



Building and Timber Pest Inspection Report VR

Inspection Date: Fri, 9 Jan 2026

Property Address: 32 Warradale Road Silverdale NSW 2752



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 9 Jan 2026

Modified Date: Thu, 15 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 32 Warradale Road Silverdale NSW 2752

Client's Email Address:

Client's Phone Number:

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Company Email: David.piva@jimsbuildinginspections.com.au

Company Contact Numbers: 0466 136 675

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: Important Pre-Report Requirements

- The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
- This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
- The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

- Further investigation of all high-risk or inaccessible areas is strongly recommended.
- Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations

- A second manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning

- Due to:
 - Low clearance or restricted access to parts of the roof void
 - And the number of limitations and obstructions listed,
 - There is a higher risk of undetected defects.
- A further invasive re-inspection is highly recommended once access is gained.

Termite Protection

- A post-construction chemical termite management system is highly recommended.
- Recommend obtaining records and maintenance history.

Safety & Compliance

- Where Major defects and safety hazards are found should be addressed immediately.
- Other defects should be rectified promptly to avoid escalation.
- It is highly recommended that:
 - A licensed electrician reviews all electrical components.
 - A licensed plumber reviews plumbing systems and provides maintenance guidance.
- These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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 for its age generally with safety hazards, minor defects and recommendations.

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	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Garage, Fence - Fabricated Metal Fence, Driveway, Carport, Pergola, Pool, Shed, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Deck, Skirting Boards
Roof	Pitched, Tiled, Flat, Coated Metal
Storeys	Single
Walls	Brick Veneer
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
- Interior
- Gardens
- Outbuildings
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- Wall Exterior
- Trees

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

Inaccessible Areas

The following areas were inaccessible:

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Decking
- Ceiling linings
- Lack of suitable access or entry point
- Insulation
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Old disused HWS in roof cavity incl associated plumbing
- Rugs
- Roof framing - not trafficable
- Stored items
- Solar Panels
- Sarking
- 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: **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.

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:	Bathroom
Finding:	Window - Cracked Glazing.
Information:	Observation

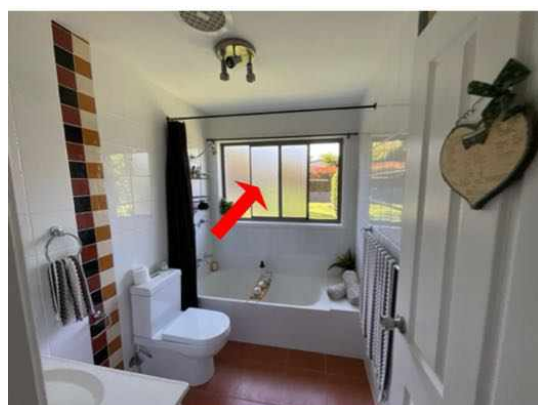
Cracking was identified to the window glazing in this area at the time of inspection. The pattern and nature of the cracking is consistent with impact-related damage. No evidence was available to confirm the timing or cause of the damage; however, the defect is clearly visible and has not been rectified.

Implication

Cracked glazing is likely to continue to deteriorate over time, with an increased risk of the glass further cracking or shattering, particularly when exposed to vibration, wind loading, or temperature variation. This condition presents a potential safety hazard to occupants and visitors. In addition, the integrity of the window is compromised, reducing weather tightness and increasing the likelihood of minor water ingress and draughts, which may lead to secondary damage to internal finishes if left unmanaged.

Recommendation

A suitably qualified glazier should be engaged to repair or replace the damaged window glazing as soon as practicable. Until rectification is completed, caution should be exercised by any persons in proximity to the affected window to reduce the risk of personal injury.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Subfloor - Below Ensuite
Finding:	Subfloor – Observation - Water Staining & Minor Deterioration Below Bathroom.
Information:	Water staining and minor deterioration were noted on the flooring directly beneath the bathroom, indicating a possible previous leak from the shower base or plumbing. The area was dry at the time of inspection, including after a basic water test, suggesting that the issue may have been rectified.

Additional Observations:

- Minor water damage to the floor sheets was observed but did not appear structural at the time of inspection.
- The ensuite appears to have been renovated at some point.

Implications:

- Previous leaks may have caused concealed damage or inadequate waterproofing, potentially leading to future leaks or subfloor deterioration.
- Dry conditions may indicate recent repairs; however, a visual inspection alone cannot confirm leak resolution.

