



Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Mar 2026

Property Address: 8 Drinan St, Branxton NSW 2335, Australia



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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date Wed, 11 Mar 2026

Modified Date Wed, 11 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 8 Drinan St, Branxton NSW 2335, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

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

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

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

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

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

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

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

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	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	North
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Fascias, Floating Floor, Floorboards, Internal Joinery, Porch / Patio, Skirting Boards, Window Frames
Roof	Coated Metal, Pitched, Timber Framed
Storeys	Single
Walls	Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Gardens
- Interior
- Outbuildings
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor.
- 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:

- Ceiling linings
- Debris in gutters
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Porch
- Subfloor was not able to be inspected - there was no access to this area.
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where

ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

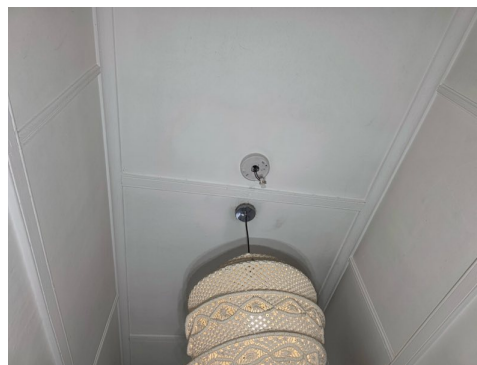
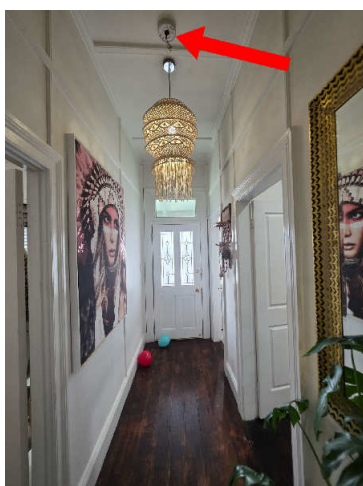
Building: Main Building

Location: Hallway

Finding: Smoke Alarm Not Connected – Hallway

Information: A smoke alarm connection point was observed in the hallway; however, no smoke alarm unit was installed or connected at the time of inspection. The absence of a functioning smoke alarm in this location reduces early fire detection capability and may delay occupant warning in the event of a fire.

A licensed electrician should be engaged to assess and rectify as required. This should be done without delay.



Finding 3.02

Building: Main Building

Location: Yard - Back

Finding: Moisture Marking at Downpipe Base – Rear Alfresco Roof

Information: A wet mark was observed around the base connection of the downpipe serving the alfresco roof at the rear of the property. The moisture marking indicates the presence of water at this location, however the source of the moisture could not be confirmed during a visual, non-invasive inspection.

A licensed plumber should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.



Finding 3.03

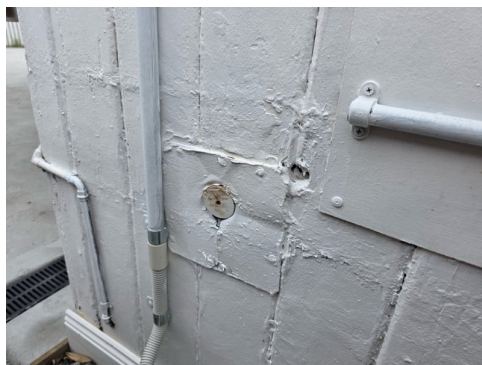
Building: Main Building

Location: Exterior walls - left side

Finding: Weatherboard Cladding Open Joints and Patch Repairs – Bathroom Wall (External)

Information: The external weatherboard cladding to the bathroom wall shows several areas where joints are opening and previous filler repairs have been applied. An old service penetration appears to have been filled using a circular cut-out piece approximately 50mm in diameter, likely from melamine material. Open joints and patched penetrations may allow moisture entry into the wall cavity over time.

