

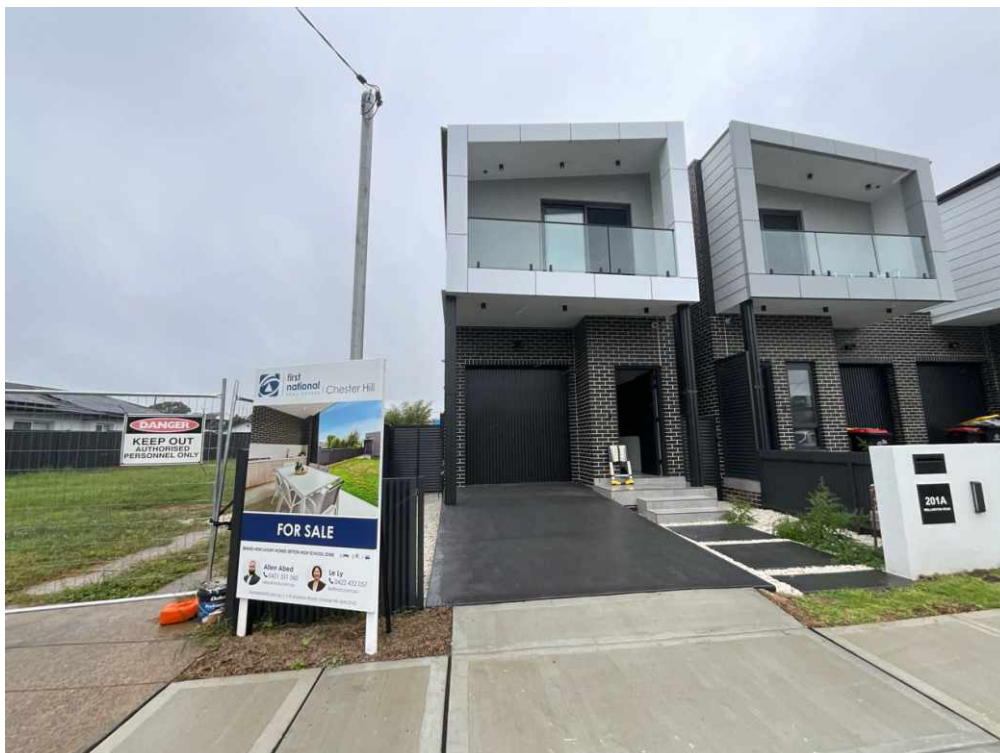


BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Feb 2026

Property Address: 201A Wellington Rd, CHESTER HILL, NSW,
2162, 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: Thu, 26 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 201A Wellington Rd, CHESTER HILL, NSW, 2162, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Adam Ahmed Ph: 0450 250 739
Email: Lidcombe@jimbuildinginspections.com.au

Advanced Diploma of Building Surveying - CPCSS00004

Company Name: Jim's Building Inspections Lidcombe

Company Address and Postcode: Lidcombe 2141

Company Email: Lidcombe@jimbuildinginspections.com.au

Company Contact Numbers: 0450 250 739

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

| | Found | Not Found |
|--|-------|-----------|
| 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 with some minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly 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 | Duplex, Residential |
| Company or Strata title | Unknown |
| Floor | Slab on ground |
| Furnished | Furnished |
| No. of bedrooms | 5 |
| Occupied | Unoccupied |
| Orientation | South |
| Other Building Elements | Driveway, Fence - Fabricated Metal Fence, Garage |
| Other Timber Bldg Elements | Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Stair Railing |
| Roof | Flat |
| Storeys | Double |
| Walls | Brick Veneer, Light Weight Wall Clad |
| Weather | Raining |

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
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Exterior Roof Surface - Second Storey.
- Inside of the fencing.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Above safe working height
- Areas of skillion or flat roof - no access
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Floor coverings

- Fixed Furniture - Built-in Cabinetry
- Lack of natural or acceptable lighting
- Lack of suitable access or entry point
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- Subfloor area - Limited access due to restrictive crawl space

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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Cleaning required |
| Information: | It was observed that the house requires cleaning. |

Works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, baths, windows or any other area throughout the property are not cleaned, and shelving, drawers and cupboards are not ready for use not cleaned and ready for use at handover.

This is to be referenced against the Australian Standards & Tolerances clause 19.8 Cleaning.

