



Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 21 Gas St, Singleton NSW 2330, Australia



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	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.

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Original Inspection Date Fri, 20 Mar 2026

Modified Date Sat, 21 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 21 Gas St, Singleton NSW 2330, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: This report must be read in full and in conjunction with Section D5 – Assessment of the Overall Condition of the Property. The entire report should be reviewed to properly understand the findings, limitations, and context of the inspection.

The inspection and report reflect the condition of the property at the time of inspection only. Conditions

may change due to weather, occupancy, use, maintenance, or further deterioration. This report is valid for 90 days from the date of inspection.

This report focuses on the identification of safety hazards, major defects, and significant minor defects that may reasonably affect the property's condition, safety, serviceability, or value, or that may require repair, further investigation, or allowance in the foreseeable future. It is not an exhaustive list of all minor defects, cosmetic issues, or general wear and tear consistent with the age and use of the dwelling.

A non-invasive moisture meter was used as an auxiliary aid during the inspection. The instrument operates on a scale of 0–999, with readings above 200 considered elevated. Moisture readings are interpreted in conjunction with observable building condition and do not, on their own, confirm active leakage. As this was a visual, non-destructive inspection, concealed moisture-related damage may exist and cannot be ruled out.

The full extent of any termite damage, fungal decay, or concealed timber pest activity could not be determined due to inaccessible or concealed areas behind linings and finishes. Where applicable, further invasive inspection by a licensed pest controller may be required. Ongoing termite management and regular timber pest inspections are recommended.

Cladding observations are limited to visible condition only. Cladding type, composition, fixings, and concealed performance have not been identified or tested.

A drone was used to assist with visual inspection of roof areas where safe physical access was limited. The inspection was visual only and did not allow confirmation of concealed components or fixings. Further close-access inspection may be required.

Any verbal advice provided before or after the inspection is general in nature and does not form part of this written report.

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 good condition

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Part Slab and Part Subfloor
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	North
Other Building Elements	Driveway, Garage, Porch, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Fascias, Floating Floor, Floorboards, Internal Joinery, Skirting Boards, Timber Wall Panelling
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Single
Walls	Weatherboards
Weather	

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
- Gardens
- Interior
- Outbuildings
- Roof Exterior
- Roof Void - Part
- 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 - Part.
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Areas of skillion or flat roof - no access
- Ceiling linings
- Debris in gutters
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Porch
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- 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

No evidence was found

Major Defect

Finding 2.01

Building: Main Building

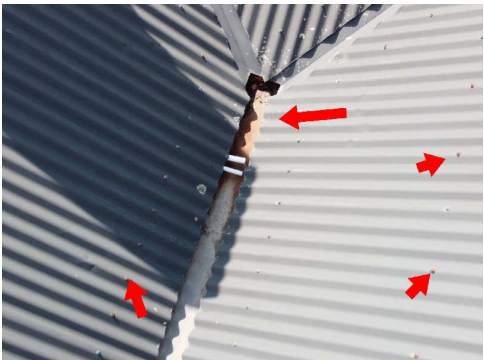
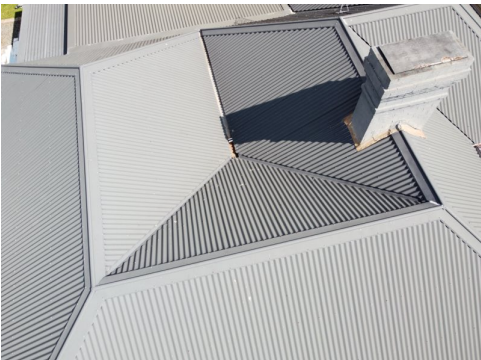
Location: Roof Exterior

Finding: Defective and incomplete roof flashings, sealing and corrosion – Roof

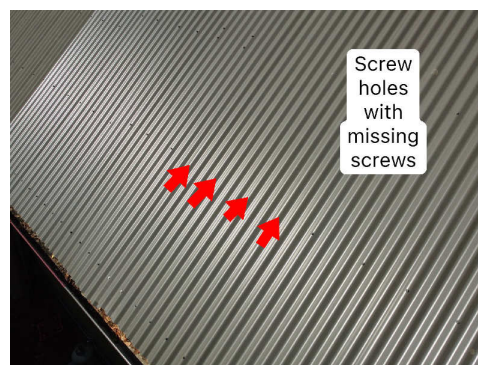
Information: A number of roof flashings were observed to be incomplete and inconsistently installed across multiple areas. Sections contained holes from previous fixings, and some junctions have been sealed with mastic or silicone rather than properly formed flashing. Flashings showed denting, and barge flashings have been installed in multiple short lengths. Flashings at the base of the chimney appear undersized, with sealant at joints and some fixings exhibiting corrosion. Lichen growth was noted to roof sheeting, along with multiple rusted fixings. The box gutter receiving discharge from three roof planes shows visible corrosion. Within the extension roof space, insulation had not been installed, leaf litter was present indicating debris ingress, and daylight was visible at the roof apex, suggesting incomplete sealing. No active leaks were evident at the time of inspection.