A licensed carpenter should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.04

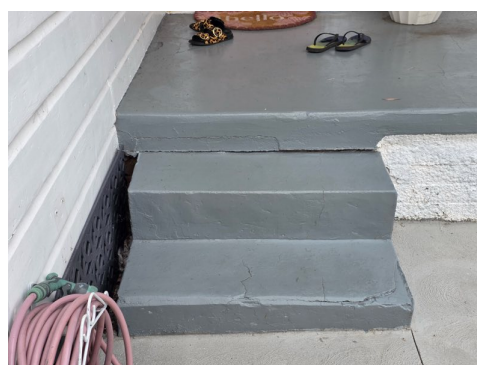
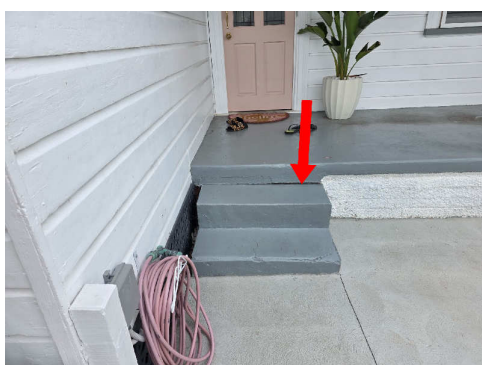
Building: Main Building

Location: Front steps

Finding: Minor Subsidence – Front Entry Steps

Information: Minor subsidence was observed at the two concrete steps leading to the front verandah. The movement appears limited and may be longstanding; however, the duration or progression of the movement cannot be determined during a visual inspection.

A licensed builder should be engaged to assess and rectify as required. This should be done at the owner's discretion.



Finding 3.05

Building: Main Building

Location: Verandah

Finding: Cracking to Brick Nib Wall Supporting Front Verandah

Information: The front verandah consists of a concrete slab supported by a rendered brick nib wall. Cracking was observed in the rendered brickwork supporting the verandah. While the cracking may be associated with historical settlement, the extent or progression cannot be determined during a visual, non-invasive inspection.

A licensed builder should be engaged to assess and rectify as required. This should be done at the owner's discretion.



Finding 3.06

Building: Main Building

Location: Bedroom 4

Finding: Missing Window Latch – Bedroom 4

Information: The window in Bedroom 4 was observed without a latch mechanism installed. Without a latch the window may not close or secure properly.

A licensed carpenter should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.07

Building: Main Building

Location: Kitchen

Finding: Loose Kitchen Tap – Kitchen Sink

Information: The kitchen tap was observed to be loose at its mounting point on the sink or benchtop. Movement at the base of the fitting may allow water to enter around the penetration or lead to further deterioration of the mounting surface over time.

A licensed plumber should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.08

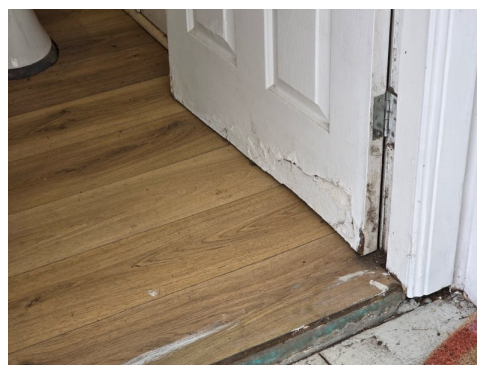
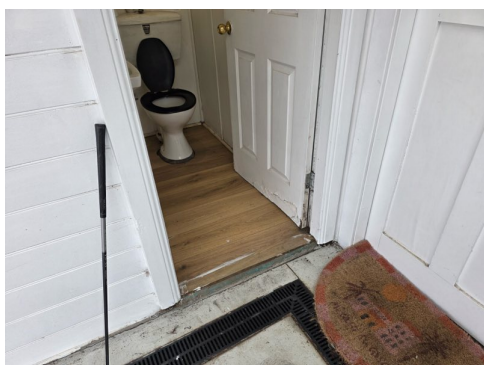
Building: Main Building

Location: Toilet (WC)

Finding: Damaged Door – Alfresco WC

Information: The door to the WC located within the alfresco area shows significant deterioration to the lower section. The base of the door has been previously patched and filled and is in poor condition, indicating deterioration of the door material.

A licensed carpenter should be engaged to assess and rectify as required. This should be done at the owner's discretion.



