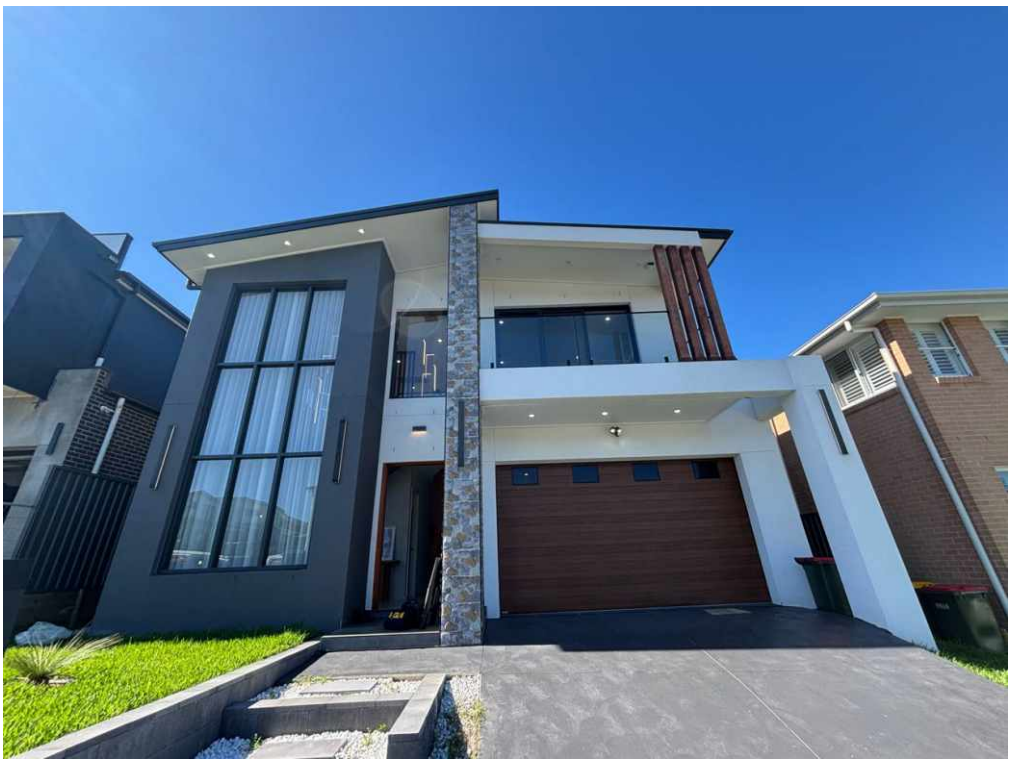
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Mar 2026

Property Address: 8 Borealis Wy, Box Hill NSW 2765, Australia



Contents

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, 11 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	8 Borealis Wy, Box Hill NSW 2765, Australia
Client's Email Address:	
Client's Phone Number:	
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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: A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Internal Joinery, Skirting Boards, Window Frames, Doors, Staircase
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer, Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Landscaping Timbers

- Roof Exterior - First Floor Only

- Roof Exterior - Part

- Roof Void - Part

- Slab Edge

- The Site

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall exterior due to obstructions.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Ceiling linings

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Pipework

- Roof framing - not trafficable

- Rugs

- Sarking

- Stored items

- Wall linings

- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

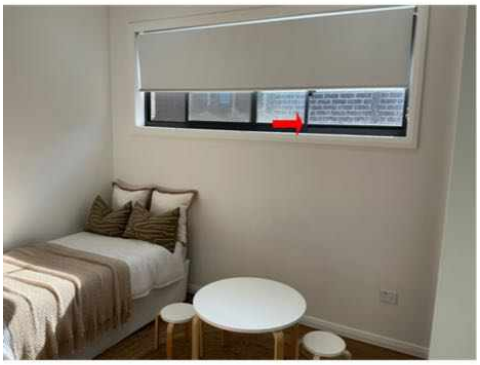
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

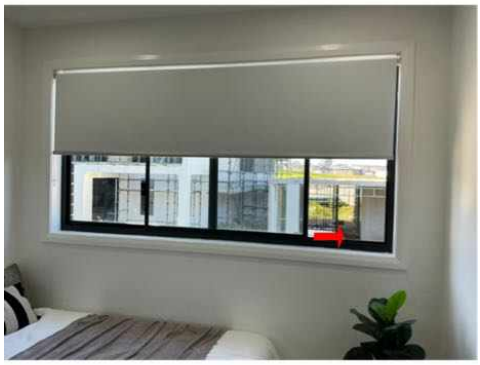
Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Upstairs Bedroom 2, 3 & 4
Finding:	Window Restrictors - Recommended
Information:	Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more. If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.





Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building

Location: Ground Floor Bathroom

Finding: Excessive Moisture - Shower Damp

Information: At the time of inspection, excessive moisture was noted within the shower area, which is a common issue in wet areas due to the continual exposure to water. This condition is typically caused by moisture seeping through grout lines and settling behind tiles, resulting in localised high-moisture zones. Provided there is no evidence of water staining or elevated moisture readings on the opposite side of the wall, this is considered a minor defect.

However, persistently damp conditions may act as conducive conditions for termite activity, as termites are strongly attracted to moisture-rich environments. It is recommended that the client ensures regular use of the exhaust fan and maintains adequate ventilation after shower use to promote drying and reduce long-term moisture build-up, thereby also reducing the risk of attracting termites.

Finding 3.02

Building: Main Building

Location: Upstairs Hallway, Bedroom 4 Closet

Finding: Moisture Detected on Ceiling

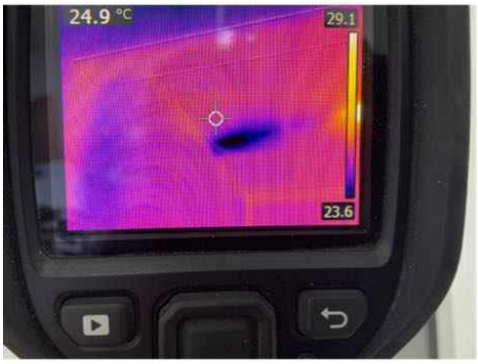
Information: At the time of inspection, thermal imaging indicated a moisture signature on the ceiling surface. The affected area displayed temperature variations consistent with possible moisture presence.

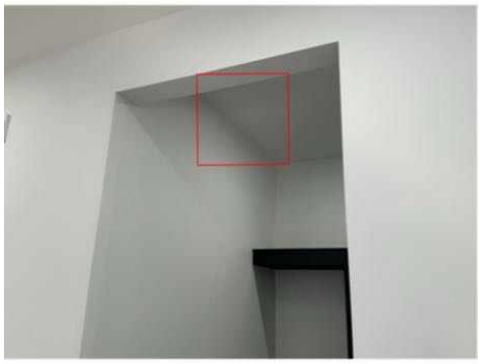
The roof space above this area was inaccessible at the time of inspection, and therefore the exact source of the moisture could not be confirmed. Potential causes may include roof leaks, flashing defects, or gaps around roof penetrations such as skylights, which may allow water to enter the ceiling cavity during rainfall.

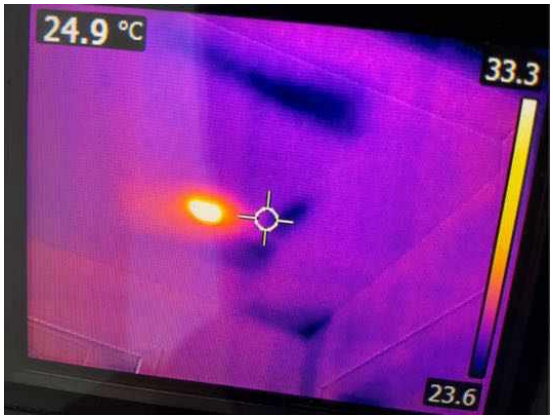
It is recommended that a qualified roofer be engaged to inspect the roof covering, flashing details, and the skylight installation to ensure there are no defects allowing water ingress.

If no roof-related issues are identified, the moisture may be associated with condensation from nearby air conditioning ducting or equipment, in which case an air conditioning specialist should be engaged to inspect the system and associated ductwork.

This matter should be treated as a priority, as ongoing moisture intrusion can lead to progressive damage to plasterboard, insulation, and structural elements, potentially resulting in more costly repairs and major defect if not addressed in a timely manner.







Finding 3.03

Building:	Main Building
Location:	Dining Room
Finding:	Damp - Rising (Drainage Issue)
Information:	At the time of inspection, evidence of rising damp was observed in areas of the building. External ground levels were noted to be higher than the internal floor level, with the surrounding ground surfaces sloping towards the building. This condition can allow moisture to migrate into the lower sections of the walls and flooring, which may lead to dampness, deterioration of building materials, and ongoing moisture-related issues. While drainage points were observed at the rear of the property, the existing garden slope directs water towards the building foundation, and it appears that not all surface water is effectively captured by the drainage system. To minimise moisture ingress, it is recommended that external ground levels be reduced where necessary and that site drainage be improved, ensuring that ground surfaces are graded to fall away from the building so that water is directed away from the foundation. Appropriate drainage solutions may be required to effectively manage surface water runoff.