Recommendation:

- Monitor the area over time, especially after bathroom fixtures are in regular use.
- If moisture or leaking recurs, a licensed plumber or bathroom specialist should be engaged to locate and rectify the issue.
- For a more definitive assessment, a special purpose inspection is recommended. Alternatively, it should be assumed the shower or plumbing may still pose a leak risk.



Minor Defect

Finding 3.01

Building: Main Building
 Location: Carport
 Finding: Downpipe - Unconnected.
 Information: Observation:

A section of roof plumbing was found where the downpipe is not connected to the stormwater drainage system.

While the current site gradient directs water away from the building, overflow may be discharging onto neighbouring property, which is non-compliant with building codes and/or local council regulations.

Recommendation:

It is advised that a licensed plumber be engaged to:

- Inspect the affected roof plumbing area, and
- Connect the downpipe to a compliant stormwater drainage system, or alternatively, install appropriate drainage measures to manage water flow and mitigate potential property damage or pest risks.



Finding 3.02

Building: Main Building
 Location: Exterior walls - rear
 Finding: Brickwork - Cracking.
 Information: Cracking – External Brickwork (Minor to Moderate)

Observation:

Cracking was observed in the external brickwork in the noted location(s) and was considered minor at the time of inspection.

This type of cracking is relatively common in buildings of similar age and construction, and typically reflects stresses and movement affecting the wall over time.

Possible Causes:

Cracking of this nature may result from a range of contributing factors, including:

- Subsidence or minor footing movement, often due to:
- Poor or inadequate site drainage
- Excessive subfloor moisture
- Soil erosion or moisture variations around footings
- Reactive clay soils subject to expansion and contraction
- Localised water leaks from plumbing or roof drainage

Implications:

If left unaddressed, such cracking may lead to progressive movement or more significant structural issues over time.

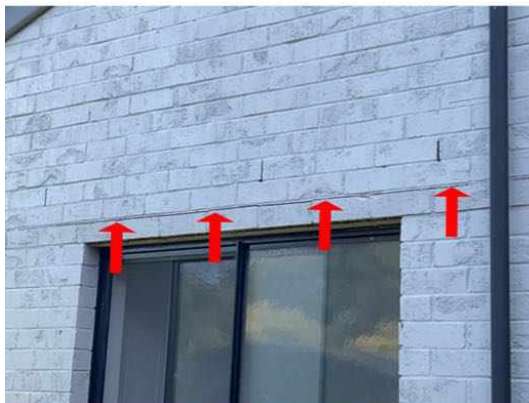
It also suggests that site and/or subfloor drainage improvements may be necessary to stabilise conditions and reduce ongoing stress on the structure.

Recommendation:

It is strongly recommended that:

- The cracking be assessed by a qualified Structural Engineer to determine its cause and whether it is related to foundation movement
- Drainage improvements to the yard and/or subfloor be undertaken to manage moisture and prevent further movement

Even minor cracking can act as a warning sign and early intervention can help avoid more serious defects and expensive repairs.



Finding 3.03

Building:	Main Building
Location:	Ensuite
Finding:	Shower - Evidence of Damp and Elevated Moisture Readings.
Information:	Damp was noted to the wall within the shower alcove, with elevated moisture readings detected below the tap fittings and lower wall tiles at the time of inspection. No visible evidence of moisture was detected below in the subfloor and no visible evidence of water damage or mould growth in adjacent areas.

The likely source of the dampness is water ingress around the unsealed tap fittings, allowing moisture to penetrate behind the tiles. While minor leaks to plumbing fittings within the wall cavity are a possibility, no elevated moisture was found behind the shower wall to confirm this at the time of inspection.

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Understanding Damp in Shower Areas:

Damp, or structural moisture intrusion, refers to unwanted moisture within the fabric of a building, typically from:

- Internal water leaks (e.g. around taps or plumbing)
- Degraded or missing sealant/grout

- Surface water penetration due to tile or grout failure

In wet areas such as showers, even minor defects in waterproofing, grout or sealant can allow moisture to enter and remain trapped behind wall surfaces. If unmanaged, this may lead to:

- Mould and fungal growth
- Structural damage to wall linings or framing
- Conditions conducive to timber pest activity

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Recommendations:

- Seal around tap fittings to prevent water ingress – this may be carried out by a licensed plumber or general handyman.
- Inspect and reseal grout and tile joints as required. A shower sealant specialist may be appointed at the client's discretion to undertake preventative sealing of tile surfaces and joints.
- Ensure that sealant around junctions, tap penetrations, and wall/floor joints is maintained in good condition to prevent future moisture issues.
- If moisture is noted behind walls in future, or if signs of damp or mould develop, an invasive inspection by a builder, plumber, or pest controller is recommended to assess the condition of concealed structural elements and identify any underlying water leaks.