Finding 3.09

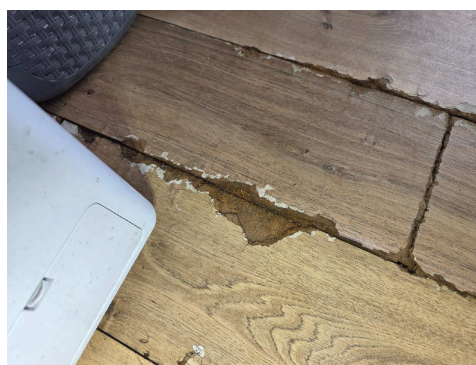
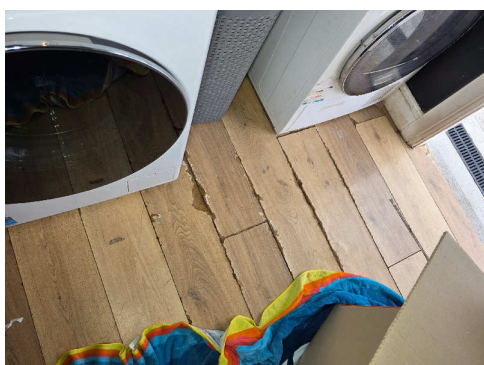
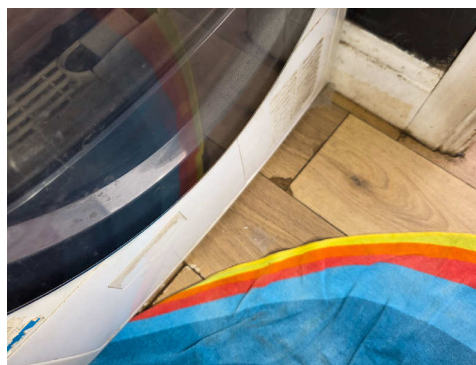
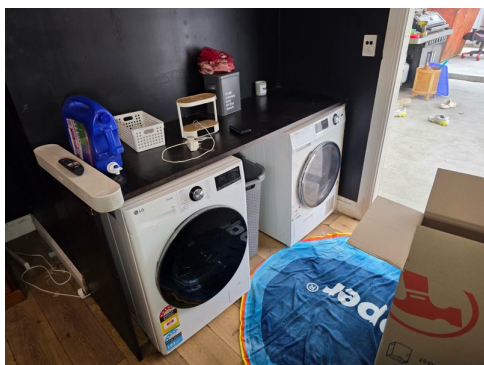
Building: Main Building

Location: Rumpus Room

Finding: Water Damage to Laminate Flooring – Rumpus Room

Information: Significant swelling, lifting and deterioration of laminate flooring boards was observed in the rumpus room, particularly in the area adjacent to the washing appliances and external door. The boards have expanded and broken down, exposing the fibreboard core material. This type of deterioration is typically associated with ongoing or repeated moisture exposure.

A licensed builder should be engaged to investigate the source of moisture and replace the damaged flooring as required. This should be addressed as soon as practicable to prevent further deterioration of the floor covering and any underlying materials.



Finding 3.10

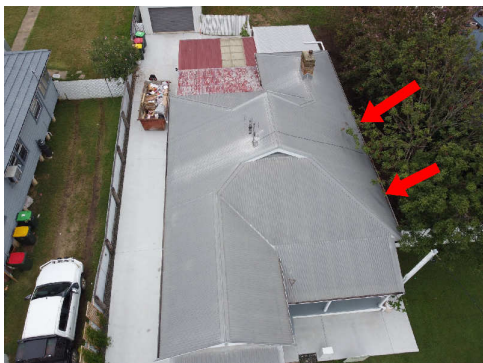
Building: Main Building

Location: Gutters

Finding: Blocked Gutter – Side of Property

Information: The gutter along the side of the property was observed to be full of leaves, likely due to overhanging trees in this area. Accumulated debris can obstruct water flow and may cause water to overflow during rainfall events.

A builder should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.11

Building: Main Building

Location: Roof Exterior

Finding: Uncovered Roof Batten End – Main Roof Above Bathroom

Information: At the lower end of the hip section of the main roof above the bathroom area, a small triangular section of what appears to be roof batten was visible and not covered by flashing. Exposed timber components in roof areas may be subject to weather exposure and gradual deterioration over time.

