



# Building and Timber Pest Inspection Report

Inspection Date: Mon, 22 Dec 2025

Property Address: 7 Sotterra Walk Fraser rise



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 22 Dec 2025

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 7 Sotterra Walk Fraser rise

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Client's Email Address:

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Client's Phone Number:

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Consultant: Cliff Hall Ph: 0417855535  
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Company Name: Jim's Building Inspections Port Melbourne

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Company Contact Numbers: 0417855535

## 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: Not Applicable

## Section A Results of Inspection - summary

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

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

## Section B General

### General description of the property

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Building Type	Terraced, Residential, Townhouse
Company or Strata title	Unknown
Floor	Slab - Waffle Pod or Waffle Slab, Suspended Timber Frame, Concrete, Chipboard
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Garage, Footpath, Party Walls, Porch
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Floating Floor, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed, Pitched
Storeys	Double
Walls	Hebel Clad, Rendered
Weather	Fine

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## 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.

- The Site
- Wall Exterior
- Interior
- Gardens
- Exterior
- Roof Exterior - First Floor Only
- Roof Void - Part
- Roof Exterior - Part

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.
- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

## Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Wall linings
- Webbing of roof trusses - not trafficable
- Unsafe to Access Roof - No Fall Protection System
- Solar Panels
- Roof framing - not trafficable
- Insulation
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings

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:	Balcony
Finding:	External power point not sealed
Information:	It was observed that the external power point to external wall was not adequately sealed from moisture ingress.

All external power points are to be sealed (generally at the top) to prevent moisture ingress to the fitting.

Moisture inside a fitting can cause earth leakage, power cut out and could cause injury to persons

A licensed electrician should review immediately



#### Finding 1.02

Building:	Main Building
Location:	Ensuite
Finding:	Toilet seat loose
Information:	It was observed that the toilet seat was loose and unstable.

Loose seats can cause fall injury to persons while in use and lead to serious injury

A licensed sanitary plumber should be engaged to review prior to use



## Major Defect

No evidence was found

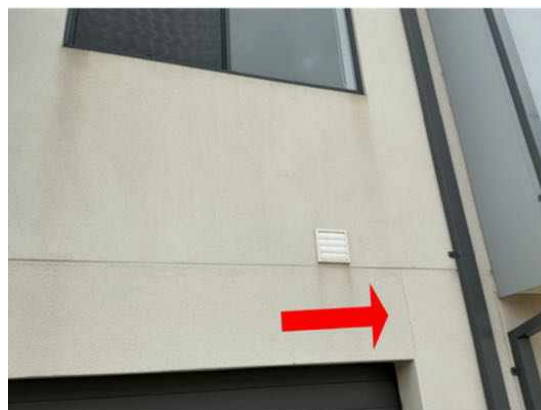
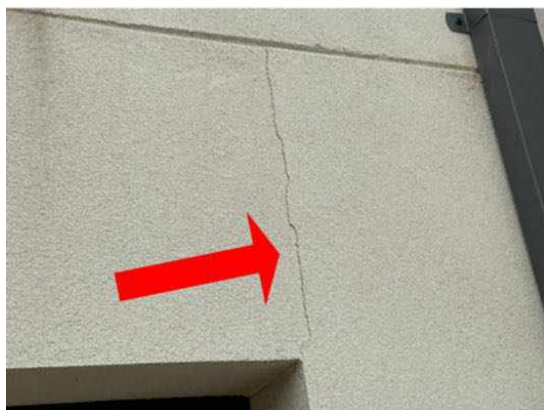
## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: All External Areas  
 Finding: Cracks to external render - Category 1  
 Information: It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification, however to maintain the aesthetic appeal of the building the building owner may wish to undertake repairs. An experienced rendering contractor should be engaged to review at the owners discretion Always contact your building inspector should cracks widen, lengthen, or become more numerous.