These conditions indicate the roof covering and associated junctions are not fully sealed and may be ineffective in preventing water ingress over time. Corrosion to fixings and the box gutter indicates ongoing deterioration, which may progress to leakage and affect adjacent building elements. The condition of concealed areas could not be confirmed.

A licensed roofer should be engaged to carry out further investigation and rectify as required. This should be done without delay.







Minor Defect

Finding 3.01

Building: Main Building

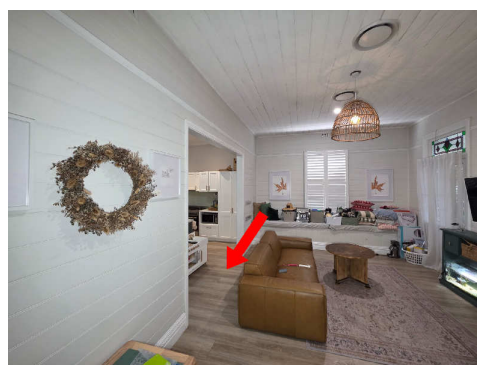
Location: Bedroom 1, 2, 3

Finding: Floors - bouncy

Information: The internal flooring in bedrooms 1-3 was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.



Finding 3.02

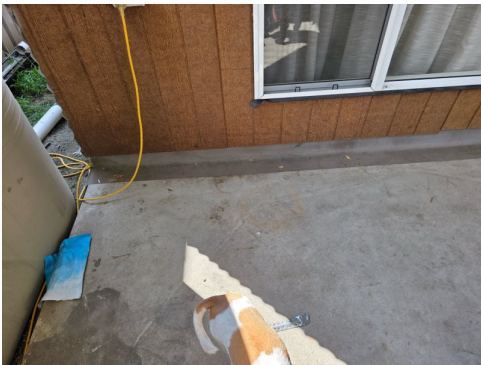
Building: Main Building

Location: Rear

Finding: Incomplete construction works – Rear extension

Information: External works to the building were observed to be incomplete at the time of inspection, with a builder present on site. Cladding installation is not finished in multiple areas, detailing around windows and doors remains incomplete, and alfresco flooring has not yet been installed. As a result, external envelope detailing and finishes are not complete, and performance in relation to weatherproofing and durability could not be fully assessed.

This condition limits the ability to confirm the standard of workmanship and whether the building envelope will perform as intended once completed. All works should be completed by the current builder, and completion, final detailing, and compliance should be confirmed prior to settlement.





Finding 3.03

Building: Main Building

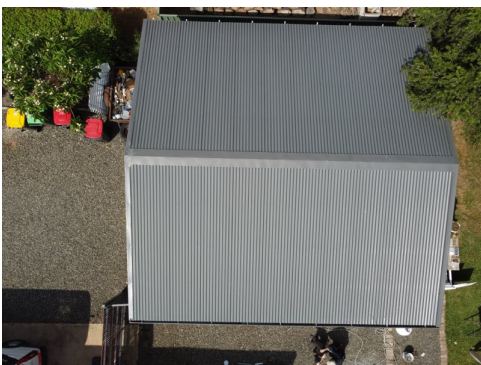
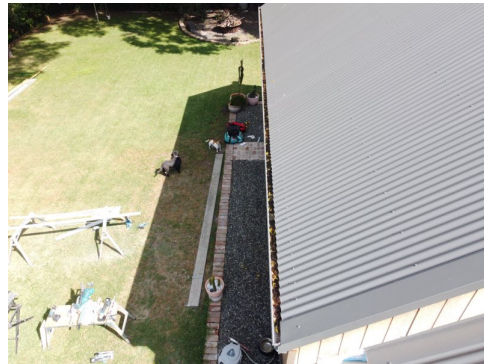
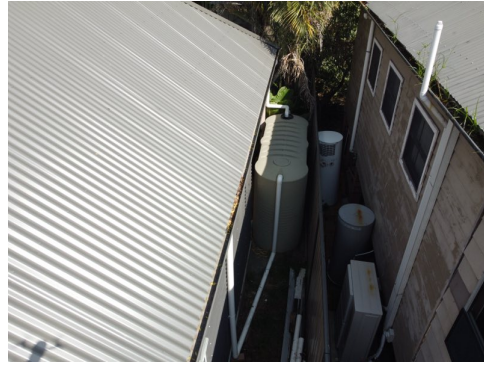
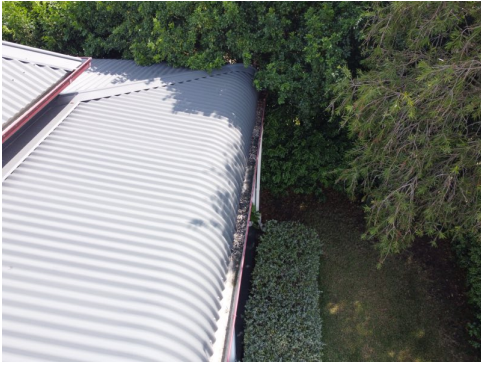
Location: Roof Exterior

