causing water damage to walls, foundations, and other building elements. It is recommended that a suitably qualified plumber or roofing contractor replace the affected gutters as deemed necessary to ensure proper drainage and prevent further deterioration.



Finding 2.03

Building: Main Building
Location: Brick wall in middle of building
Finding: Brick Wall – Structural Cracks Identified
Information: Several cracks were identified to the brick wall in the middle of the building, and the cracking is considered to be structural in nature. This may indicate underlying movement or stress within the building structure. If left unaddressed, further deterioration and structural issues may occur. It is recommended that a suitably qualified structural engineer or builder assess the cracking and carry out any necessary repairs or remedial works as deemed necessary.



Finding 2.04

Building:	Main Building
Location:	Fascia boards
Finding:	Fascia Boards – Wood Rot Identified
Information:	Wood rot was identified to the fascia boards at the time of inspection. This is likely due to prolonged exposure to moisture and weathering. If left unaddressed, the deterioration may lead to further damage to the roof edge and associated building materials. It is recommended that a suitably qualified carpenter or builder repair or replace the affected fascia boards as deemed necessary to prevent further deterioration.



Finding 2.05

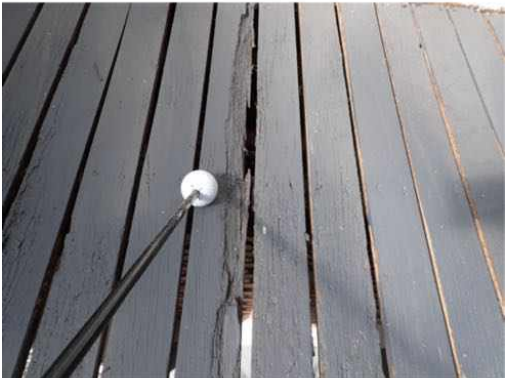
Building: Main Building
Location: External walls
Finding: External Cladding – Damage at Multiple Locations
Information: Damage was identified to the external cladding at multiple locations at the time of inspection. This may allow moisture ingress and lead to further deterioration of the building materials if left unaddressed. It is recommended that a suitably qualified carpenter or builder repair or replace the affected cladding as deemed necessary to maintain the integrity of the building exterior.





Finding 2.06

Building: Main Building
Location: Front decked area
Finding: Front Timber Decked Area – Age-Related Deterioration to Decking and Handrail/Balustrade
Information: Age-related deterioration was identified to the front timber decking and the handrail/balustrade at the time of inspection. This is consistent with prolonged exposure to weathering over time. If left unaddressed, the condition may continue to deteriorate and affect the safety and serviceability of the deck. It is recommended that a suitably qualified carpenter carry out maintenance, repairs, or replacement of affected components as deemed necessary.



Finding 2.07

Building:	Main Building
Location:	Front decked area
Finding:	Top Floor Entry Area – Water Pooling
Information:	Water pooling was observed in the top floor entry area at the time of inspection. This may be due to poor drainage, surface levels, or inadequate fall away from the building. If left unaddressed, ongoing moisture exposure may lead to deterioration of surrounding building materials. It is recommended that a suitably qualified tradesperson assess the area and carry out drainage or surface repairs as deemed necessary to prevent further water accumulation.



Minor Defect

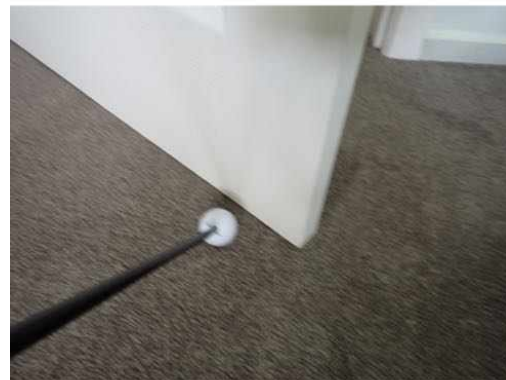
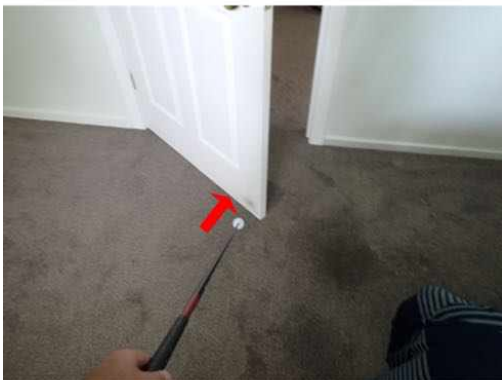
Finding 3.01

Building:	Main Building
Location:	Side door out to decked area
Finding:	Sliding Door to Deck Area – Difficult to Operate
Information:	The side sliding door providing access to the decked area was hard to open and close at the time of inspection. This is likely due to worn rollers, debris in the track, or poor alignment. It is recommended that a suitably qualified carpenter, glazier, or general handyman inspect and repair the door as deemed necessary to restore smooth operation.



