



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 4 Feb 2026

Property Address: 8 Devlin Rd, North Epping NSW 2121,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 4 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 8 Devlin Rd, North Epping NSW 2121, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Terry Masoudi \* Ph: 0420 990 777  
Email: Parramatta@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Parramatta)

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Company Address and Postcode: Marsden Park 2765

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Company Email: Parramatta@jimsbuildinginspections.com.au

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Company Contact Numbers: 0420 990 777

## 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 does not comment on common areas.

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.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

## Section B General

### General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Part Slab and Part Subfloor, Suspended Timber Frame, Brick Stumps or Piers
Furnished	Unfurnished
No. of bedrooms	5
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Extension
Other Timber Bldg Elements	Fascias, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Internal Joinery, Floorboards, Window Frames, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer, Cavity Brick, Weatherboards
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior

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.
- Exterior Roof Surface - Second Storey.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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:

- Debris in gutters
- Ceiling linings
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Areas of low roof pitch preventing full inspection
- Appliances and equipment

- Above safe working height
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- External finished ground level
- Insulation
- Floor coverings
- Stored items
- Wall linings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

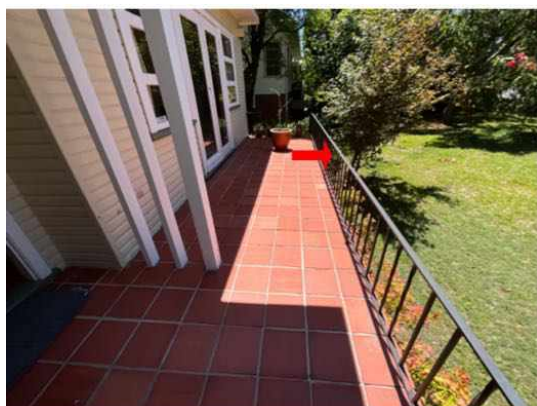
#### Finding 1.01

Building:	Main Building
Location:	Porch
Finding:	Balustrades - Non-compliant
Information:	This area does not have an approved balustrade to all sides.

This report does not cover compliance issues however it is the opinion of the inspector that the balcony is not safe and may require a balustrade to be installed.

This issue is covered off in section 3.9.2 of the National Construction Code, Barriers and Handrails which generally states any area with more than 1m off must have an approved barrier.

A licensed builder could be appointed to provide necessary works to the balcony.



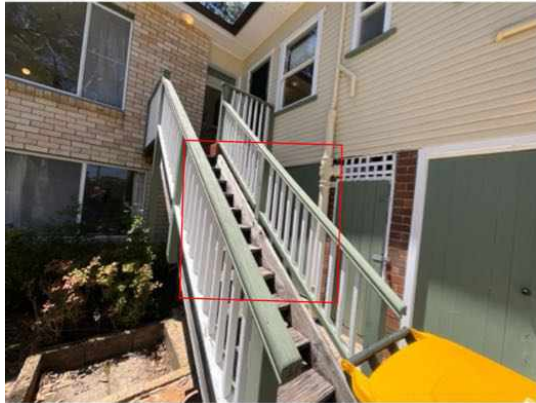
#### Finding 1.02

Building:	Main Building
Location:	Multiple areas
Finding:	Loose handrail — Fall from heights
Information:	The handrail was lacking appropriate support and fixing to the adjacent wall or floor at the time of inspection.

The handrail was further loose and moving upon minimal force applied with hand.

These handrails pose a risk and persons coming in contact may fall from heights if these handrails fail, thus causing severe injury.

A licensed builder must be appointed as soon as possible to rectify any non-compliance.



### Finding 1.03

Building: Main Building

Location: Multiple areas

Finding: Asbestos - Suspected ACM Identified on Site

Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.





### Finding 1.04

Building:	Main Building
Location:	Multiple areas
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.





## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Extension downstairs
Finding:	Exterior walls - Lateral damp
Information:	Lateral penetrating damp refers to the sideways movement of moisture, predominantly from the surrounding ground, which tends to affect basement walls and other earth-retaining walls. The implications of unmanaged damp range from mould fungi growth, wood rot and decaying building materials, to finishes including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to the growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

Structural waterproofing barriers or tanking barriers are often used to protect internal surfaces against the effects of lateral penetrating dampness. These types of work are generally undertaken where the source of the penetrating damp cannot be prevented.

Immediate consultation with a licensed builder and plumber is advised to address the cause of the damp and to perform remedial works as necessary.



### Finding 2.02

Building:	Main Building
Location:	Extension bathroom
Finding:	Water leak - Internal
Information:	A water leak was found in this area at the time of inspection. Internal water leaks can be detrimental to surrounding building elements; their potential causes include damage to plumbing fittings and fixtures, through to water damage and deterioration of associated building elements.

Rust, corrosion, decay and water damage are potential outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that internal water leaks be addressed by a licensed plumber as a matter of relative urgency.



### Finding 2.03

Building:	Main Building
Location:	Extension bathroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

A licensed plumber must be appointed urgently for assessment and repairs.



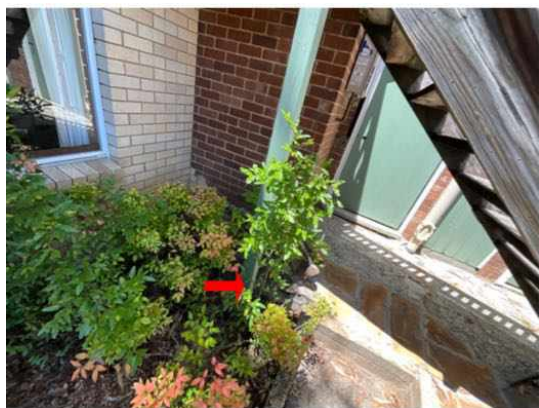
### Finding 2.04

Building:	Main Building
Location:	Rear staircase
Finding:	Wood rot/decay
Information:	This building element shows evidence of severe wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. If left unmanaged, damp conditions can lead

to further health problems and the decay of timbers will continue, causing the complete failure of the staircase.

Replacement of affected timbers is a necessary step in protecting surrounding building elements from such deterioration.

A licensed carpenter is required to replace affected building materials.



## Finding 2.05

Building:	Main Building
Location:	Multiple areas
Finding:	Ceiling - Water damaged
Information:	Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.





### Finding 2.06

Building: Main Building

Location: Kitchen

Finding: Evidence of termite damage

Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area or otherwise termite workings were identified at the time of inspection. This damage is considered to be inactive, however structural in nature.

Left unmanaged, further deterioration is possible which can affect the overall integrity of the property.

A licensed termite specialist should be appointed for an invasive inspection to determine the extent of damages and also to install a chemical barrier.

A licensed builder should then be appointed to replace any affected timber elements.



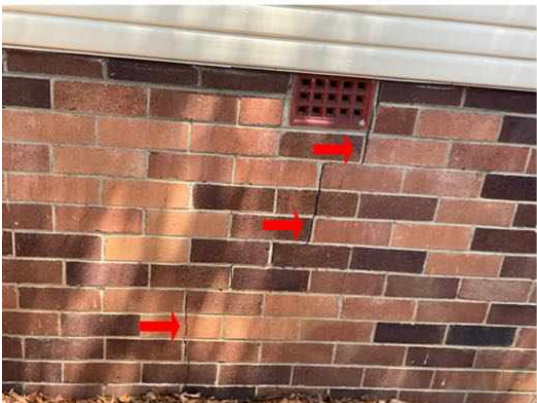


## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Walls
Finding:	Damage to Masonry Walls (Cracks)- Category 2
Information:	It has been observed that damage to masonry walls caused by movement of slabs, footings, or other causes, has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect requiring rectification, such as minor repairs and repointing. Always contact your building inspector should cracks widen, lengthen, or grow more numerous.



**Finding 3.02**

Building: Main Building  
Location: Laundry  
Finding: Water Damage  
Information: Water damage is generally an indication of excessive moisture being present, usually via a leak.

Where water damage is evident, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including carpenters, plasterers and painters, is advised.