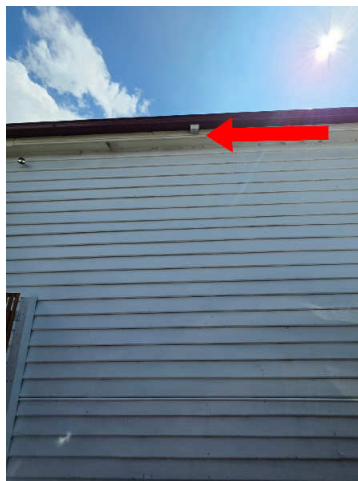
Finding: Roof drainage and debris accumulation – Multiple areas

Information: A build-up of leaf litter and debris was observed on the verandah roof, within the rear roof valley and to both sides of the extension. This also aligns with debris observed entering the roof void of the new extension above the master suite.

No gutter is installed along the side of the garage adjacent to the boundary. The guttering is incomplete along the side of the original house with a missing downpipe observed along this wall as well.

Debris build-up and incomplete drainage may restrict water flow and contribute to overflow or moisture-related deterioration. A licensed roofer should be engaged to assess and rectify as required. This should be done as soon as practicable.





Finding 3.04

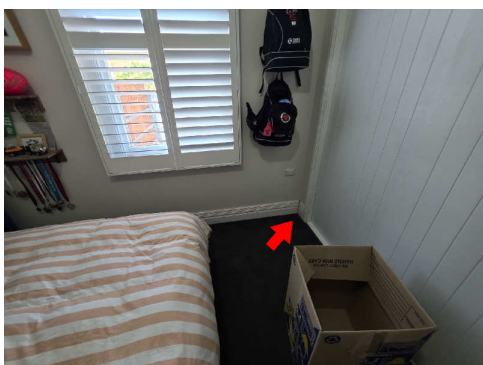
Building: Main Building

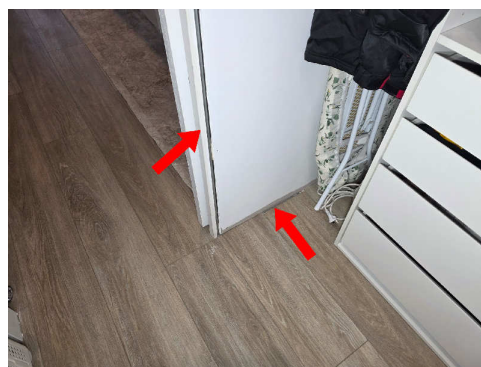
Location: Multiple Areas

Finding: Incomplete internal finishes – Multiple areas

Information: A number of internal items remain incomplete following recent renovation works, including joinery, trims, doors and general finishes across multiple areas of the house.

These items are unfinished and may leave building elements more susceptible to damage until completed. A licensed builder should be engaged to assess and complete works as required. This should be done as soon as practicable.