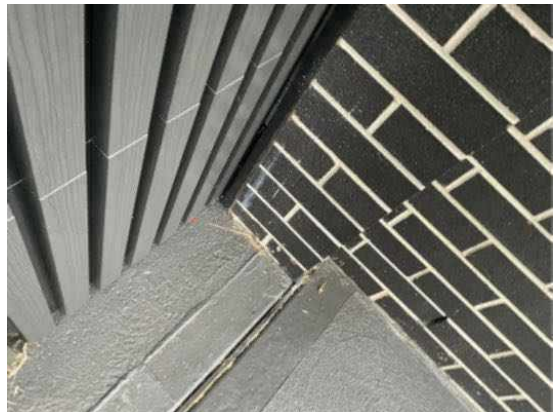
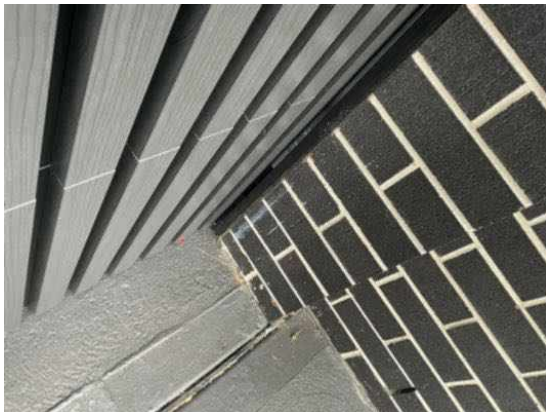
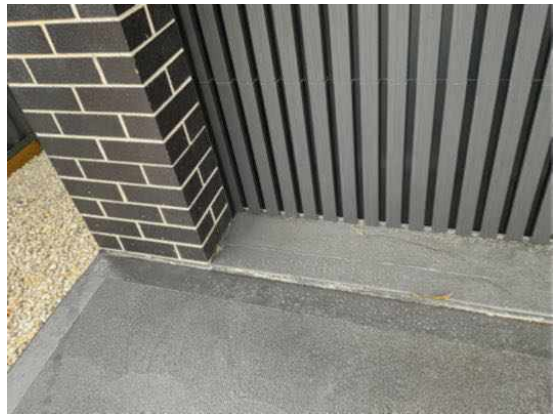
CLEANING

Owners are entitled to expect that the building site and works are clean and tidy on completion. Where handover is delayed for any reason, the owner must expect that dust may have settled on interior exposed surfaces.

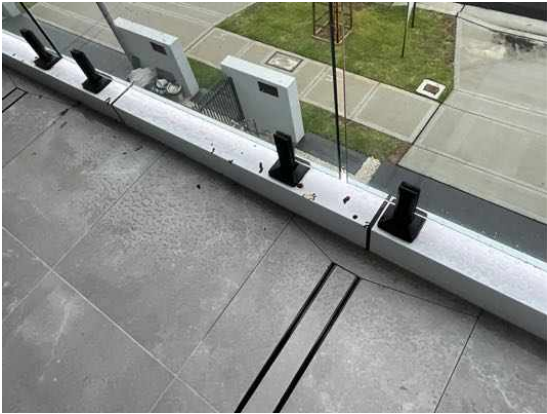
Building sites are defective if they are not clear of building debris.

This is to be addressed prior to handover.

Please note: Not all cleaning defects were documented with photographs. However, it is the responsibility of the builder to attend to all cleaning issues, regardless of whether they were captured in the provided images. It is important for the builder to thoroughly inspect the property and address any and all cleaning deficiencies to ensure the property is in optimal condition for the new occupants at handover. Failure to do so may result in further inspections and delays.