Finding 3.02

Building:	Main Building
Location:	Bedroom
Finding:	Bedroom Door – Catching on Carpet
Information:	The bedroom door was observed to be catching on the carpet when opening and closing at the time of inspection. This is likely due to carpet height, poor door clearance, or minor door/frame misalignment. It is recommended that a suitably qualified carpenter or general handyman adjust or trim the door as deemed necessary to allow smooth operation and prevent further wear to the door or floor coverings.



Finding 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Tile to Carpet Transition – Poor Finish
Information:	The transition between the tiled flooring and carpeted flooring was found to be poorly finished at the time of inspection. This may create a trip hazard and lead to premature wear of the floor coverings. It is recommended that a suitably qualified carpenter, floor installer, or general handyman improve the transition as deemed necessary to provide a safer and more durable finish.



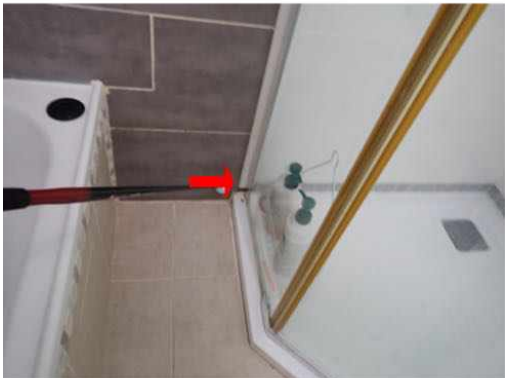
Finding 3.04

Building: Main Building
Location: Bathroom
Finding: Bathroom Floor Tiles – Drummy and Damaged
Information: Several floor tiles in the bathroom were found to be drummy and damaged at the time of inspection. This indicates poor adhesion and possible moisture-related issues, which may lead to further tile failure if left unaddressed. It is recommended that a suitably qualified tiler inspect the area and carry out repairs or replacement of the affected tiles as deemed necessary.



Finding 3.05

Building: Main Building
Location: Bathroom
Finding: Shower Base – Deteriorated or Missing Silicone
Information: The silicone seal around the shower base was found to be deteriorated or missing at the time of inspection. This may allow water to penetrate into surrounding building materials and cause moisture damage over time. It is recommended that a suitably qualified tradesperson re-seal the shower base with appropriate waterproof silicone as deemed necessary to prevent further deterioration.



Finding 3.06

Building:	Main Building
Location:	Rear of building
Finding:	Rear of Building – Surface Rust to Steel Post and Beam
Information:	Surface rust was observed on the steel post and beam at the rear of the building at the time of inspection. While the rust appeared to be superficial, ongoing corrosion may lead to deterioration of the steel over time if left unaddressed. It is recommended that a suitably qualified tradesperson clean, treat, and protect the affected steelwork as deemed necessary to prevent further corrosion.



Finding 3.07

Building:	Main Building
Location:	Ground floor concrete
Finding:	Ground Floor Concrete – Multiple Minor Cracks
Information:	Multiple minor cracks were observed in the ground floor concrete at the time of inspection. These appear to be consistent with general shrinkage, age-related movement, or minor settlement. While not considered structurally significant at this time, ongoing movement may lead to further deterioration if left unaddressed. It is recommended that the cracks be monitored and repaired as deemed necessary by a suitably qualified tradesperson to help prevent moisture ingress and future damage.





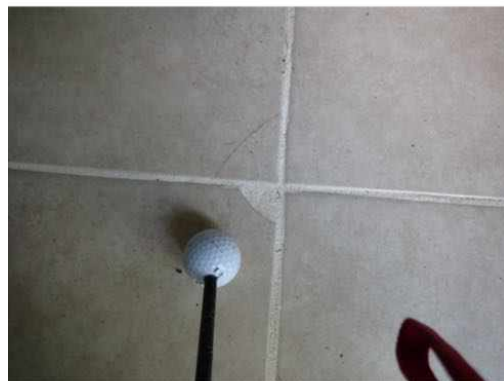
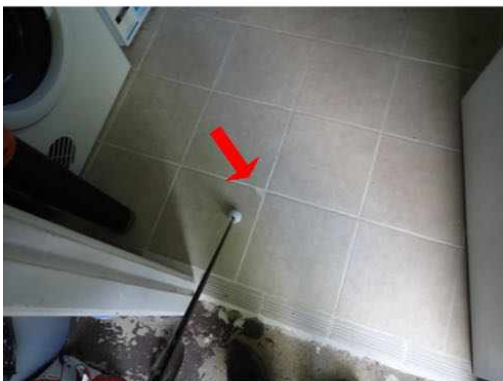
Finding 3.08

Building: Main Building

Location: Laundry

Finding: Laundry – Cracked Floor Tile

Information: A cracked floor tile was identified in the laundry at the time of inspection. It is recommended that a suitably qualified tiler repair or replace the affected tile as deemed necessary to maintain a durable floor surface.