Finding 3.05

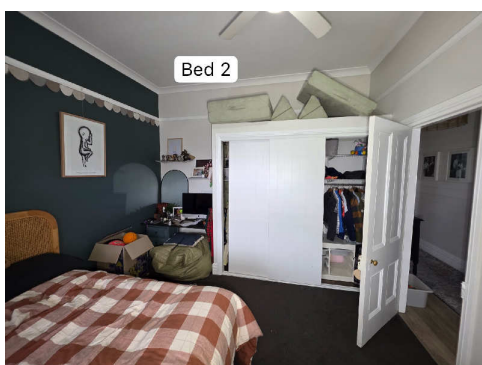
Building: Main Building

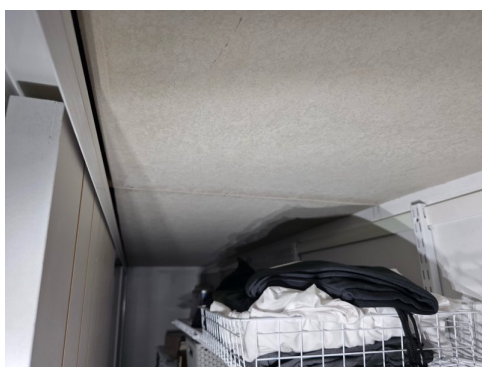
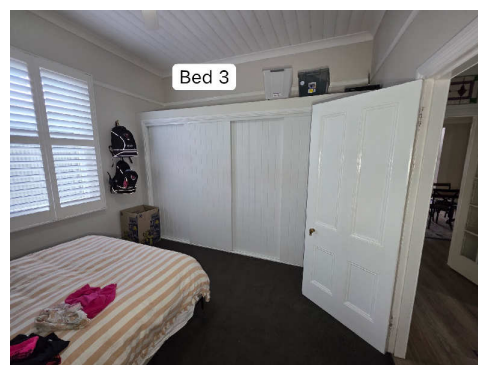
Location: Bedroom 2, 3

Finding: Incomplete wardrobes – Bedrooms 2 and 3

Information: The wardrobe in bedroom 2 is incomplete, with a missing sliding door and unlined wall and ceiling. The wardrobe in bedroom 3 has been sheeted but remains unfinished, with no setting, sanding or painting carried out.

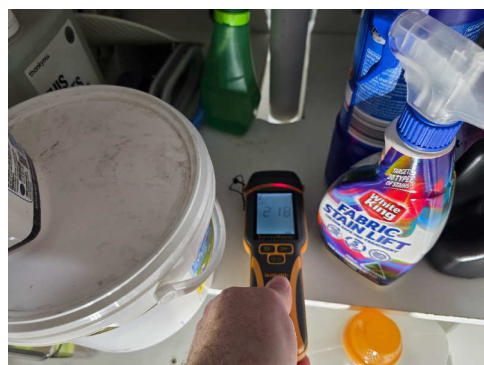
A licensed builder should be engaged to assess and complete works as required. This should be done as soon as practicable.





Finding 3.06

Building:	Main Building
Location:	Kitchen, Laundry, Garage
Finding:	Plumbing defects and moisture impact – Kitchen, laundry and garage
Information:	<p>The kitchen tap was loose at its base, moisture damage was observed to the cabinet beneath the laundry sink with low-level elevated moisture readings, and within the garage shower and toilet area no cold water was connected, with hot water discharging irregularly and forcefully. These conditions are consistent with defective or incomplete plumbing and localised moisture exposure.</p> <p>If left unaddressed, ongoing moisture may lead to further deterioration of cabinetry and unreliable use of fixtures. A licensed plumber should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.</p>





Finding 3.07

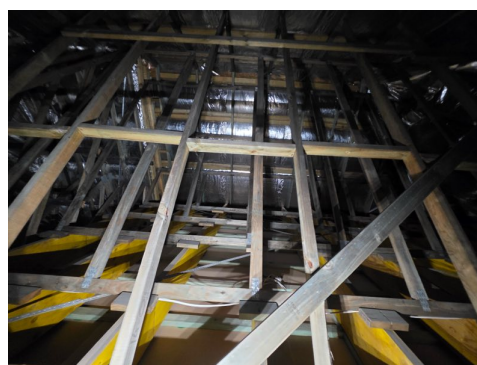
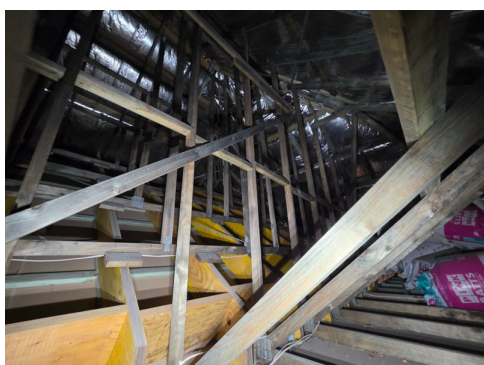
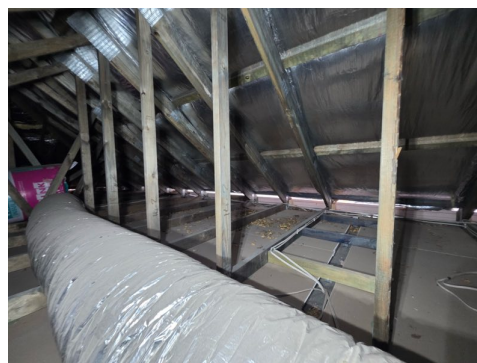
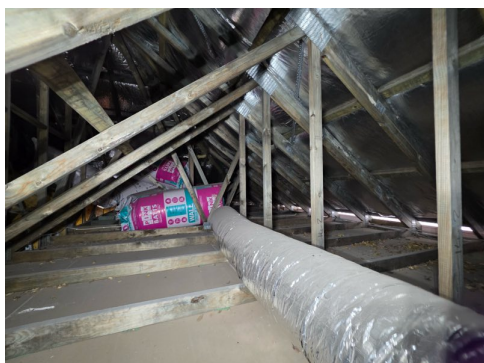
Building: Main Building