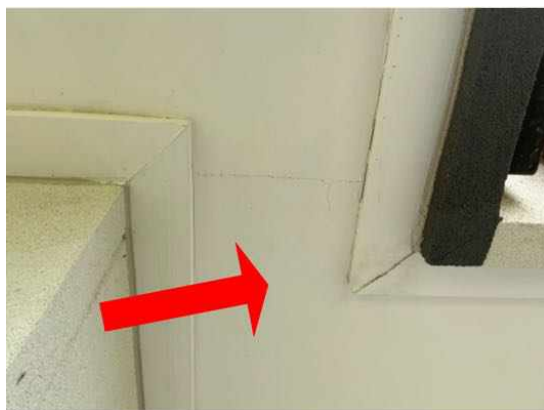


### Finding 3.02

Building:	Main Building
Location:	Porch
Finding:	Water leak - Inactive at the time of the inspection
Information:	Water leaks generally occur when a particular area of the property is not weather- or water-tight. While the damage in this area appears to be from an old inactive water leak, the area should be monitored frequently for the recurrence of any dampness.

Repair and / or replacement of previously affected building elements is at client discretion. Consider a further invasive inspection: removal of obstructions around the damaged area may reveal further damage which has been concealed. A more significant or major defect may be identified at this time.

Where recurrence of an active water leak is identified, a qualified plumber should be appointed immediately to rectify the leak and advise on any further preventative works as necessary.



### Finding 3.03

Building:	Main Building
Location:	Garage entry paving
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Hairline cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.04

Building:	Main Building
Location:	Ensuite
Finding:	grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower base.

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

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of 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 3.05

Building: Main Building  
 Location: Garage  
 Finding: Crack in concrete slab - Category 0  
 Information: A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level.

The approximate width of the crack to be considered Category 0 is 0.3mm, or change in offset of less than 8mm when a 3m straight edge is placed over the defect.

No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.



### Finding 3.06

Building: Main Building  
 Location: All Internal Areas  
 Finding: Minor shrinkage cracking  
 Information: It was observed that there was minor shrinkage and building movement cracking throughout the building especially at skirting board level.

This cracking would not be considered non defective on a house that is of this age however it is an aesthetic defect and it detracts from the overall appearance of the building.

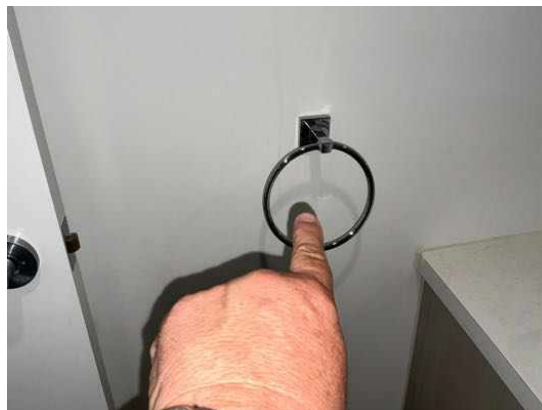
The owner may wish to engage a qualified painter or general handyman to review this minor cracking at the owner's convenience



### Finding 3.07

Building: Main Building  
 Location: Bathroom  
 Finding: Towel ring - Loose  
 Information: The towel ring was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the towel ring to its original fixing. A general handyman may be required to perform these works.



### Finding 3.08

Building:	Main Building
Location:	Roof Exterior
Finding:	Deteriorated silicon sealant
Information:	It was observed at the time of the inspection that the silicon ceiling around the air conditioning surface dog has deteriorated and the rubber deck tight flashing has moved.

The silicone sealant should be reapplied as soon as possible possible by a licensed plumber or general handyman to prevent any possible future water ingress to the roof space



### Finding 3.09

Building:	Main Building
Location:	Kitchen
Finding:	Bench top sealant deteriorated and cracked
Information:	It was observed at the time of the inspection that the silicon sealant to the kitchen bench top has deteriorated and cracked. The sealant is to prevent water ingress penetrating between the wall and bench top when the kitchen is in use.

A general handyman should be engaged to review at the owners discretion.



### Finding 3.10

Building: Main Building

Location: Bathroom

Finding: Water damage to bathroom door frame

Information: It was observed at the time of the inspection that there was some water damage and swelling which has occurred to the bathroom door frame at floor level. After testing the shower, it was observed that the water damage is unlikely to have been caused by leaks within the shower closet. It may be caused by water being left on the surface of the floor tiles after using the shower and eventually the custom wood door frame has soaked up the moisture and caused some deterioration of the door frame.