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:	Subfloor
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

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Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

- Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.
- Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

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Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.



Finding 6.02

Building: Main Building
 Location: Subfloor
 Finding: Subfloor ventilation - Improvement recommended..
 Information: Subfloor – Moisture & Ventilation:

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Observation: Damp Conditions in Subfloor – Ventilation Improvement Recommended

During the inspection of the subfloor area, damp conditions were observed in locations, suggesting moisture ingress from external grounds. Improving ventilation in the subfloor area may assist in drying out excess moisture and preventing further moisture retention.

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Timber Pest Risk Assessment:

- Excessive subfloor moisture creates a conducive environment for both timber decay (wood rot) and termite activity.
- Adequate subfloor ventilation plays a vital role in maintaining a dry environment, helping to prevent deterioration of structural timbers and reducing the risk of timber pest infestation.

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Common Causes of Poor Subfloor Ventilation:

- Inadequate or poorly placed vents at the time of construction
- Obstruction of vents by vegetation, soil, or building additions
- Low subfloor clearance, limiting airflow

- Debris, stored items, or construction materials impeding ventilation

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Recommendations:

Improvement of subfloor ventilation can typically be achieved by:

- Exposing or unblocking existing vents
- Installing additional vents to increase passive airflow
- Installing mechanical (forced airflow) ventilation systems where passive measures are insufficient

A registered builder or ventilation specialist should be engaged to inspect the subfloor and undertake any necessary works to improve airflow and prevent ongoing moisture retention.

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

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

- Licensed Plumber
- As identified in summary and defect statements
- Sub Floor Ventilation Specialist

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

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Major and minor defects, safety hazard, maintenance items, and timber pest risks were noted.

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MAJOR DEFECTS

- Evidence of previous water leakage was observed to flooring beneath the bathroom. No active moisture was detected at the time of inspection; however, concealed damage or future leakage cannot be ruled out. Ongoing monitoring is recommended, with further investigation by a licensed plumber or specialist if moisture reoccurs.

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SAFETY HAZARDS

- Cracked window glazing was observed. This condition poses a risk of further cracking or shattering, presenting a potential injury hazard and reduced weather protection. Repair or replacement by a qualified glazier is recommended as soon as practicable.

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BUILDING REPORT SUMMARY

Yard / Drainage

- Site drainage appeared dry on the day of inspection..
- Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
- Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
- General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
- Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing

- Gutters and downpipes were in serviceable condition with no active leaks noted.

Recommended actions:

- Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior

- The roof appeared to be in good condition overall, with no major visible defects from ladder-accessed areas.
- Roof not fully accessible due to height and safety limitations.
- Roof tiles and ridge capping mortar were consistent with an older restored roof and presented as generally sound.
- Due to limitations a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls

- External masonry walls appeared generally sound.
- No discernible or significant structural cracking observed.
- Minor cracks in the brickwork were noted, likely related to historic movement.

Building Perimeter

- Ensure that surface water drains away from the building at all times.
- Garden beds and vegetation should be cleared from direct contact with external walls to reduce moisture retention and limit pest access.

Subfloor

- Subfloor ventilation appeared below average at the time of inspection.
- Some evidence of moisture or water in isolated areas – ongoing monitoring during heavy rainfall is advised.
- Localised water staining was evident below the ensuite, consistent with past leaks. The area was dry on inspection.
- Minor decay and deterioration were noted, but no structural compromise observed.

Recommended actions:

- Improve subfloor drainage
- Install additional ventilation (passive or mechanical)
- Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing

- HWS appeared serviceable
- The HWS (DOM: 03/12/2019)
- Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
- No significant leaks or water hammer noted.