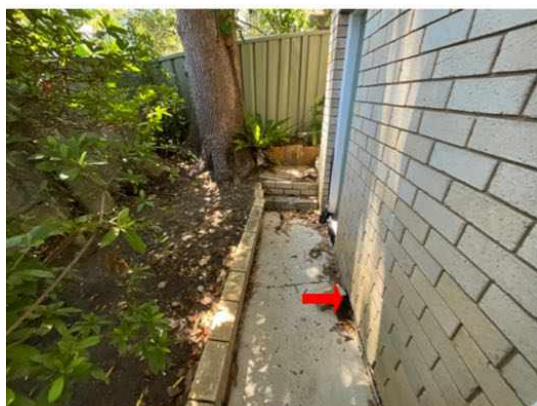


### Finding 3.03

Building:	Main Building
Location:	Rear Elevation
Finding:	Unconventional handyman work
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.



### Finding 3.04

Building: Main Building  
 Location: Laundry  
 Finding: Washers - Degraded  
 Information: The washers on the taps in this area appear to have degraded as a result of general ageing. Degraded washers generally result in slow, persistent leakage from taps and plumbing hardware.

Replacement of washers will ensure that water wastage does not occur and that the persistent water leak does not result in secondary damage to surrounding structures. Such damage may range from rust and corrosion to damage of surfaces, e.g. bench tops, etc.

A qualified plumber should be appointed to replace degraded washers and to further inspect associated plumbing fixtures and fittings. Where water damage has occurred, a carpenter or cabinet maker may be appointed to replace affected building elements.



### Finding 3.05

Building: Main Building  
 Location: Fencing  
 Finding: Fencing - Deteriorated  
 Information: It was noted at the time of inspection that sections of the fencing in this area has deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



### Finding 3.06

Building: Main Building  
 Location: Multiple areas  
 Finding: Paving — Uneven  
 Information:

Sections of the external paved area are uneven, which may develop into a trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation.

Left unmanaged, the May develop into a safety hazard due to trip and fall.

Re-paving of the area is required to remedy this situation. Further consultation with a specialist concreter is advised.



### Finding 3.07

Building: Main Building  
 Location: Porch  
 Finding: Paint cracking and peeling  
 Information:

Cracking and ultimately flaking of paint can occur for a variety of reasons. Often these failures are due to the fact that the paint has inadequate adhesion and flexibility, both common problems with lower quality exterior flat paints.

When timber is involved, moisture intrusion results in swelling of the wood surface followed by contraction as the wood dries. The expansion and contraction cycles, can result in cracking and subsequent paint failure by flaking and peeling.

Cracking and flaking can also result when paint is applied too thinly due to overspreading (higher-than-recommended spread rate) or excessive thinning. These practices tend to diminish the paint's final film thickness, so that it is more vulnerable to cracking and flaking.

Inadequate surface preparation can also cause these failures, especially when paint is applied to bare wood or a very porous surface without first applying a primer.

A qualified painter should be appointed to rectify the problem.

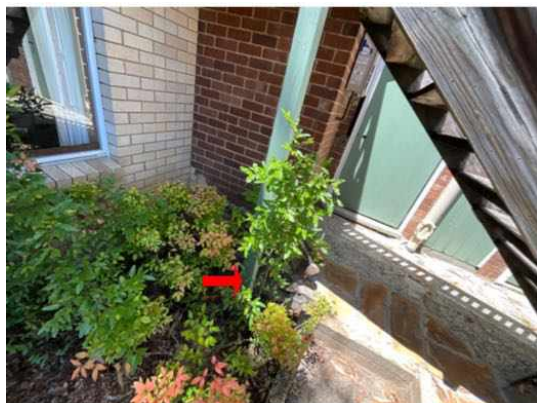


### Finding 3.08

Building:	Main Building
Location:	Yard
Finding:	Untreated or non-durable timbers in a hazardous environment
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.