Location: Roof Void

Finding: Insulation batts present but not installed – new extension

Information: Insulation batts were observed in the roof void over the new extension; however, these had not been laid out across the ceiling at the time of inspection. As a result, insulation coverage to this area is incomplete and the thermal performance of the ceiling could not be achieved in its current state.

This may result in reduced energy efficiency and inconsistent internal temperatures until installation is completed. The insulation should be properly laid out across the ceiling by the current builder to ensure full coverage. This should be completed prior to settlement.



Finding 3.08

Building: Main Building

Location: Bedroom 3

Finding: Loose sash cord – Bedroom 3 window

Information: The sash cord to the bedroom 3 window is loose, indicating the sash weight is not properly connected. The sash is unlikely to remain in position when opened.

This affects normal operation and may lead to further damage if used in this condition. A qualified carpenter should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.09

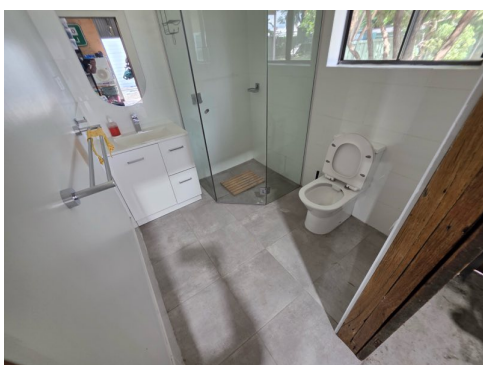
Building: Garage

Location: Bathroom

Finding: Broken floor tiles – garage shower

Information: Multiple floor tiles in the garage shower were observed to be cracked and fractured around the floor waste, consistent with impact damage from a heavy object. The damage is localised but has resulted in broken tile surfaces and compromised grout lines in this area. The condition of the underlying substrate and waterproofing could not be confirmed at the time of inspection.

Given the location in a wet area, the damaged tiles may allow water to penetrate beneath the surface and affect underlying materials over time. A licensed builder should be engaged to replace the affected tiles and make good as required. This should be done as soon as practicable.





Finding 3.10

Building: Main Building

Location: Bathroom, Laundry

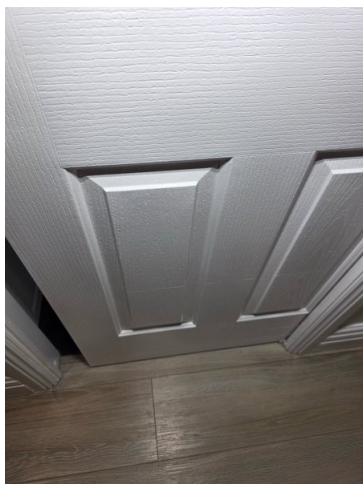
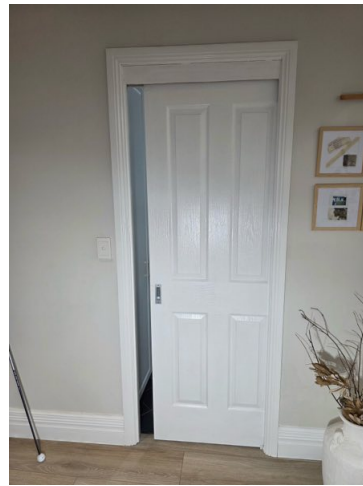
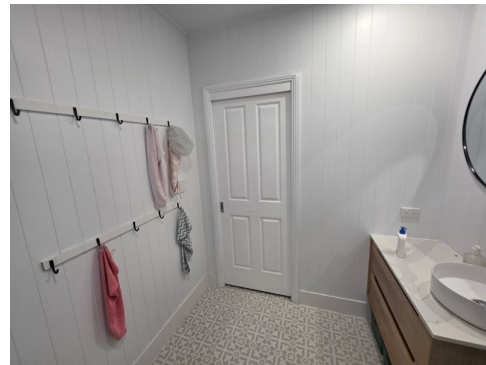
Finding: Damaged and restricted sliding doors