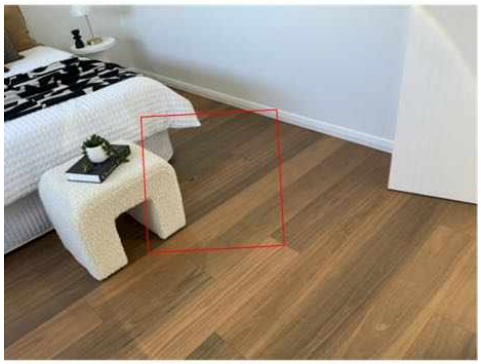
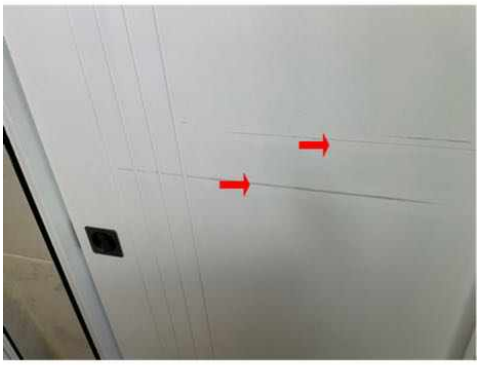
Finding 3.04

Building:	Main Building
Location:	Pantry - Walk In
Finding:	Infill Panel - Appliance
Information:	At the time of inspection, there was no cover installed beneath the oven, leaving an exposed gap between the appliance and the floor. This area is typically finished with an oven infill panel (also commonly referred to as a plinth or kickboard) to prevent debris, moisture, and pests from entering the void. The client is advised to seal or install a suitable infill panel to close off this opening and improve hygiene and finish. A suitably qualified handyman or cabinet installer can carry out this work.

Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Maintenance and/or Wear and tear on building elements
Information:	It was observed at the time of inspection that some building elements and areas around the property require general maintenance and/or exhibit signs of wear and tear. These typically include minor imperfections such as paint scuff marks, scratches on surfaces, small chips, nails or hooks left in walls from previous picture hanging, and other superficial blemishes. These are generally considered minor items that are common in established homes. While they may be noticeable on visual inspection, they do not affect the structural integrity or functionality of the property. In most cases, these issues can be easily addressed by a qualified handyman as part of routine maintenance.




Finding 3.06

Building:	Main Building
Location:	Theatre Room
Finding:	Substandard Ceiling Finish
Information:	At the time of inspection, multiple bumps and uneven areas were noted on the ceiling surface, which appear consistent with substandard plasterboard finishing or workmanship. The surface irregularities resemble swelling or poor finishing of the plasterboard joints. A thermal imaging scan was carried out at the time of inspection, and the affected areas appeared dry with no evidence of active moisture intrusion. Based on the inspection, the irregularities are considered cosmetic and likely related to

workmanship rather than moisture-related damage.

It is recommended that a qualified plasterer be engaged to assess and rectify the ceiling finish, which may involve sanding, re-setting, and repainting the affected areas to achieve a uniform surface.

Finding 3.07

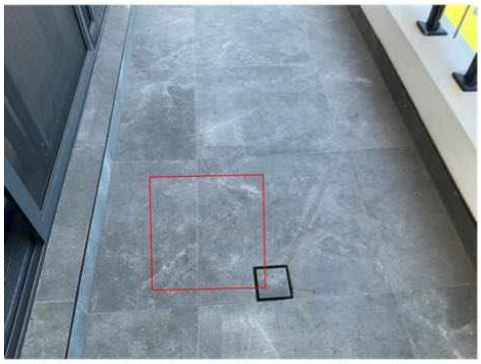
Building:	Main Building
Location:	Garage
Finding:	Paint Job - Unprofessional
Information:	The inspection identified an unprofessional paint job on the walls, characterized by uneven coverage, visible brush strokes, and areas where the paint appears to be peeling or chipping. This substandard application not only detracts from the aesthetic appeal of the interior but also raises concerns about the longevity and durability of the wall finish. Poor preparation or application techniques may lead to further deterioration, necessitating a complete repainting to achieve a smooth, uniform, and durable finish. Addressing this issue promptly will enhance the visual quality of the walls and ensure a more lasting and professional appearance. Although not a matter of immediate concern, the client can engage the services of a professional painter to repaint the surface.

Finding 3.08

Building:	Main Building
Location:	Balcony
Finding:	Sealant/Grouting - Missing/damaged (Exterior Areas)
Information:	At the time of inspection, it was observed that the sealant or grout on the tiles in the exterior areas, such as balconies or patios, was missing or degraded, indicating a defect that compromises the integrity of the tiled surfaces.

This condition allows water to penetrate the gaps between tiles, potentially leading to moisture ingress, which can cause damage to underlying structures, including timber framing, subfloor materials, or concrete substrates, as well as promote mould growth, staining, and erosion of the surrounding materials over time.

It is recommended that the client engage a qualified tiler, such as a licensed tiling contractor or specialist, to assess the extent of the damage, remove and replace the degraded or missing sealant and grout with flexible, weather-resistant, and mould-resistant materials, and ensure proper installation to prevent future water ingress.