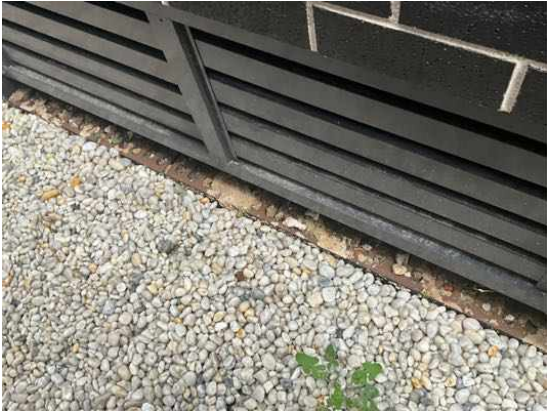
Finding 3.02

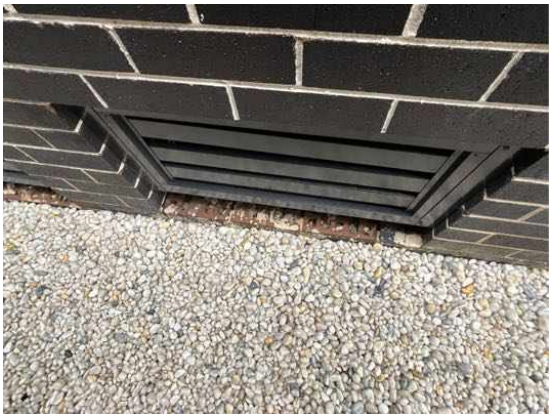
Building: Main Building
Location: All Areas
Finding: Brickwork - Excessive mortar (AS4455)
Information: It was observed at the time of inspection that several bricks in this area of brickwork require cleaning to remove excessive mortar. While not likely to cause secondary defects, excessive mortar detracts from the overall appearance of the area and should therefore be removed.

At the time of inspection, this area does not meet contractual requirements regarding acceptable finishes. The responsible contractor should be appointed to complete these works in order to comply with standards and regulations. Such works should be completed prior to final handover.



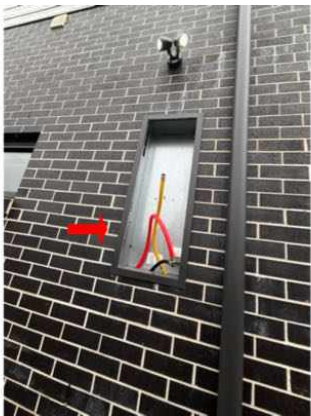






Finding 3.03

Building: Main Building
Location: Exterior walls - left side
Finding: Hot water unit - gap/ not plumb
Information: A gap between the hot water unit and the wall, the box is not plumb. The hot water unit box has not been installed correctly. This is to be rectified prior to handover.



Finding 3.04

Building: Main Building
Location: All Areas

Finding: Masonry Facing Defective
Information: Instances of holes in the mortar to the external brickwork have been identified. Masonry faces are required to be free of damage with reference to Guide To Standards & Tolerances 2017.

3.9 Voids and holes in mortar

Voids and holes in mortar in masonry walls, with the exception of weepholes and vents, are defective if they are visible from normal viewing position, which is 1.5 meters.

All known defects must be rectified prior to handover.





Finding 3.05

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Alfresco |
| Finding: | Tiles - Chipped |
| Information: | Cracked, pitted, chipped, scratched or loose tiles |

Tiles are defective if they are cracked, pitted, chipped, scratched or loose at handover.

After handover, tiles are defective where the builder's workmanship causes the tiles to become cracked, pitted, chipped or loose within 24 months.



Finding 3.06

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Incomplete Painting of Doors |
| Information: | The paintwork on the doors throughout the building is incomplete, failing to meet the requirements specified by Australian Guides and Tolerances. |

Non-compliance Details:

- ****Coverage:**** Incomplete paint coverage on the doors, with visible areas left unpainted or thinly coated.
- ****Edges and Corners:**** Edges and corners of the doors are inadequately painted, showing bare or poorly covered areas.

Impact:

The incomplete painting of doors can result in:

- Reduced durability and protection of the door surfaces against wear and environmental factors.
- Compromised aesthetic quality and overall visual appeal of the building.
- Increased maintenance costs due to the need for early repainting or repairs.

Recommendation:

The doors must be repainted to meet the standards outlined in the Guide to Standards and Tolerances. This includes:

- Ensuring complete and consistent paint coverage on all surfaces of the doors.
- Achieving a smooth and even finish without visible defects such as brush marks, drips, or streaks.

- Proper surface preparation to ensure good paint adhesion and prevent peeling or flaking.
- Thoroughly painting edges and corners to achieve a uniform appearance.

A detailed inspection should be conducted post-repainting to confirm compliance with the required standards.