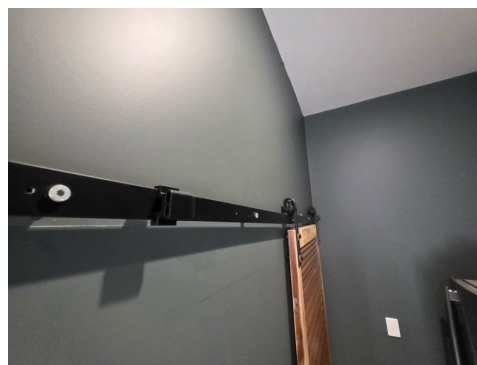
Information: The sliding door to the bathroom has a scratch to the internal face, consistent with contact against a protruding fixing within the cavity pocket.

The sliding door to the laundry was noted to be stiff and difficult to operate, and also has a scratch to the door face consistent with contact against a protruding fixing within the cavity.

The sliding door in the pantry is mounted on a faced fixed track. This track is insufficiently fixed to the wall and is dipping in the middle.

Ongoing use in this condition may result in further damage and reduced functionality of the doors. A qualified carpenter should be engaged to assess and rectify as required, including removal or trimming of protruding fixings and adjustment of door operation. This should be done as soon as practicable.





Finding 3.11

Building: Main Building

Location: Verandah

Finding: Exposed electrical meter board – External

Information: The electrical meter board along the side of the verandah is not enclosed within a protective meter box and is exposed to weather.

Exposure may contribute to deterioration of components over time. A licensed electrician should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.12

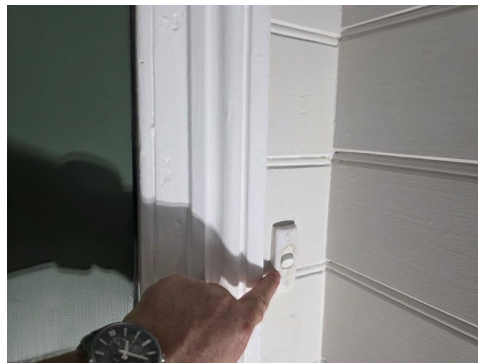
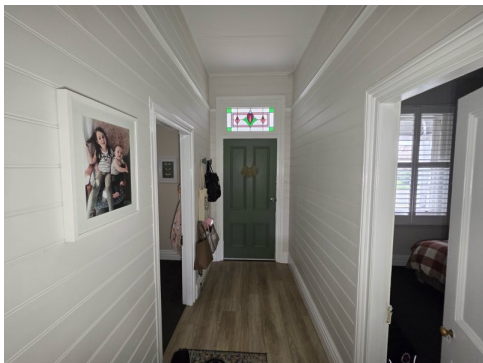
Building: Main Building

Location: Hallway

Finding: Non-operational light switch – Entry

Information: The light switch adjacent to the front door did not operate at the time of inspection. The fault appears to be isolated to the switch or local circuit, however no further testing was carried out.

This affects normal use of the area. A licensed electrician should be engaged to assess and rectify as required. This should be done as soon as practicable.



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: Yard

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds, particularly those constructed from untreated timber, were noted adjacent to the dwelling. These create a highly conducive environment for termite activity due to the combination of retained soil moisture from watering, direct soil contact, and the organic material in the soil and timber edging. Such conditions increase the risk of concealed termite ingress into the property, as termites can travel through the garden beds and enter the structure undetected.

Where practical, garden beds should be removed, relocated, or modified so that they do not abut the dwelling. Where this is impractical or undesirable, the risk of concealed termite activity remains. In these cases, a licensed pest controller should establish an ongoing termite management plan, and regular timber pest inspections should be carried out every 6–12 months to assist in protecting the property against infestation.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

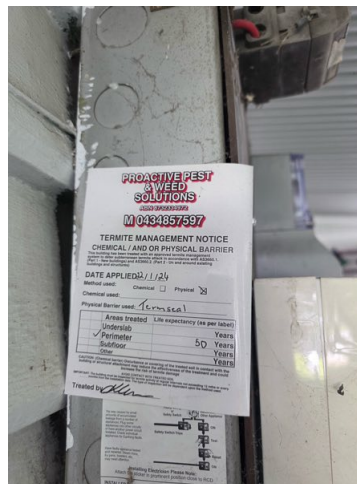
Finding 9.01

Building: Main Building
 Location: Verandah
 Finding: Durable Present - Durable notice observed in meter box

Information:

A durable notice was observed in the meter box at the time of inspection, indicating that a termite management system has been installed at the property. The notice provides information on the type of system and treatment date, as required under AS 3660.1 and AS 3660.2.