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





Finding 3.12

Building: Main Building

Location: Piers

Finding: Subfloor Pier Mortar Deterioration – Front Corner Beside Driveway

Information: Subfloor access was significantly restricted at the time of inspection, limiting visibility of the supporting piers. One of the only clearly visible piers, located at the front corner of the dwelling beside the driveway, showed signs of mortar erosion to the brickwork joints. Mortar deterioration to brick subfloor piers is a common age-related condition in older dwellings. A brief visual check into a small section of the subfloor through a screen used to block access indicated the visible ground surface appeared dry and the limited piers visible in that area appeared serviceable; however, the condition of the remaining subfloor piers could not be confirmed during this visual, non-invasive inspection.

A licensed bricklayer should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: All External Areas

Finding: Ground - Timber materials in direct ground contact

Information: Timber elements in direct contact with the ground, and consequently exposed to moisture or dampness, create conditions conducive to termite activity. Whether timber is used as part of a building structure, such as a fence or retaining wall, or stored as unused material, it can attract termite infestations.

When exposed to excessive moisture, timber begins to decay and develop wood rot. Any timber in direct contact with the ground - especially untreated or non-durable timber - provides an easy entry point for subterranean termites into the material.

To minimize the risk of termite attack, it is recommended to remove any materials that could foster termite activity. If removal is impractical or undesirable, it is strongly advised that termite or timber pest inspections be conducted every 6 to 12 months to protect the property from potential infestation.





Finding 6.02

Building: Main Building

Location: Subfloor

Finding: Ventilation - Inadequate subfloor ventilation

Information: Subfloor ventilation appears to be inadequate in one or more areas beneath the dwelling. Poor airflow can result in elevated moisture levels, which in turn create conditions conducive to fungal decay and termite activity. Signs of dampness or musty odours may also indicate restricted air movement.

Improved cross-ventilation should be established to help manage moisture and reduce the risk of concealed timber pest attack. A licensed builder should assess the subfloor and install additional vents or mechanical ventilation as needed. This should be addressed as soon as practicable.



Finding 6.03

Building: Main Building

Location: Yard - Side

Finding: Overflow - Appliance overflow discharging to ground

Information: At the time of inspection, the overflow from the AC unit along the side of the property was observed to be discharging directly onto the ground rather than into a connected stormwater system. This could potentially result in damp conditions around the perimeter of the dwelling.

Sustained dampness in these areas is considered conducive to concealed termite activity and may also contribute to timber decay or pest infestation. A licensed plumber should be engaged to redirect the discharge into an appropriate drainage system. Rectification should be undertaken without delay.

Regular timber pest inspections should also be carried out every 6–12 months.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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
- Licensed Bricklayer
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

The dwelling generally presents in typical condition for a property of its age, with most of the items identified during the inspection relating to general maintenance and ageing building materials.

The more immediate items to attend to include the blocked guttering, which is currently full of leaf debris and should be cleaned to allow proper rainwater discharge, significant water damage to laminate flooring in the alfresco laundry area, which indicates ongoing moisture exposure at that location, and the restricted access to the subfloor, which limited the ability to fully assess the condition of the supporting piers and subfloor environment. A more complete subfloor inspection is recommended once adequate access is available.

Access to the roof void was also restricted, and only a limited observation from the access hatch was possible at the time of the inspection.

Aside from the items noted above, the remaining findings were generally minor maintenance items consistent with normal wear and ageing. With routine maintenance and attention to the identified issues, the property should continue to perform as expected for a dwelling of this type and age.

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

The following items were noted as -For your information

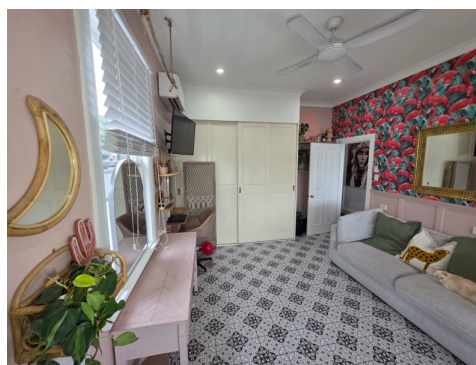
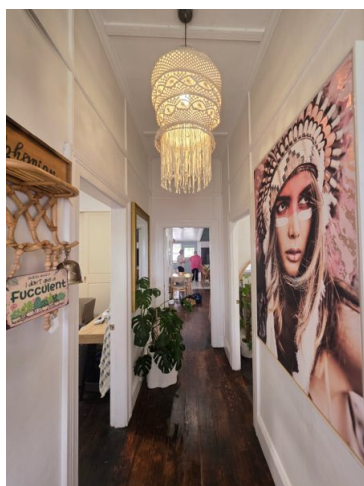
Noted Item