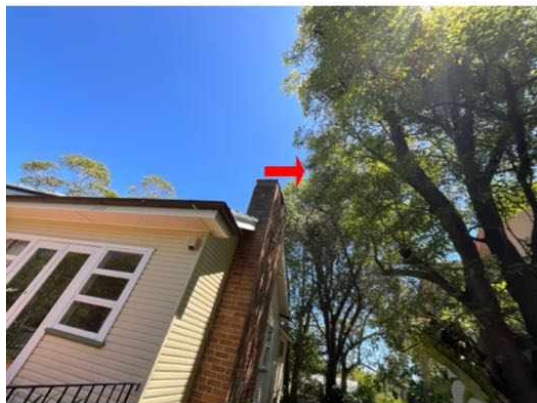
### Finding 3.09

Building:	Main Building
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



### Finding 3.10

Building:	Main Building
Location:	Roof plumbing
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



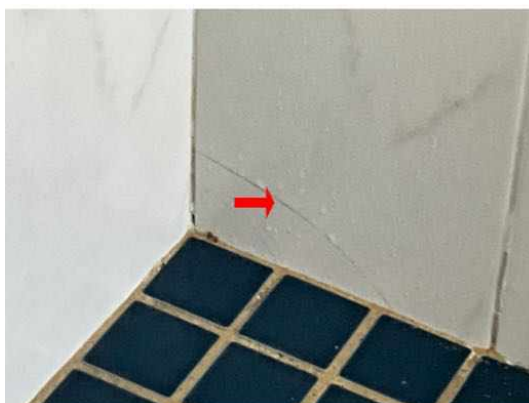


### Finding 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Wet area tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A bathroom specialist should be appointed to determine the integrity of the bathroom waterproofing membrane. If the membrane was found to be intact then relatively minor works to replace the cracked tiles should be carried out to ensure no further damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.



### Finding 3.12

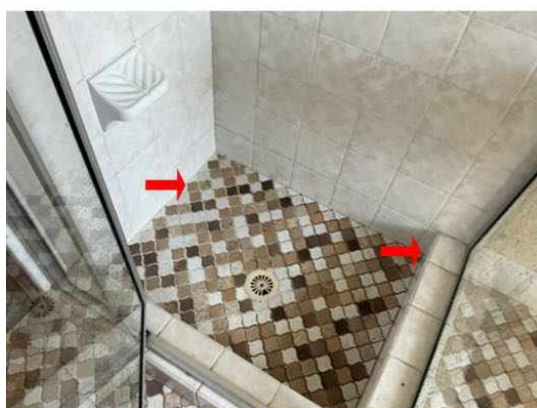
Building:	Main Building
Location:	All Wet Areas
Finding:	Sealant and grouting - Missing or damaged

Information: It was noted on inspection that sealant or grout is degraded to this area.

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

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

A sealant specialist should be appointed to complete these works as soon as possible.



### Finding 3.13

Building: Main Building  
 Location: Multiple areas  
 Finding: Cracking - Damage Category 1 - Fine (up to 1mm)  
 Information: Although fine cracks are quite noticeable, they are often only considered to be an

appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

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



### Finding 3.14

Building:	Main Building
Location:	Multiple areas
Finding:	Door - Striker plate misaligned
Information:	The striker plate to this door appears to have become misaligned and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter.



**Finding 3.15**

Building: Main Building  
Location: Multiple areas  
Finding: Window and Door Service - Required  
Information: With reference to the Guide to Standards and Tolerances 2017 Section 9.7 Operation of windows and doors it states that the installation of doors and windows is defective if, within three months of completion, they: a. bind or jam as a result of the builder’s workmanship b. do not operate as intended by the manufacturer.



**Finding 3.16**

Building:	Main Building
Location:	Lounge Room
Finding:	Light cover - Missing (Cosmetic)
Information:	The light cover in this area was found to be missing at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate). This is mainly a cosmetic defect which can be replaced by the home owner.



### Finding 3.17

Building:	Main Building
Location:	Subfloor
Finding:	Piers - Leaning
Information:	Pier to the subfloor structure is leaning, indicating that its structural integrity may have been affected. The cause of this instability is likely to be caused by movement / minor subsidence of the pier due to moisture.