While this confirms the presence of a past treatment, it does not verify the current effectiveness of the system. It is strongly advised that an ongoing termite management plan be established by a licensed pest controller. This should be addressed without delay.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Registered Roofing Contractor
- 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 primary concern identified during the inspection relates to the condition and detailing of the roof coverings, flashings and associated drainage elements. Defective and incomplete flashing installation was observed across multiple areas, along with reliance on sealants in lieu of properly formed junctions, corrosion to fixings, and deterioration to the box gutter. While no active water ingress was evident at the time of inspection, these conditions indicate that parts of the roof may not be performing as intended and present an increased risk of future leakage.

It is acknowledged that building works are ongoing, and it is likely that some of these items will be addressed as part of completion. However, a number of the observed issues appear to be associated with areas that are already installed or nominally finished. These elements warrant further investigation to confirm whether they have been constructed correctly and will provide adequate long-term weatherproofing. A licensed builder should be engaged to review the roof in its entirety and carry out rectification where required.

Internally, the dwelling is largely complete, with most areas finished and performing as expected at the time of inspection. Remaining items are limited to incomplete finishes such as architraves, skirting boards and wardrobe fit-outs to bedrooms 2 and 3, along with the master ensuite, which is not yet complete. These items are typical of a property in the final stages of works and are considered straightforward to complete.

Aside from the roof-related concerns outlined above, the remaining observed defects are generally minor in nature and consistent with a property approaching completion.

For further information, advice and clarification please contact James Kerins on 0429 360 124

The following items were noted as -For your information

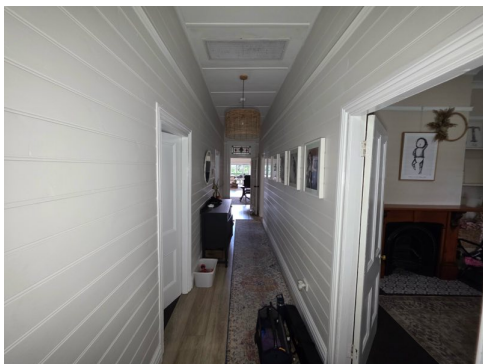
Noted Item

Building: Main Building

Location: All Areas

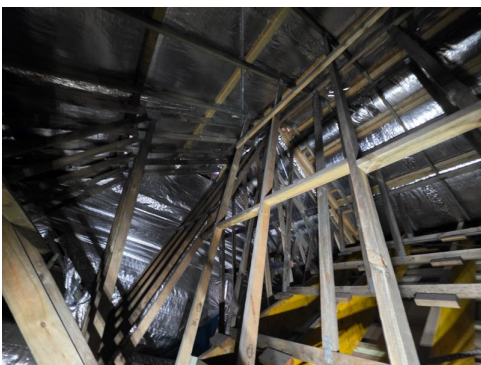
Finding: Additional Photos - Obstructions and Limitations

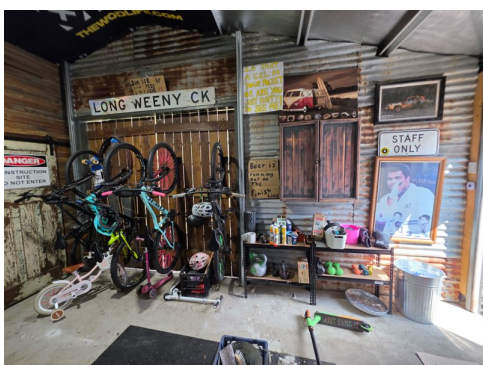
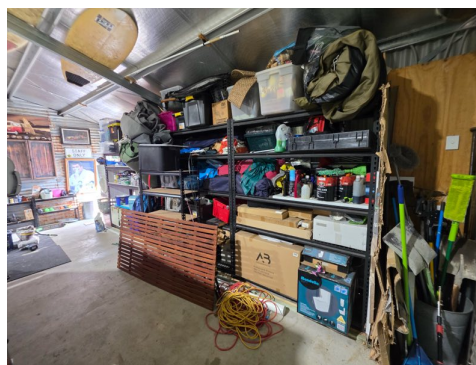
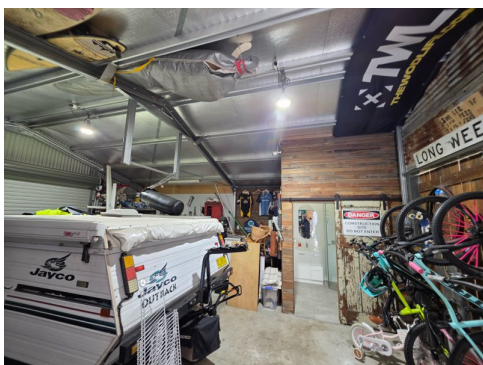
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended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