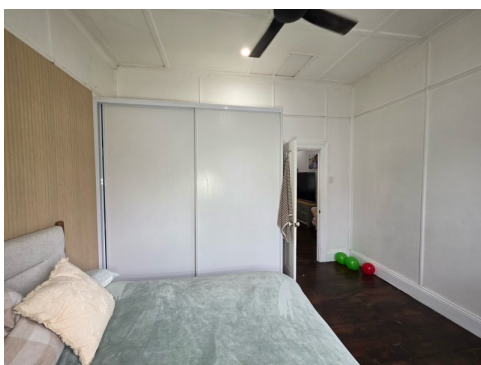
Building: Main Building

Location: All Areas

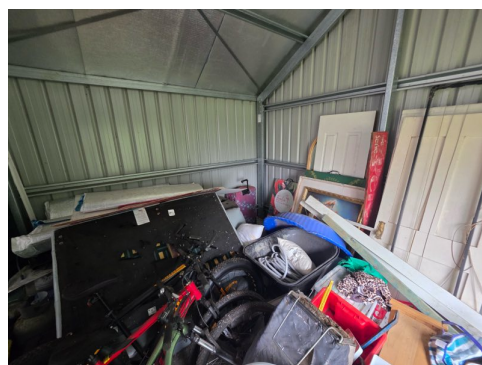
Finding: Additional Photos - Obstructions and Limitations

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









Noted Item

Building: Main Building

Location: Subfloor

Finding: Access - Subfloor inaccessible

Information: The subfloor was inaccessible due to restricted access at the time of inspection. As a result, concealed structural defects, timber damage, or conditions conducive to deterioration could not be ruled out in this area. This has been noted for your information.





Noted Item

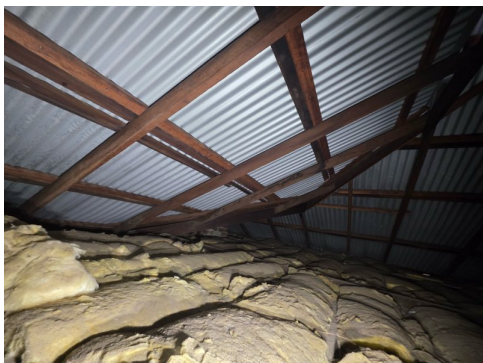
Building: Main Building

Location: Roof Void

Finding: Roof Void Access Restricted – Roof Space

Information: The roof void could not be fully accessed due to height and hatch access limitations. A limited visual observation was made from the hatch opening only, which restricts the ability to inspect roof framing, insulation, and other concealed roof components throughout the full roof space.





Noted Item

Building: Main Building
Location: Linings
Finding: Asbestos - Suspected Asbestos-Containing Materials (ACMs)

Information:

Reporting on asbestos is outside the scope of this inspection. Suspected asbestos-containing material (ACM) was observed in the ceiling linings bed 4 and the canopy over the street at the front of the property. Based on our experience in the building industry, there is a higher risk that the identified building elements contain asbestos, particularly given that any home constructed prior to 1990 may contain asbestos in various forms.

No sample testing has been undertaken to confirm the presence of asbestos. We strongly recommend a separate Asbestos Inspection and Condition Audit be carried out by a licensed assessor, which may include laboratory testing for definitive confirmation.

In the meantime, the client is advised to act with caution, especially when considering any disturbance of the material through wear and tear, renovations, extensions, demolition, or maintenance activities.