A waterproof specialist should be engaged to ensure there is no leakage from the shower closet and a qualified carpenter or handyman should be engaged to review the deteriorated door frame as soon as possible



### Live Timber Pest Activity

No evidence was found

### Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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



### Finding 6.02

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



### Finding 6.03

Building: Main Building  
Location: Porch  
Finding: Air conditioner condenser pipe not connected  
Information: The A/C Condenser overflows were found to be disconnected from the stormwater system and is creating excessive moisture to the surrounding area.

Such leaking creates an environment which is conducive to an array of defects including water damage to associated building materials and the attraction of termites or timber pest infestation.

A Licensed plumber should be engaged to review as soon as possible



### Finding 6.04

Building:	Main Building
Location:	Porch
Finding:	Balcony floor waste - Disconnected overflow
Information:	The balcony floor waste overflow was found to be disconnected from storm water drainage and is creating a possible excessive moisture to the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect to the stormwater to the balcony overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

### Finding 6.05

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

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.



### Finding 6.06

Building:	Main Building
Location:	Garage
Finding:	Strip drain - Blocked
Information:	Blockages prevent building elements from operating as intended, detracting from the overall function of the affected building elements. Additionally, the lack of general maintenance may lead to the development of more significant defects, such as damage to surrounding building materials.

Blocked drains provide excessive moisture to the area which is conducive for termite infestation

Blockages and environmental debris should be removed and addressed promptly, as they will lead to the development of secondary building defects. The blockage should be removed as the primary rectification works.

A general handyman or the home owner may wish to review as soon as possible

### Evidence of fungal decay activity and/or damage

No evidence was found

**Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Building:

Compared to other buildings of a similar age, this Hebel clad dwelling at the time of inspection was found to be in a good condition. Significant items have been identified. These have been noted in the

body of the report and will require addressing. General wear is also evident throughout the property.

There were two Safety Hazards observed on the property being:

1/Loose toilet seat

2/External power point not sealed

There were no Major Defects observed on the property.

Some minor defects were found and are listed in the body of the report

Maintenance work items and minor defects needing attention may be performed at the client's discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as gutters being cleaned, wet areas kept sealed and exterior timbers kept painted, would help with any further deterioration to these elements.

A residual current device was in place (safety switch) for electrical power.

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Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques, moisture meter. Termite activity (past or active) is likely on the property, and this damage may be concealed.

The provision of a termite management system to prevent termite attack is highly recommended for all properties even if located in a designated non-termite area. The client may consider gaining further advice from a licensed Timber Pest Technician as to the costs and procedures involved with this application.

No observable evidence of termite activity was found in the accessible areas at this time.

No evidence of borer damage was found in the accessible areas at the time of inspection.

Some areas, as noted in the report, were found to be conducive to termite activity. These items should be addressed as best as possible to prevent any potential Termite activity.

Fungal decay was not evident at the time of inspection.

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low

pitch and method of construction allowing only a limited visual inspection from a distance.

Defects and/or timber pest may be present and not detected.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

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#### NOTED ITEMS

1. Once I have left the property, my report is outdated.

2. Any, Minor defect could become a Major Defect if left unattended. A maintenance plan should be put in place once the clients take possession of the property.

These are just some examples

- Blocked Gutters
- Cracked/Weathered Roof Tiles
- Signs of previous leaks

3. Due to lack of clearance, pipes, ducts, debris a full inspection of the subfloor could not be done, so, the condition of some areas are unknown. N/A

4. Due to the skillion roof construction method and lack of clearance, ducts, heating unit, roof frame and pipes, a full inspection of the roof void could not be done so the condition of some areas is unknown.

5. All electrical and plumbing of the property, should be inspected by a licensed electrician and plumber. This will include all appliances and plumbing and electrical components of the property to, make sure they are working in a safe and compliant manner.

6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.

7/Limited access to the roof exterior through the roof hatch is noted

For further information, advice and clarification please contact Cliff Hall 0417855535

For further information, advice and clarification please contact Cliff Hall on: 0417855535

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

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





**Noted Item**

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





## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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