Although only minor the pier should be monitored to avoid potential structural damage, which is likely to lead to a range of major and minor defects. Improving site drainage is recommended to avoid further movement / subsidence of the affected pier.

If further movement is evident appointment of a structural engineer is advised to assess the condition of the piers and provide advice on remedial works that may be required.



### Finding 3.18

Building:	Main Building
Location:	Bathroom
Finding:	Shower damp - Sealant and grout
Information:	Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. There appears to be no sealant around the tap spindles which may be a small contributing factor.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks, degraded materials or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Damp conditions also create a conducive environment for termite infestation.

Consultation with a bathroom sealant specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

### Finding 5.01

Building: Main Building  
 Location: Kitchen  
 Finding: Evidence of termite damage  
 Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area or otherwise termite workings were identified at the time of inspection. This damage is considered to be inactive, however structural in nature.

Left unmanaged, further deterioration is possible which can affect the overall integrity of the property.

A licensed termite specialist should be appointed for an invasive inspection to determine the extent of damages and also to install a chemical barrier.

A licensed builder should then be appointed to replace any affected timber elements.



## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Extension downstairs
Finding:	Exterior walls - Lateral damp
Information:	Lateral penetrating damp refers to the sideways movement of moisture, predominantly from the surrounding ground, which tends to affect basement walls and other earth-retaining walls. The implications of unmanaged damp range from mould fungi growth, wood rot and decaying building materials, to finishes including lifting,

bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to the growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

Structural waterproofing barriers or tanking barriers are often used to protect internal surfaces against the effects of lateral penetrating dampness. These types of work are generally undertaken where the source of the penetrating damp cannot be prevented.

Immediate consultation with a licensed builder and plumber is advised to address the cause of the damp and to perform remedial works as necessary.



### Finding 6.02

Building:	Main Building
Location:	Extension bathroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by

deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

A licensed plumber must be appointed urgently for assessment and repairs.



### Finding 6.03

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging of termite barrier
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.



## Finding 6.04

Building:	Main Building
Location:	Yard
Finding:	Tree stump - Remove
Information:	Old tree stumps were found around the property. Attached photos are examples of these.

Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump.

All tree stumps should be removed where possible. Frequent pest inspections are advised to readily identify any termite activity in these areas.



## Finding 6.05

Building:	Main Building
Location:	Yard, subfloor
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



### Finding 6.06

Building:	Main Building
Location:	Extension
Finding:	Bridging or breaching of termite barriers - weep holes
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

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

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed in all areas throughout the

external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.



### Finding 6.07

Building: Main Building

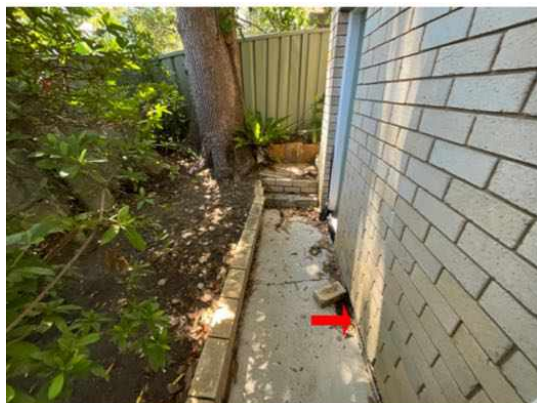
Location: Extension

Finding: Slab Edge - Exposure

Information: Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage. Does the slab edge inspection zone fully comply?

Not able to comment. A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction

design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2 or AS 4349.3.



### Finding 6.08

Building:	Main Building
Location:	Extension
Finding:	Service penetrations
Information:	Services into home can allow for concealed termite entry without additional or adequate termite protection.



### Finding 6.09

Building:	Main Building
Location:	
Finding:	Surrounding bushland - Conductive
Information:	Home and or building is situated in a high risk area for termite activity, due to close

proximity to surrounding bushland.



### Finding 6.10

Building:	Main Building
Location:	Vegetation
Finding:	Vegetation - Abutting property
Information:	Vegetation against external wall may have an invasive root system. If there are weak points in the brick work or concrete slab, it is possible for the roots to gain entry into these areas. Once the roots have gained entry, it is possible for termites to gain concealed entry via these roots. It is recommended to remove the vegetation and root system where possible.