Finding 3.09

Building: Main Building

Location: Laundry

Finding: Shower Tap Wall Penetrations – Not Sealed

Information: The wall penetrations around the shower taps were not sealed at the time of inspection. This may allow moisture to enter the wall cavity and cause damage to internal building materials over time. It is recommended that a suitably qualified tradesperson seal the penetrations with appropriate waterproofing materials as deemed necessary to prevent further deterioration.



Finding 3.10

Building: Main Building

Location: Front decked area

Finding: Security Screen Door – Rusted

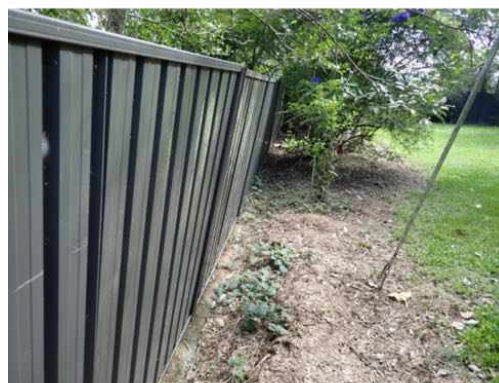
Information: The security screen door was found to be rusted at the time of inspection, indicating age-related deterioration and exposure to weathering. If left unaddressed, the corrosion may worsen and affect the door's operation and appearance. It is recommended that a suitably qualified tradesperson repair, treat, or replace the door as deemed necessary to prevent further deterioration.



Finding 3.11

Building: Yard

Location:	Rear fence
Finding:	Rear Colourbond Fence – Leaning Out of Plumb
Information:	The rear Colourbond fence was observed to be leaning out of plumb at the time of inspection. This may be due to ground movement, deteriorated footings, or impact damage. If left unaddressed, the fence may continue to lean and lose stability. It is recommended that a suitably qualified fencing contractor or general handyman realign, repair, or replace the fence as deemed necessary to restore stability.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

No evidence was found

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Flooring system below bathroom
Finding:	Bathroom Subfloor – Wood Rot to Timber Flooring Beam
Information:	Wood rot was identified to a timber flooring beam below the bathroom, although the area was dry at the time of inspection. This is likely due to past moisture exposure from previous water leaks. If left unaddressed, the deterioration may compromise the structural integrity of the floor. It is recommended that a suitably qualified carpenter or builder investigate the cause, repair or replace the affected timber, and carry out any necessary remedial works as deemed necessary to prevent further deterioration.



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

- Asbestos Inspector
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Structural Engineer

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

- At the time of inspection, the property was found to be in fair condition when compared to homes of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Bedroom
Finding:	Ceiling Manhole – Sealed Shut
Information:	The ceiling manhole was found to be sealed shut at the time of inspection, restricting access to the roof void. This prevents proper inspection, maintenance, and monitoring of the roof space. It is recommended that a suitably qualified tradesperson make the manhole accessible as deemed necessary to allow safe and proper access to the roof void.



Noted Item

Building:	Main Building
Location:	Side decked area
Finding:	Side Decked Area – General Maintenance Required
Information:	The side decked area was found to be in need of general maintenance at the time of inspection. This may include cleaning, re-coating, tightening fixings, and minor repairs to address weathering and deterioration. It is recommended that a suitably qualified carpenter or general handyman carry out maintenance works as deemed necessary to maintain the safety, appearance, and durability of the deck.



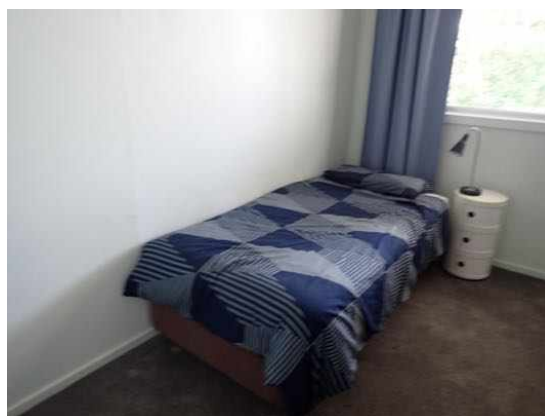
Noted Item

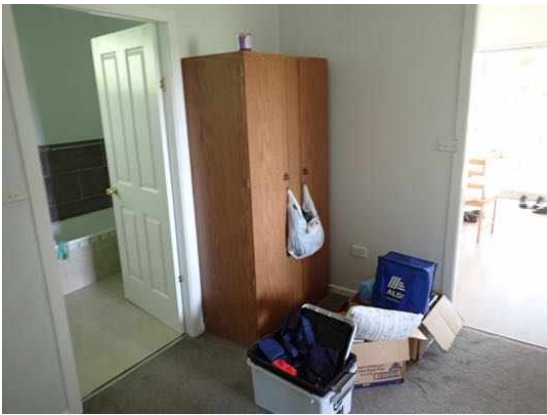
Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the area 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.





Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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