**Noted Item**

Building:

Main Building

Location:

Finding:

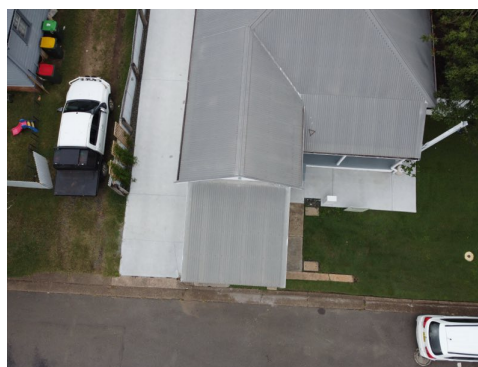
Additional Photos - Roof

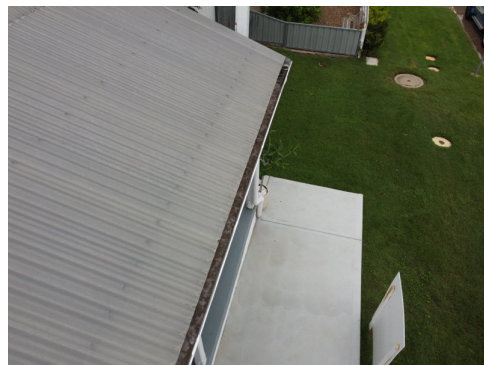
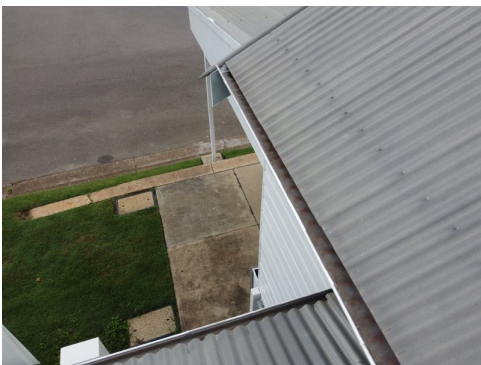
Information:

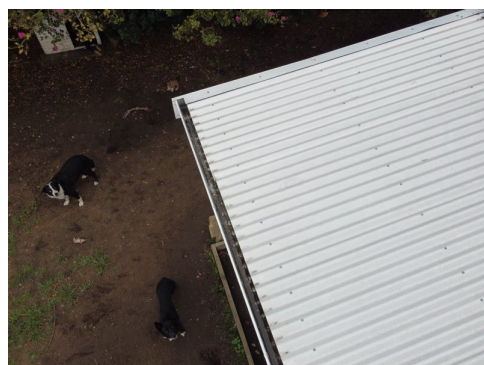
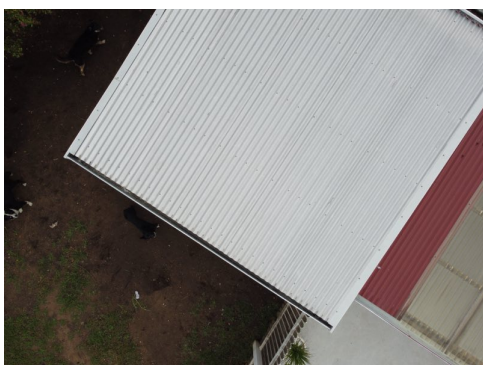
A number of supplementary photographs of the roof exterior have been included for general reference. These images were taken from accessible vantage points around the property at the time of inspection and are provided to assist with overall understanding of the roof condition.

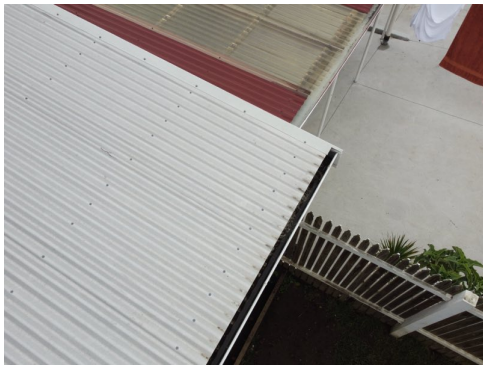
The photographs included are indicative only and do not constitute an exhaustive record of all areas of the roof. Roof areas may be partially obscured by height, pitch, weather conditions, or surrounding structures. The inspection of the roof exterior was limited to what could be safely viewed from ground level and other accessible locations.