Interior Linings

- Walls and ceilings were generally in good condition with minor wear and tear.
- No evidence of active ceiling leaks or water damage observed at the time of inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors

- All accessible windows and doors were operational.
- Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom

- Overall condition good
- No elevated moisture readings were found behind the shower at the time of inspection.
- Some water was slow to drain in ensuite shower, likely due to poor floor fall.
- Recommend sealing tiles and grout to prevent moisture ingress.
- No signs of active leaks, however, water staining deterioration was noted; waterproofing assumed intact based on visual cues. Invasive inspection and further testing is required for confirmation.

Kitchen

- The kitchen was in good condition overall with no visible defects.
- Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)

- This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
- Water pressure and tapware condition were not fully assessed.
- A licensed plumber is required to provide an accurate assessment.

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TIMBER PEST REPORT SUMMARY

Termite Activity

- No visible evidence of live active termites, minor historical workings & mud leads noted in the subfloor and appeared inactive at the time of inspection.

Timber Decay

- No Wood rot observed

Moisture Conditions

- Minor elevated moisture detected in ensuite shower, at the time of inspection using a Tramex Moisture Encounter Plus.
- Recommend sealing around tap fittings and follow-up inspection.

Trees & Landscaping

- Mature trees and vegetation close to the structure may harbour termites.
- Recommend test drilling large trees and using a borescope to check for internal voids or activity.
- Remove any untreated landscaping timbers and timber debris from around the yard.

Obstructions & Limitations

- Insulation in the roof void may conceal termite activity or damage.
- Limited access in some subfloor areas due to low clearance.
- Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System

- A durable sticker for a termite management system was found.
- Historical evidence of inactive termite workings was noted in the subfloor and no structural damage visible.
- Recommend obtaining documentation and maintenance history from the previous owner or pest controller.

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KEY RECOMMENDATIONS

- Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
- Improve subfloor ventilation & drainage
- Monitor subfloor beneath ensuite for future moisture issues.
- Monitor cracks in external walls
- Remove landscaping timbers, and organic debris near the structure.
- Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Evidence of live termite activity was not visible at the time of the inspection..
 Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

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Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

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Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

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Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Evidence of termite workings / damage was absent at the time of inspection..
 Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

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Recommendation:

- The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).
- It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.
- Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Evidence of chemical delignification was not visible at the time of inspection..
 Information: Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Wood borer activity - not identified..

Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building

Location: All Areas

Finding: Fungal decay - Absent at the time of inspection..

Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building: Main Building

Location: All Areas

Finding: Thermal Imaging – Termite Activity Assessment..

Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

- Nesting activity or visible mud tubes
- Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.



Noted Item

Building: Yard
 Location: Pool Area
 Finding: Swimming Pool – Excluded from Standard Building Inspection.
 Information: Observation:

A swimming pool is present on the property.

Important Note:

This building inspection does not include an assessment of the swimming pool, its structural condition, associated equipment (such as pumps, filters, chlorinators), or the pool surrounds.

These items fall outside the scope of a standard pre-purchase building inspection as defined under AS 4349.1–2007.

Recommendation:

It is strongly recommended that a specialist pool safety inspection be carried out by a licensed and suitably qualified pool safety inspector. This should include assessment of the following:

- The structural condition and interior finish of the pool

- Fencing and safety barriers (including compliance with local council and legislative requirements)
- The operation and condition of pool equipment, including pumps, filters, and heating systems
- The condition of pool surrounds, paving, and drainage systems

Undertaking this inspection will help ensure that any safety, compliance, or maintenance issues are properly identified and addressed prior to finalising the property purchase.



Noted Item

Building: Main Building
 Location: Subfloor
 Finding: Subfloor Inspection Summary
 Information: 1. Access & Limitations

- The subfloor space was accessible at the time of inspection via a single access point.
- The inspection was limited to areas that were safely and reasonably accessible in accordance with AS 4349.1.
- Obstructions, restricted clearances prevented inspection of some areas.

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2. Moisture Conditions

- Localised damp conditions were observed to the subfloor soil at the time of inspection.
- Visual evidence of previous moisture ingress was noted, including staining consistent with historic damp conditions.

- No active water penetration was observed at the time of inspection.

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3. Ventilation

- Subfloor ventilation is considered below the level generally regarded as adequate for effective moisture management.
- Some ventilation openings appear partially obstructed.
- Cross-ventilation is insufficient, which may contribute to moisture retention within the subfloor.