Finding 3.09

Building: Main Building
Location: Exterior walls - front
Finding: Damaged Window Seal / Weather Seal
Information: At the time of inspection, damage to the window weather seal (rubber sealing strip) was noted along the external edge of the window frame. The seal appeared partially deteriorated and damaged in sections.

Window seals play an important role in preventing water ingress, air leakage, and moisture penetration around the window assembly. When damaged or deteriorated, the effectiveness of the seal may be reduced, potentially allowing water or moisture to enter behind the window frame during heavy rain or wind-driven weather conditions.

It is recommended that a qualified window installer, glazier, or handyman be engaged to replace or repair the damaged weather seal to ensure the window remains properly sealed and protected from moisture ingress.

Finding 3.10

Building: Main Building
Location: Balcony
Finding: Unfinished Balcony Overflow Outlet

Information: At the time of inspection, the balcony overflow outlet was noted to be unfinished, with the surrounding area appearing incomplete and not properly sealed. Balcony overflow outlets are designed to allow excess water to discharge safely in the event that the primary floor waste becomes blocked or overwhelmed.

An unfinished or poorly sealed overflow outlet may affect the proper discharge of water and could allow moisture to penetrate surrounding building elements.

It is recommended that the builder be contacted and requested to send a qualified tradesperson to professionally complete and seal the overflow outlet, ensuring it is properly finished and functioning as intended.

Finding 3.11

Building: Main Building
Location: Upstairs Common Bathroom
Finding: Door Stopper - Damaged
Information: Door Stopper was noted as damaged at the time of inspection.

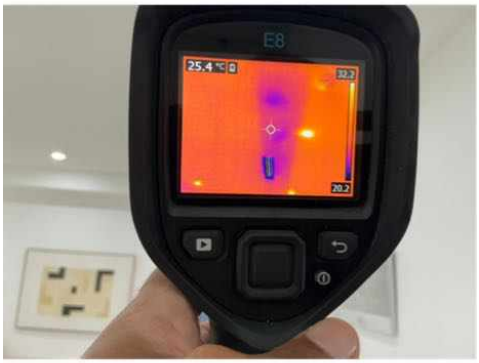
Door stoppers can become damaged due to various reasons, including excessive Force - Slamming doors forcefully can cause damage to the door stopper over time. The impact can lead to bending or breaking of the stopper. Poor Quality Materials - If the door stopper is made of low-quality materials, it may wear out or break more easily, especially with frequent use. Improper Installation - Incorrect installation, such as placing the door stopper in a position where it receives excessive force or stress, can lead to damage. Wear and Tear - Over time, general wear and tear from repeated contact with the door can cause degradation of the door stopper material. Inadequate Maintenance - Lack of regular maintenance or inspection can contribute to the deterioration of door stoppers. Checking for loose screws or other signs of damage can help prevent issues.

To prevent damage, choose durable door stoppers, install them correctly, and be mindful of how doors are handled. Regular maintenance and prompt replacement of damaged stoppers can help maintain their effectiveness.

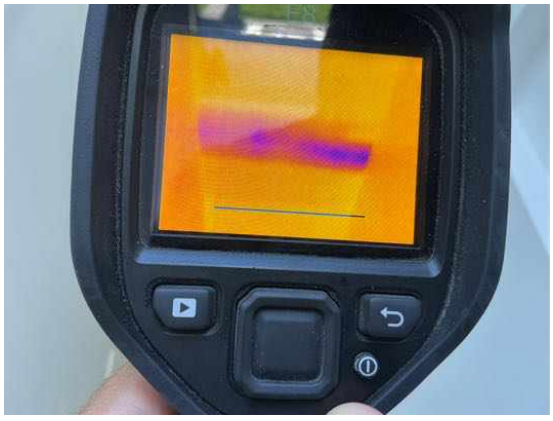
A general handyman should be appointed to fix the issue at owners discretion.

Finding 3.12

Building:	Main Building
Location:	Downstairs Hallway, Lounge, Kitchen
Finding:	Thermal Variation Noted Near Air Conditioning Vent
Information:	At the time of inspection, a thermal variation was noted on the ceiling surface adjacent to the air conditioning vent during thermal imaging. This pattern may be associated with the air conditioning ductwork located within the ceiling cavity, which appears to be positioned close to or directly against the plasterboard surface. Such thermal signatures can occur where ductwork transfers cooler air temperatures to the ceiling lining, making the area visible under thermal imaging. No visible signs of active moisture damage were observed at the time of inspection. However, it is also possible that condensation from the air conditioning system could produce similar thermal patterns if present. The client is therefore advised to monitor the area over time for any signs of moisture staining, dampness, or deterioration of the ceiling surface. If evidence of condensation or moisture ingress becomes apparent, it is recommended that an air conditioning specialist be engaged to inspect the system and ductwork to ensure there are no leaks or insulation deficiencies.