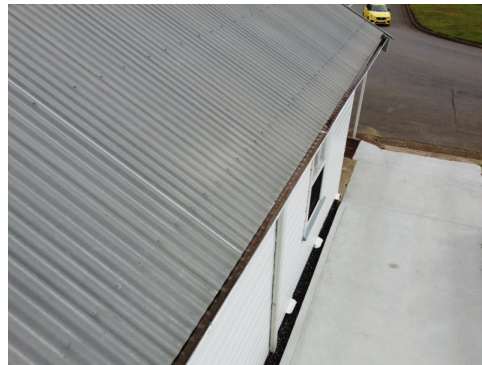
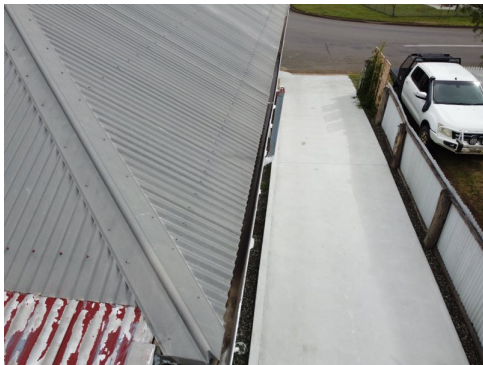
These photographs should not be relied upon as confirmation that the roof covering is free of defects.















Noted Item

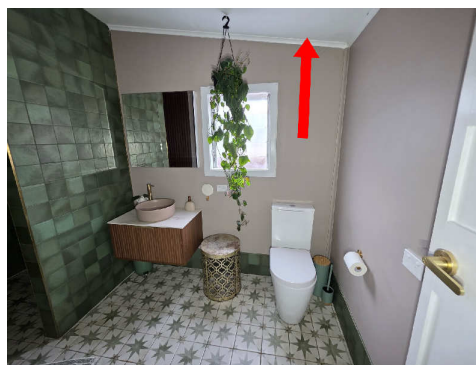
Building: Main Building

Location: Kitchen, Bathroom

Finding: Roof - Concealed roof construction (raked ceilings)

Information: Portions of the dwelling incorporate raked/vaulted ceilings and no roof void access was available at the time of inspection. The roof framing, sarking, insulation and flashing junctions could therefore not be visually inspected. Internal ceiling linings were checked and no active moisture staining or distortion was observed at the time of assessment.

Concealed roof construction limits the ability to identify early roof leaks or flashing defects, as moisture entry may not become visible internally until deterioration is advanced or after periods of heavy rainfall. The inspection of these areas is therefore restricted. The ceilings should be monitored during occupancy and any future staining, dampness or mould growth should be investigated by a licensed builder without delay.



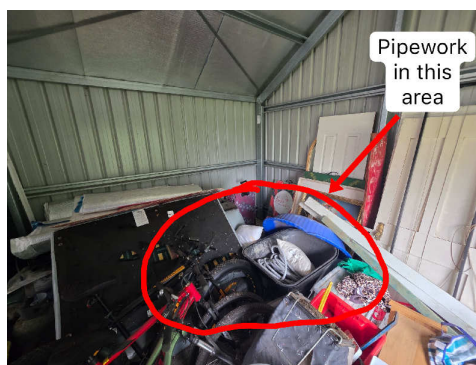
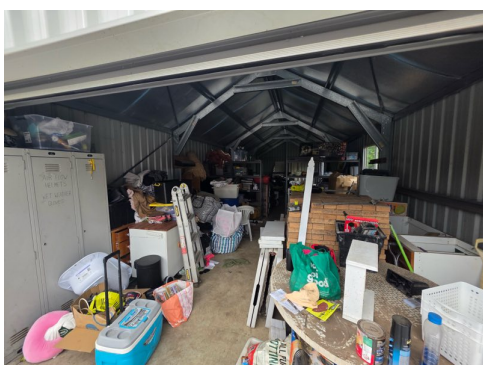
Noted Item

Building: Shed

Location: Internal Areas

Finding: Plumbing Provisions to Rear Shed – For Information

Information: The rear shed was largely full of stored items at the time of inspection, which prevented a clear view of the floor area. The current owner advised that plumbing provisions have been installed within the concrete slab at the rear of the shed for a toilet, shower, and vanity basin. No pipework or plumbing connections were visible at the time of inspection due to the stored items covering the slab surface. A concrete slab was also observed outside the rear wall of the shed which appears prepared to accommodate a water tank. This information is provided for general awareness.





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.