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4. Drainage & Water Management

- Damp soil conditions were identified in localised areas of the subfloor.
- Water staining was observed to some subfloor walls and/or piers, consistent with suboptimal drainage or surface water management.
- Conditions observed represent the state of the property at the time of inspection only.

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5. Timber Framing & Structural Elements

- Accessible timber framing and structural elements appeared generally serviceable at the time of inspection.
- Visible evidence of deterioration was identified to the ensuite flooring and appeared minor and dry at the time of inspection.
- Prolonged exposure to elevated moisture may increase the risk of future deterioration and should be monitored.

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6. Mould, Mildew & Soil Conditions

- Minor mould and/or mildew growth was observed on accessible subfloor surfaces.
- Soil conditions were locally damp, consistent with ventilation and drainage limitations.

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7. Pipework & Plumbing

- No active plumbing leaks were visible within accessible areas at the time of inspection.
- Some historic water staining was observed beneath wet areas.
- Visible drainage lines appeared serviceable; concealed pipework was not assessed.

□

8. Electrical & Services

- No visible defects were identified to accessible electrical services within the subfloor at the time of inspection.
- The inspection did not include testing of electrical systems.

□

9. Overall Subfloor Condition

- Localised moisture-related issues were identified within the subfloor.
- Further investigation and remedial works are recommended to reduce moisture levels and associated risks.

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Additional Information

- Photographs were taken to support observations made at the time of inspection.
- Subfloor conditions may vary with weather conditions and seasonal changes.
- Further assessment by a subfloor ventilation specialist and licensed drainage plumber is recommended.

□

Inspector's Comments (AS 4349.1 Context)

- Improve subfloor ventilation to enhance air movement and assist in moisture dissipation.
- Improve subfloor drainage and surface water management to reduce damp soil conditions and the potential for ongoing moisture exposure.



Noted Item

Building: Main Building
 Location: Roof Exterior
 Finding: Roof Tiles – General Condition.
 Information: Condition Overview:

A visual inspection of the roof tiles was undertaken from the ground and with the aid of a ladder where safe and practical.

□

Observation:

Roof Covering (Tiles):

- The majority of roof tiles appeared to be in generally good condition, with no obvious signs of displacement, major cracking, or deterioration.
- The roof capping mortar at present appeared in good condition.
- Silicone repaired tiles was noted, recommend replacing affected tiles

□

Limitations:

- The inspection was conducted from accessible points only.
- Some roof surfaces were not visible due to pitch, height, or safety constraints.
- A close inspection of all tiles was not possible.

□

Recommendations:

- Further Roof Assessment: A qualified roofing contractor should be engaged to carry out a full inspection of the roof, including inaccessible areas. This will help identify any cracked, dislodged, or broken tiles that may not be visible from the ground but could result in future water ingress or internal damage.

□

Conclusion:

Based on the limited visual inspection, the roof and guttering system appears to be in good condition generally and serviceable condition. A further investigation by a roofing specialist to ensure the integrity of non-visible areas and replaced silicone repaired tiles.





Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Roof Void – Limited Accessibility..
 Information: Observation:

Access to the roof void was restricted due to several limiting factors, including:

- Low roof pitch
- Non-trafficable framing
- Inaccessible or obstructed areas
- Presence of insulation

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.



Noted Item

Building: Main Building
Location: Kitchen
Finding: Kitchen Sink – Overall Condition & Recommendations.
Information: Observations:

- The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.
- No significant water damage was observed to the cabinetry/unit.
- Stored items under the sink obstructed access, limiting a full inspection of the

plumbing and internal cabinetry.

□

Recommendations:

- Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.



Noted Item

Building: Main Building
 Location: Laundry
 Finding: Laundry - Taps/Plumbing/Drainage.
 Information: Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

- The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.
- No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

□

Recommendations:

- Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.
- Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.



Noted Item

Building: Main Building
 Location: Ensuite
 Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
 Information: Overall Condition & Recommendations

□

SHOWER:

- Water appeared to drain slowly towards the shower floor waste at the time of inspection, indicating minimal fall. This may result in water pooling or ponding during regular use. Rectification is at the client's discretion.
- Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.
- Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.
- No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.
- Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.
- Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.
- Moisture readings (as documented in the report) suggest some retained moisture in the shower walls. Further investigation by a qualified plumber or waterproofing

specialist is advised to confirm any underlying issues.