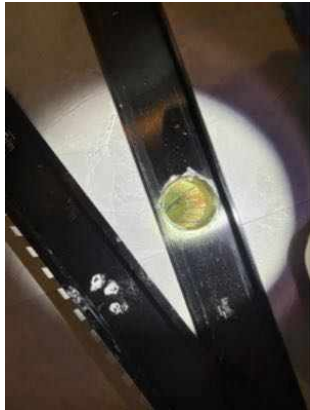


Finding 3.07

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Laundry |
| Finding: | Floor waste- missing internal grill component (strainer or insert) |
| Information: | The drain cover in the tiled floor area is missing its internal grill component (strainer or insert), exposing a direct opening into the drain pipe. This is considered a non-compliant installation as the drain cover is incomplete. |

Standard Reference:

- AS/NZS 3500.2:2021 – Plumbing and Drainage – Sanitary plumbing and drainage requires that all plumbing fittings and fixtures must be installed in a manner that prevents debris from entering the drainage system and ensures the safe operation of the drain.
- The Guide to Standards and Tolerances 2017, Section 13 (Plumbing and Drainage), notes that drainage systems should be installed in accordance with relevant standards, including correct fitting of drain covers and grates to ensure hygiene, safety, and protection from blockages.





Finding 3.08

Building: Main Building
 Location: Kitchen
 Finding: Pipe Penetrations not capped
 Information: There is an open hole around the pipes under the cabinetry that hasn't been sealed or capped.

Risk:

- Pests like mice or cockroaches can enter through the gap.
- Water can get in and cause mould or damage to the cabinet.
- It looks untidy and is hard to keep clean.

Who Can Fix It:

A plumber or handyman can seal the hole using a cover plate, grommet, or suitable sealant.



Finding 3.09

Building: Main Building
 Location: Bathroom
 Finding: Tiles - Chipped
 Information: Cracked, pitted, chipped, scratched or loose tiles

Tiles are defective if they are cracked, pitted, chipped, scratched or loose at handover.

After handover, tiles are defective where the builder's workmanship causes the tiles to become cracked, pitted, chipped or loose within 24 months.



Finding 3.10

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Floor waste Debris |
| Information: | It was noted that there is builder debris in the floor waste drainage. Debris in the plumbing system may lead to blockages in the future. |

This is referenced against the Australian Standards and Tolerances clause 19.8 Cleaning - Owners are entitled to expect that the building site and works are clean and tidy on completion.

Building sites are defective if they are not clear of building debris. All floor wastes need to be checked and cleared prior to handover.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

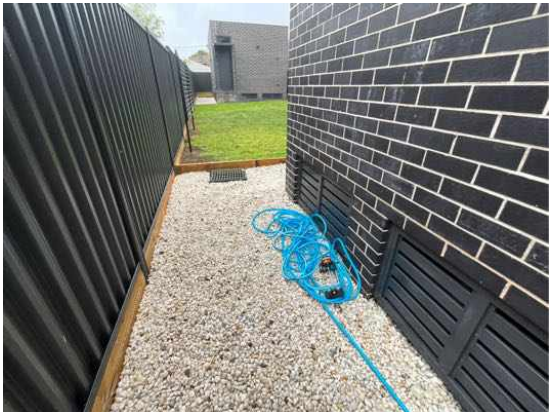
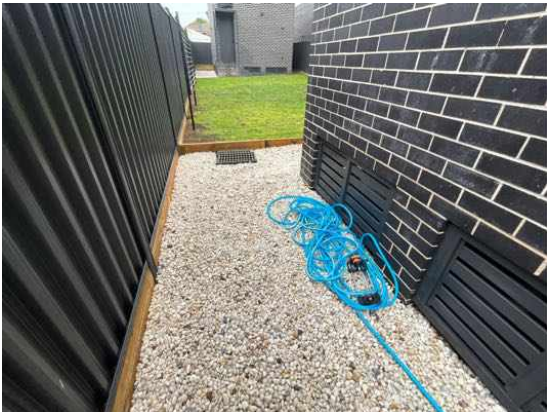
No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
Location: All Areas
Finding: Timber on ground / conducive conditions to termite damage
Information: Timber on the ground is indeed conducive to termite damage. Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation.

To prevent this, it's important to keep timber elevated and away from direct ground contact. Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.