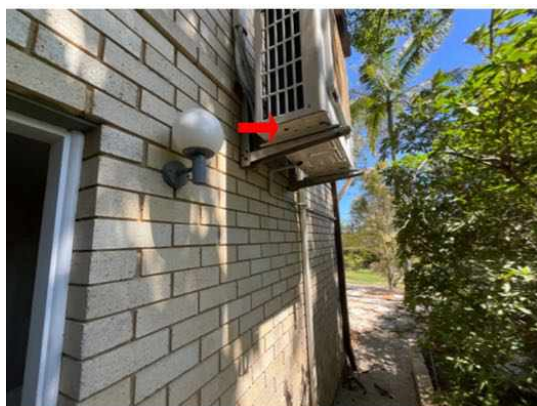
### Finding 6.11

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



### Finding 6.12

Building:	Main Building
Location:	Rear Elevation
Finding:	Overflow - Not plumbed for drainage
Information:	The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



### Finding 6.13

Building:	Main Building
Location:	Bathroom
Finding:	Shower damp - Sealant and grout
Information:	Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. There appears to be no sealant around the tap spindles which may be a small contributing factor.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks, degraded materials or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Damp conditions also create a conducive environment for termite infestation.

Consultation with a bathroom sealant specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



### Finding 6.14

Building: Main Building

Location: Subfloor

Finding: Subfloor - Debris

Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.





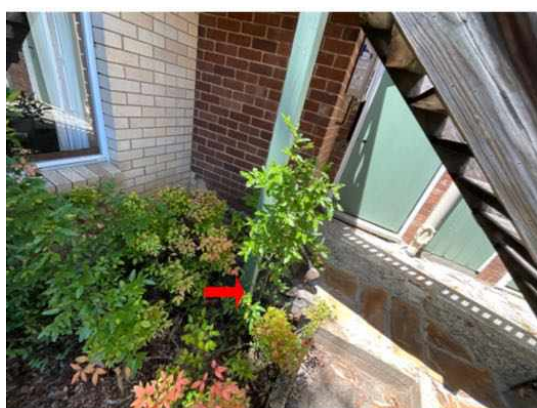
## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Rear staircase
Finding:	Wood rot/decay
Information:	This building element shows evidence of severe wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue, causing the complete failure of the staircase.

Replacement of affected timbers is a necessary step in protecting surrounding building elements from such deterioration.

A licensed carpenter is required to replace affected building materials.



### Finding 7.02

Building:	Main Building
Location:	Fascias

Finding: Fascias - Wood rot/decay  
Information: Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Otherwise frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A licensed plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A licensed carpenter may also be required to replace affected building materials.



### Finding 7.03

Building:	Main Building
Location:	Rear Elevation
Finding:	Windows - Wood rot
Information:	Wood rot was found to be affecting external windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.



### Finding 7.04

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Weatherboards - Rotting
Information:	The external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.



## Evidence of wood borer activity and/or damage

### Finding 8.01

Building:	Main Building
Location:	Trees
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by a fine dust surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



## Finding 8.02

Building: Main Building

Location: Storage

Finding: Evidence of wood borer activity identified

Information: Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by a fine dust surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client.



## Section D Significant Items

### D4 Further Inspections

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

- Licensed Plumber
- Asbestos Inspector
- Damp Proofing Specialist
- Licensed Bricklayer
- Mould Remediation Specialist
- Termite and Timber Pest Technician / Licensed Pest Controller
- Tree surgeon (arborist)

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](http://www.jims.net).

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

- This is a visual report as per AS4349.1 & AS4349.3 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

The property was found to be in a poor condition with safety hazards, major defects and minor defects.

Evidence of termite damage was also noted, requiring further assessment. A licensed termite specialist should be appointed for a further assessment based on AS3660.2.2000. Installation of a termite chemical barrier is highly recommended. Regular termite inspections are highly recommended every 3-6 months.