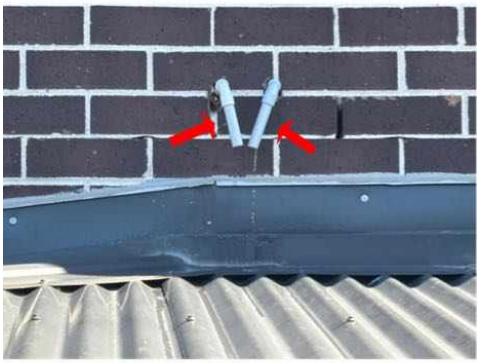





Finding 3.13

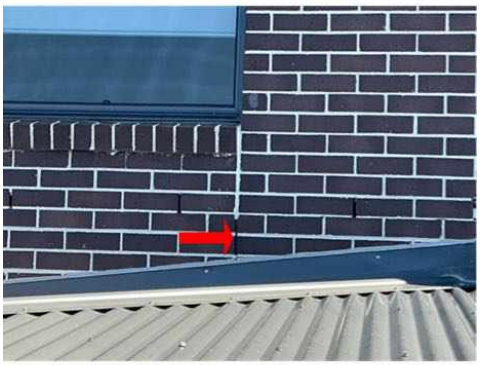
Building:	Main Building
Location:	Rear Roof above Alfresco
Finding:	Air Conditioning Overflow Pipes Discharging Near Roof Flashing
Information:	At the time of inspection, air conditioning condensate overflow pipes were observed discharging directly from the wall above the roof flashing. The outlets were positioned too close to the roof flashing, which can allow water to discharge directly onto the flashing and roofing surface. This configuration can lead to repeated wetting of the flashing and adjacent roof materials, potentially contributing to premature deterioration, corrosion of metal components, or water ingress if flashing seals deteriorate over time.

It is recommended that an air conditioning specialist be engaged to extend the overflow pipes so that condensate water discharges safely into the gutter area or another appropriate drainage point. Proper extension will help ensure water is directed away from the wall and flashing, reducing the risk of moisture-related issues.



Finding 3.14

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Missing/Deteriorated Sealant - Articulation Joint
Information:	The inspection revealed that sealant is missing in the articulation joints of the property. This defect can compromise the structural integrity and stability of the building, allowing for unwanted movement and potential damage to the brickwork. The absence of sealant in these joints can also lead to water ingress, resulting in dampness and deterioration of internal materials. Immediate remedial action is necessary to reapply sealant to the articulation joints, ensuring the property maintains its structural soundness and resistance to weather-related issues. Client is advised to consult bricklayer or registered builder to fix the issue at owner's expense.



Finding 3.15

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect. Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.

Finding 3.16

Building:	Main Building
Location:	Under Balcony
Finding:	Gaps and Incomplete Sealing Noted Under Balcony Soffit
Information:	At the time of inspection, gaps and incomplete sealing were observed along the soffit lining beneath the balcony, particularly around the corner junctions. In these areas, the internal framing elements were partially visible, indicating that the joints and finishing

have not been properly sealed or completed.

Unsealed gaps may allow moisture, dust, insects, and pests to enter the cavity, and can also lead to premature deterioration of internal framing components if exposed to weather conditions over time.

It is recommended that a qualified builder be engaged to properly seal and finish these junctions, ensuring that all soffit edges and corner joints are adequately closed and protected to prevent potential moisture ingress and improve the overall durability of the installation.

Finding 3.17

Building:	Main Building
Location:	Steps Next to Driveway
Finding:	Crack in concrete slab - Category 3
Information:	A crack coded as Category 3 was identified in the slab. A Category 3 crack is described as a wide crack with obvious curvature or change in level, affecting the slab.

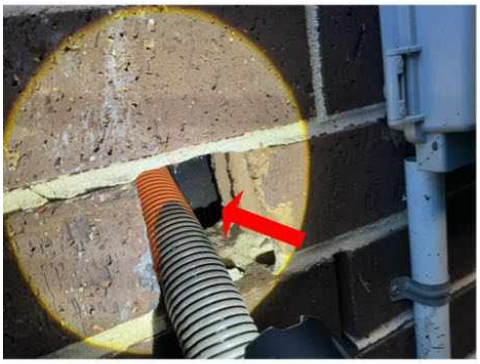
The approximate width of the crack to be considered Category 3 is greater than 2.0mm, or a change in offset of 15-25mm when a 3m straight edge is placed over the defect.

Category 3 cracks to slabs exceed allowable Standards and Tolerances, and are

considered defects requiring rectification.

Finding 3.18

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Areas - Not Sealed
Information:	At the time of inspection, certain areas were found to be unsealed, which may allow moisture ingress, pest entry, or air leaks. Gaps and unsealed sections can contribute to deterioration over time and reduce the overall integrity of the structure. It is recommended to seal the affected areas to prevent potential damage and ensure better protection against environmental factors.