Finding 6.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | No Drain under tap |
| Information: | There is no drain installed under the tap, leading to water accumulation and creating conducive conditions for timber pests. This defect needs immediate attention to prevent potential damage and pest infestation. |

Risk:

1. Water Accumulation: Without proper drainage, water can accumulate around the base of the tap, leading to persistent dampness in the surrounding area.
2. Timber Pest Infestation: The damp environment created by standing water is highly conducive to timber pests, such as termites and wood borers, which thrive in moist conditions and can cause significant damage to wooden structures.
3. Structural Damage: Prolonged exposure to moisture can lead to wood rot and deterioration of structural timber, compromising the integrity of the building.
4. Health Hazards: Persistent dampness can also promote mold and mildew growth, posing health risks to occupants.
5. Aesthetic Damage: Water stains and damage to finishes and materials around the tap area can detract from the appearance of the building and lead to costly repairs.

Who Can Fix It:

A licensed plumber or a qualified building contractor can address this defect by:

1. Assessment: Evaluating the area to determine the best approach for installing a proper drainage system under the tap.
2. Installation: Installing a drain that effectively channels water away from the base of the tap, preventing water accumulation and dampness.

3. Repair and Prevention: Inspecting and repairing any existing water damage and implementing measures to prevent future water accumulation and pest infestations.

By addressing this issue promptly, you can mitigate the risks associated with water accumulation and timber pest infestation, ensuring the longevity and safety of the building.



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

- As identified in summary and defect statements
- Registered/Licensed Builder

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

- A building and timber pest inspection was carried out on the property. During the inspection suspected non compliant, substandard and incomplete works were found.

There are a number of Building elements that were identified as being incomplete or substandard works.

Substandard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

Where a building element is installed in such a way that it fails to achieve the required minimum standard or level of finish at the time of the inspection, the builder needs to rectify the defect as soon as possible and complete works to the required standard prior to continuing with the stage of construction.

All known defects need to be rectified prior to Handover

Defects found may relate to Standard & Tolerances, Australian Standards and/or BCA.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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













Noted Item

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









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

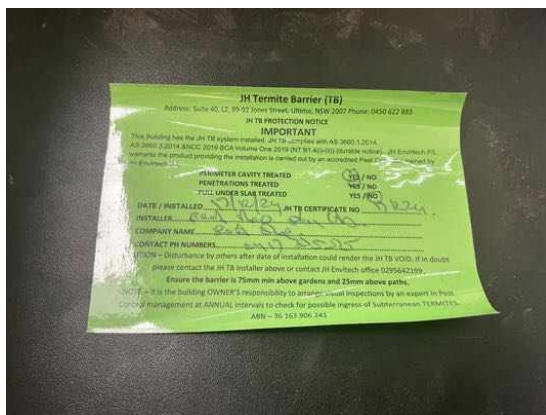
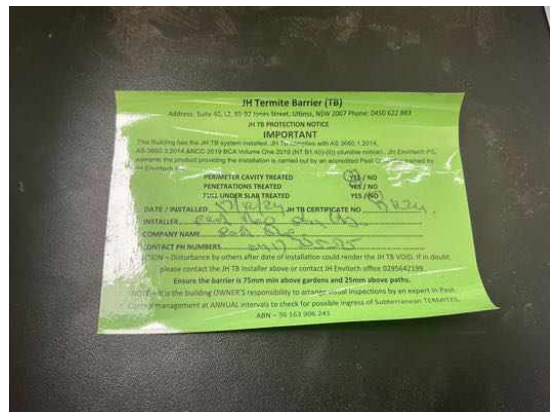
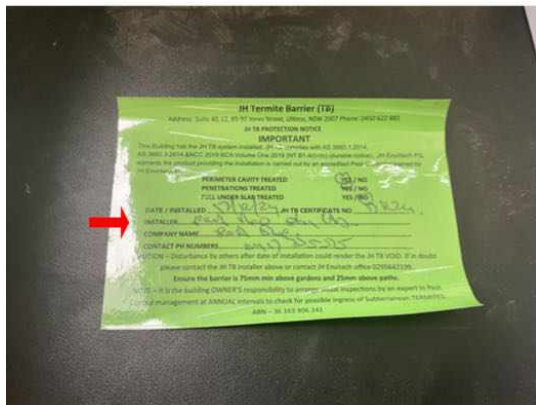
Noted Item

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior walls - left side |
| Finding: | Evidence of Termite Management System - Durable notice / Legible Sticker - seek further information |
| Information: | The application of a pre & post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite |

attack on any timber building elements throughout the property.

A durable notice placed in the switchboard unit to indicate termite barriers at the time of inspection.

Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained as per the label or seek advise from licensed pest controller.



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.