Noted Item

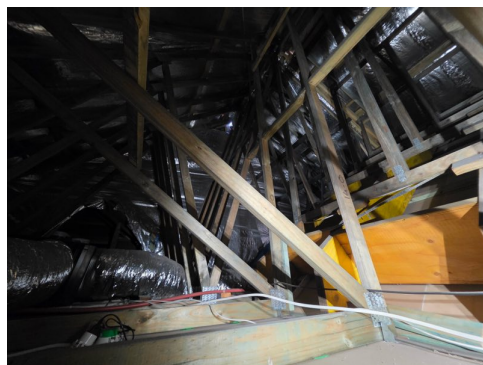
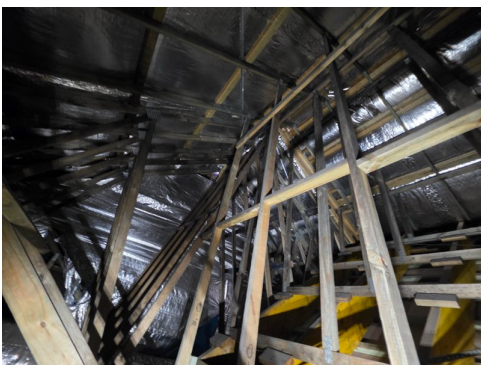
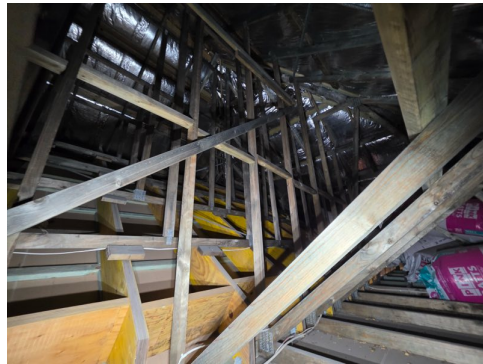
Building: Main Building

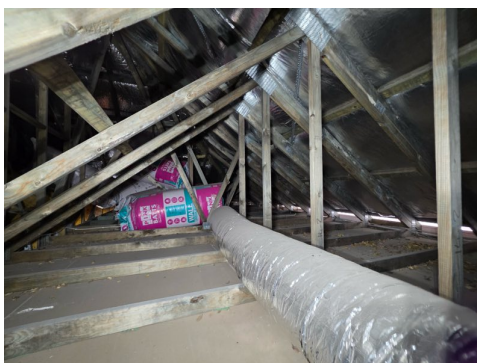
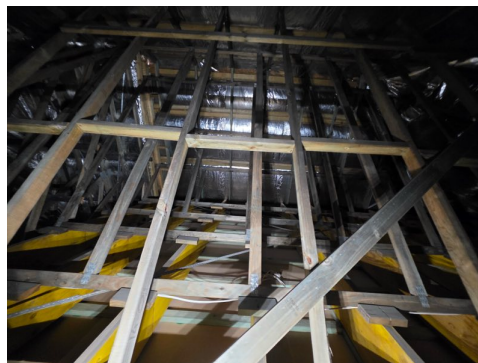
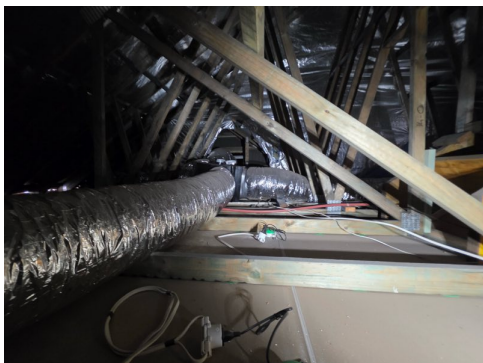
Location: Roof Void

Finding: Access - Roof void

Information: The roof void was not entered due to size restrictions, access limitations, and/or safety concerns. Inspection was carried out from the internal access hatch only, with observations limited to what could be safely viewed and photographed from this position.







Noted Item

Building: Main Building

Location: Ensuite - Master

Finding: Incomplete ensuite – Master bedroom

Information: The ensuite to the master bedroom is incomplete, with partial works in place at the time of inspection, including limited tiling and unfinished wet area elements.



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.