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of stored items, insulation and garden vegetation meant some areas were obstructed.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

For further information, advice and clarification please contact Terry Masoudi \* on: 0420 990 777

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Moisture metre  
Information: During the inspection the property was checked for moisture using a moisture metre.  
  
This is for information only.



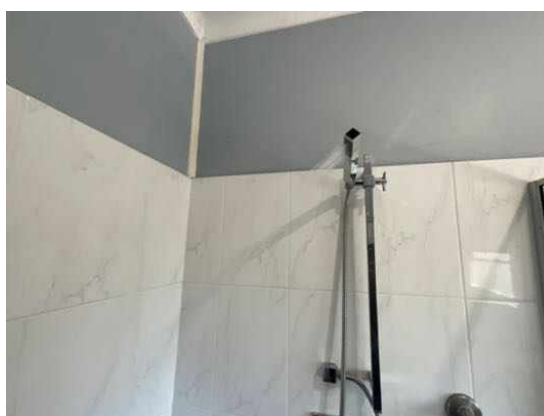


### Noted Item

Building: Main Building  
 Location: All Wet Areas  
 Finding: Waterproofing  
 Information:

All taps, mixers and toilets were tested for operation, except for those obstructed. The waterproofing to the shower recess was assessed by checking the walls in and around the shower recess for varying moisture content. There were no significant variations across the tested areas. No sign of recent water damage was evident upon a visual inspection of the surrounding walls, where the visual nature of the inspection was possible.

Consequently, there is no conclusive evidence of any current shower recess leakage other than those which may have already been mentioned earlier in this report. It is reasonable to assume the shower waterproofing is sound. Note that if the shower is not used, or has not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.





**Noted Item**

Building: Main Building  
Location: Roof Void  
Finding: Additional Photos  
Information:

Additional photos are provided for your general reference.



Noted Item

Building: Main Building  
 Location: Roof Exterior  
 Finding: Additional Photos  
 Information:

Additional photos are provided for your general reference.



### Noted Item

Building: Main Building  
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Finding: Plumbing & Electrical  
 Information: Plumbing and electrical inspections including appliances are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked also. Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Site drainage
Information:	Unless mentioned as a defect further up this report, site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required. The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

### Noted Item

Building:	Main Building
Location:	
Finding:	Pipework - Old urban wear pipes
Information:	Old urban wear pipes were identified at the time of inspection.

Consultation with a licensed plumber is advised. CCTV inspection on pipes may be required.



### 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.



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

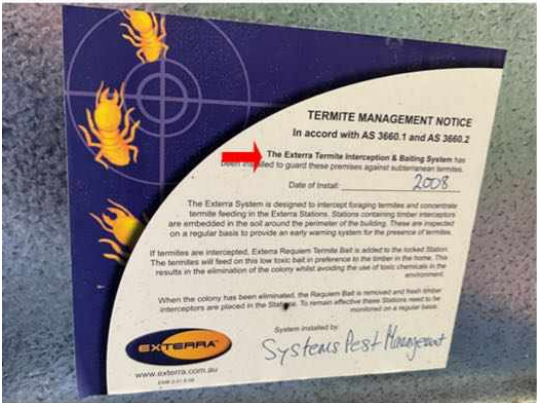
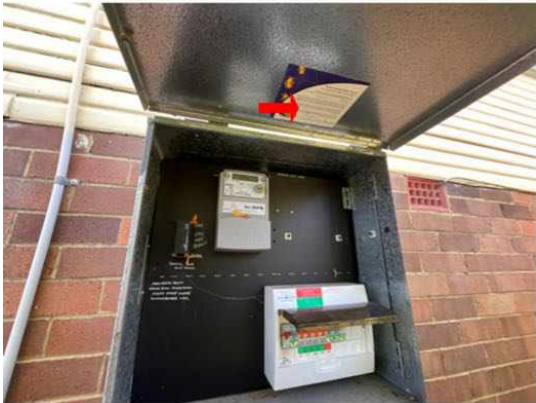
### Noted Item

Building:	Main Building
Location:	Yard
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or

applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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