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:	Exterior walls - left side
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Finding 6.02

Building:	Main Building
Location:	Both Entries
Finding:	Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier. It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite

activity to the internal area.

It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.

Finding 6.03

Building:	Main Building
Location:	Yard - Side
Finding:	Bridging Appliances/Water Tanks - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.

Finding 6.04

Building:	Yard
Location:	All Areas
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility arises because timber, when in contact with soil and dampness, creates an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as a part of the building's construction or incorporated into fencing, its presence near or on the ground can become a pathway for termites to access and damage the property. When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened, moisture-laden elements as a bridge into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked. For any timber in direct contact with the external ground, special attention is required. The combination of moisture, untreated wood, and direct ground contact not only accelerates the decay process but also provides subterranean termites with a straightforward means of ingress into the structure. This entry can lead to termites moving undetected into other vulnerable areas, resulting in potentially significant structural issues and costly repairs. To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

The client is strongly advised to assess the property for any timber elements that may be in direct contact with the ground and ensure prompt action is taken to remove or treat them effectively. Regular inspections, proactive maintenance, and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventive measures is crucial for maintaining a termite-free environment and avoiding potentially costly damage and future repairs.

Finding 6.05

Building:	Main Building
Location:	Yard - Front
Finding:	No Stormwater Drain - Under Exterior Tap
Information:	The inspection identified that the exterior tap is not connected to a stormwater drainage system, allowing water to pool around the base. This can lead to moisture-related issues such as deterioration of nearby building materials, mould growth, and increased risk of termite activity—each of which may compromise the property's structural integrity and create health or safety concerns. To prevent these risks, it is strongly recommended that a licensed plumber be engaged to assess the area and install appropriate drainage, such as a stormwater connection or splash block, to redirect water away from the property. Ongoing maintenance and monitoring of external water sources are also advised to ensure

long-term protection.

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

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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

• Minor Defects: Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- At the time of inspection, several defects and maintenance items were noted throughout the property. Moisture indications were detected in sections of the ceiling, which may be associated with roof leakage, skylight detailing, or possible air-conditioning condensation and should be further investigated by a roofer and/or air-conditioning specialist. Air-conditioning condensate overflow pipes were observed discharging directly above the roof flashing and positioned too close to the roof surface, which may lead to ongoing moisture exposure; extension of these pipes to the gutter area by an air-conditioning specialist is recommended. Externally, gaps and incomplete sealing were observed around sections of the balcony soffit and corner junctions, where internal framing elements were partially visible; these areas require proper sealing and finishing by a qualified builder to prevent moisture and pest entry. In addition, damaged or deteriorated window sealing components and other minor finishing defects were noted, which may allow moisture penetration if left unaddressed. Overall,

while many of the issues appear to be related to workmanship or maintenance, timely rectification by appropriate qualified trades is recommended to prevent potential deterioration or more significant defects developing over time.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).
Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. Anew termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have 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.

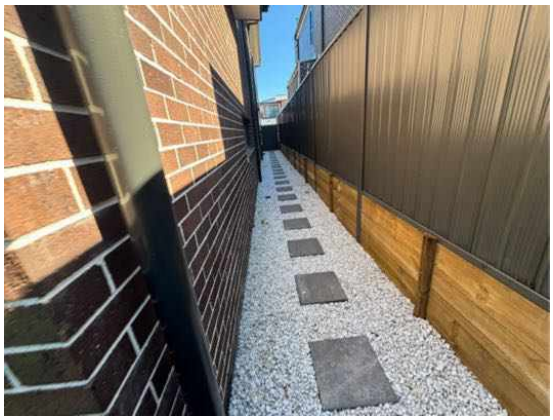
For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

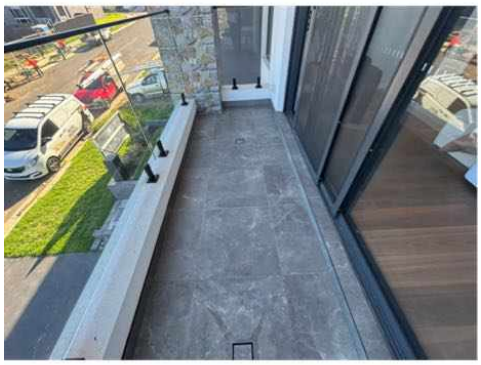
Section D Significant Items

The following items were noted as - For your information

Noted Item

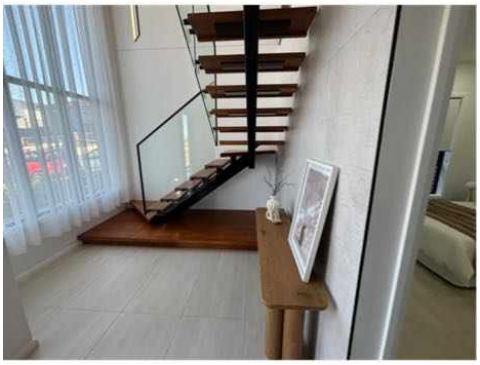
Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - External Areas
Information:	The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection. It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future. Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.