- The condition of grout and sealant appeared to be serviceable.
- The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

□

TOILET:

- No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

□

VANITY UNIT:

- Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.
- Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.
- No visible water damage was observed to the vanity cabinetry at the time of inspection.
- Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

□

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.



Noted Item

Building: Main Building
Location: Bathroom
Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information: Overall Condition & Recommendations

□

SHOWER:

- Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether

water pooling or retention occurs.

- Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.
- Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.
- No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.
- Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.
- The condition of grout and sealant appeared to be good.
- The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

□

TOILET:

- No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

□

VANITY UNIT:

- Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.
- Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.
- No visible water damage was observed to the vanity cabinetry at the time of inspection.
- Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

□

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.





Noted Item

Building: Main Building
 Location: All Areas
 Finding: Ceiling Condition & Observations.
 Information: All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

- At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Water Pressure – Observation Only.
 Information: During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

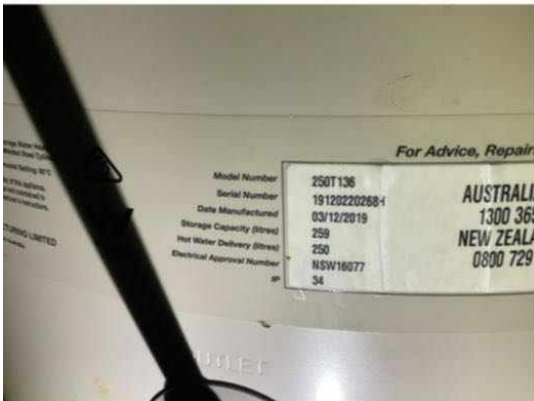
Noted Item

Building: Main Building
 Location: All Areas
 Finding: Plumbing, Electrical & Gas Installations – Scope and Recommendations.
 Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

- Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.
- We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.





Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

- All smoke detectors be tested monthly by the homeowner.
- All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.



The following items were noted as - Evidence of a previous termite management program

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Termite Management System – Previous Barrier Noted..
 Information: Observation:

At the time of inspection, evidence of a previous termite management system was noted, indicated by the presence of a durable notice affixed to the electrical switchboard.

□

Recommendations:

- The installation of a termite management system is strongly recommended for all properties, particularly those with timber building elements. These systems provide a proactive defence against termite attack and are effective in minimising the risk of concealed termite entry and structural damage.
- The client is advised to contact the pest control provider listed on the durable notice (if identifiable) to obtain further information regarding:
 - The type of system installed (e.g., chemical barrier, baiting system, or physical barrier)
 - The installation date

- Any warranty conditions, service history, or ongoing maintenance requirements
- If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

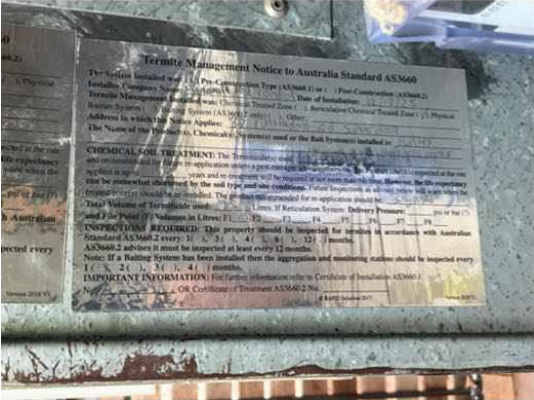
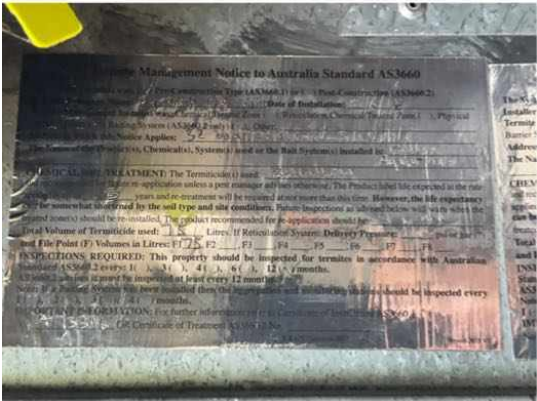
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Summary:

A termite management system is a comprehensive strategy to protect a property from termite infestation. It may include a combination of:

- Physical barriers
- Chemical treatments
- Baiting systems
- Regular inspections and monitoring

These measures work together to reduce the likelihood of undetected termite access and long-term structural damage to the building.



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.