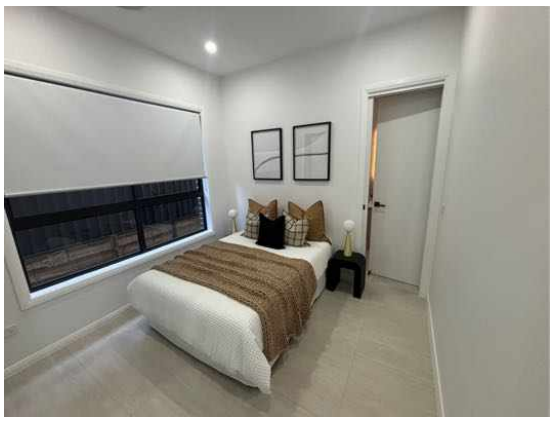


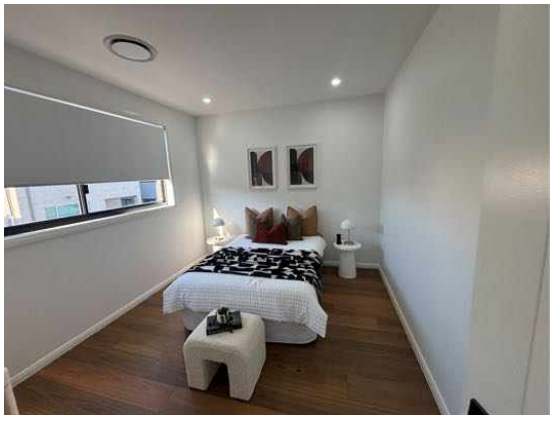


Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection. The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants. It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance. In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.





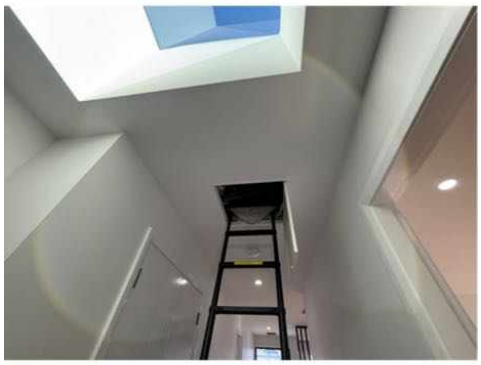


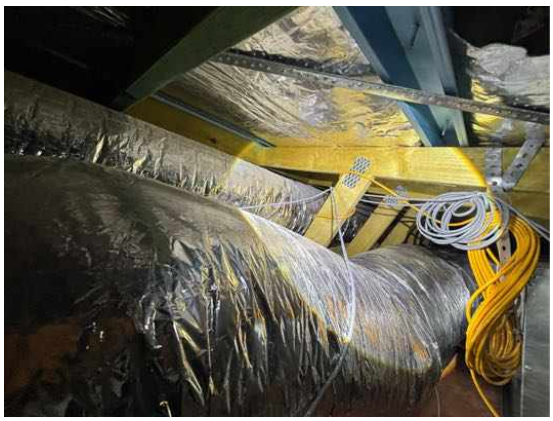
Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions, Limitations, and General Roof Space Condition
Information:	The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed. Obstructions of this nature may conceal a variety of potential defects, including

damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected.

It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.





Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Windows and Doors were tested for Operation
Information:	During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms. It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available. Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property. Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Plumbing and Electrical - Outside of the scope of this inspection
Information:	Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently. Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
Information:	During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference. It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected. Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Moisture Meter Readings
Information:	Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report. It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored. For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.


21.1


22.9


24.8


21.0


22.6


21.0

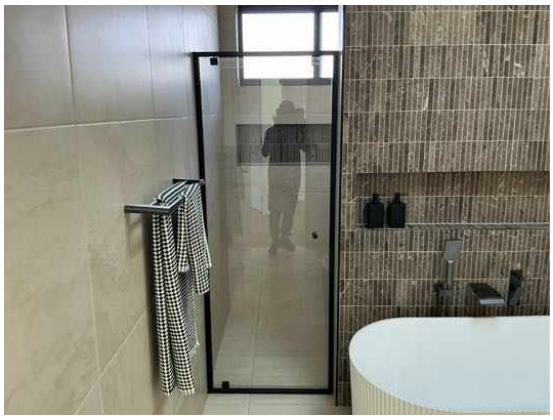

19.3


20.8


24.7


21.9


21.5




44.1


39.6


48.0


44.8


Other side of shower


22.9


23.6

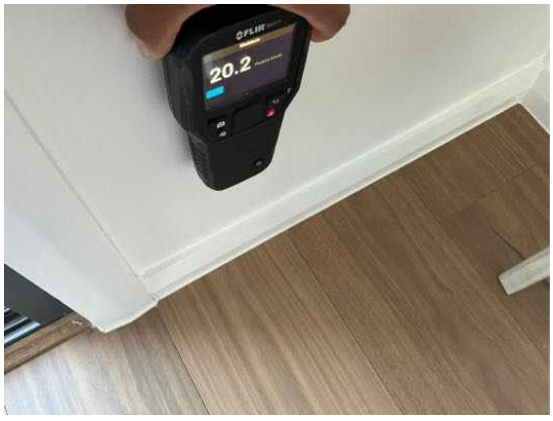

20.8


26.2


22.9


23.0


22.5


20.2


21.6


23.4


21.5


57.7


57.0


43.5


54.6


Other side of shower


25.8


23.1


27.5


40.3


25.5


42.0


22.3


35.1


40.3


52.4


32.6


41.5


39.4


72.7


54.0


61.8


48.5


Other side of shower


36.5


30.5


29.0
PROUDLY MADE IN AUSTRALIA


35.4


39.1

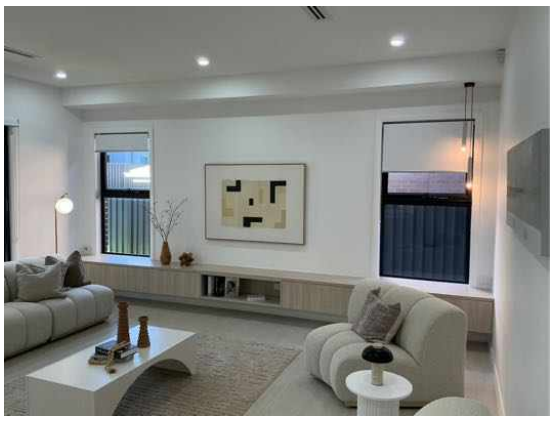

45.7


59.1


47.3


42.3


37.7




45.6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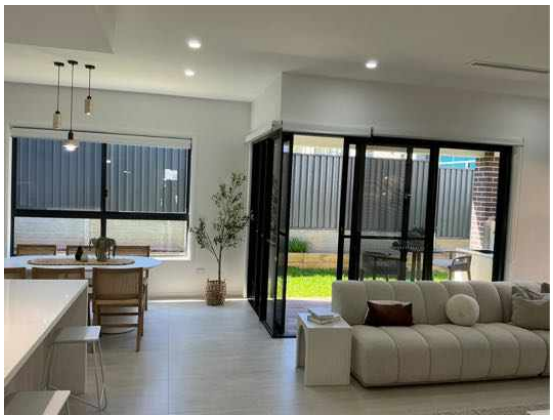
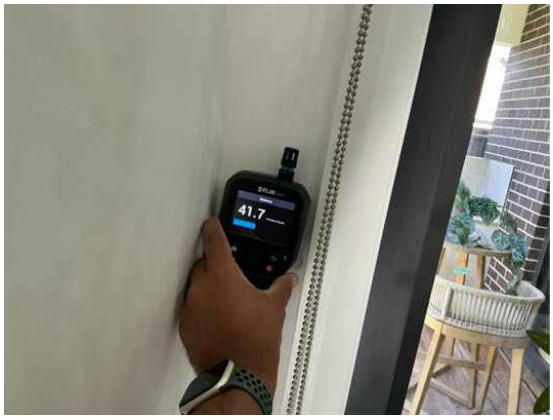
43.7




66.8



Noted Item

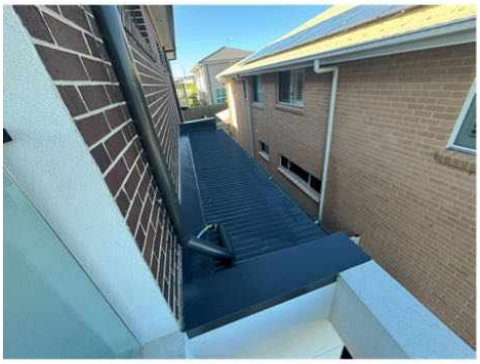
Building: Main Building

Location: Roof Exterior

Finding: Additional Roof Photos

Information: As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed.

Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.









Noted Item

Building: Main Building
Location: Meter Box
Finding: Termite Management Recommendation – No Evidence of Chemical Installation
Information: At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the property has any history of termite activity or is located in a high-risk area.

Noted Item

Building: Main Building
Location: Meter Box
Finding: Subterranean Termite Management Proposal
Information: A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage.

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in

direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

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

Noted Item

Building:	Main Building
Location:	Meter Box
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 cm2 (Residential) or 10 micrograms/100 cm2 (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.