



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Feb 2026

Property Address: 14 Wavell Ave, Carlingford NSW 2118,  
Australia



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	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions

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

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

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

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

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

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

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Original Inspection Date Thu, 26 Feb 2026

Modified Date Thu, 05 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 14 Wavell Ave, Carlingford NSW 2118, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode:

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Company Email:

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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:

- The inspection commenced from the left-hand side of the property, when facing the main entry. Internal areas were assessed in a systematic sequence.

- The first bedroom encountered will be designated as Bedroom 1.
- The first bathroom encountered will be designated as Bathroom 1.

Subsequent rooms will be numbered consecutively according to the order in which they were inspected.

- This report will focus on safety issues and major defects mainly. Very minor defects have been highlighted and can be discussed further with the inspector.

- This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely.

- Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

### 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
Company or Strata title	No
Floor	Brick Stumps or Piers, Masonry Foundations, Suspended Timber Frame
Furnished	Furnished
Occupied	Unoccupied
No. of bedrooms	4
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, External Joinery, Fascias, Floorboards, Internal Joinery, Staircase, Window Frames
Roof	Pitched, Tiled
Storeys	Double
Walls	Brick Veneer
Weather	Raining

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Site - Part.
- Subfloor - Part.
- 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
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Sarking
- Subfloor area - Limited access due to restrictive crawl space
- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- 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: - **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

#### Finding 1.01

Building: Main Building

Location: Subfloor

Finding: Electrical junction box - Missing

Information: Several wiring joins in this area are not adequately protected by a junction box. Junction boxes provide a second insulation barrier to adequately seal off and protect the wires, increasing the safety of the immediate environment and ensuring that the wiring is not damaged.

The absence of junction boxes in this area poses as an electrical safety hazard, providing risk of electrocution. It appears as though wiring in this area has been completed to a substandard level of workmanship, evidenced by the lack of adequate wiring protection.

Appointment of a licensed electrician is highly advised to provide additional information on the risks of unprotected wiring and to install junction boxes and any other elements as required. Such works should be carried out as a matter of urgency; until this time, any persons within this area should exercise a high level of caution.



#### Finding 1.02

Building: Main Building

Location: Subfloor

Finding: Electrical wires exposed

Information: Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building: Main Building

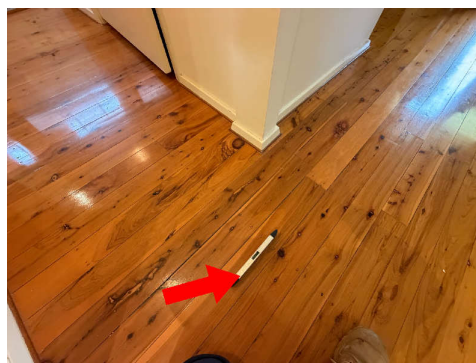
Location: Entry

Finding: Flooring - Uneven

Information: The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.



### Finding 3.02

Building:	Main Building
Location:	Bathroom 1 & Bathroom 3
Finding:	Shower damp - Monitor
Information:	Damp is evident to the wall outside of the shower area.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant prior to repair.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

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





### Finding 3.03

Building: Main Building

Location: Kitchen

Finding: Trap - Leaking

Information: The trap under sink in this area was found to be leaking at the time of inspection.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected trap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



### Finding 3.04

Building: Main Building

Location: Bathroom 2

Finding: Tap - Loose

Information: The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.



### Finding 3.05

Building: Main Building

Location: Bathroom 2

Finding: Tap - Leaking

Information: The tap in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



### Finding 3.06

Building: Main Building

Location: All Internal Areas

Finding: Sealant and grouting - Missing or damaged

Information: It was noted on inspection that sealant or grout is degraded in multiple locations of the property.

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

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



### Finding 3.07

Building: Main Building

Location: Bathroom 3

Finding: Bathroom Fittings - Loose/Damaged

Information: The bathroom fitting was found to be loose/damaged at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the bathroom fittings to their original fixing. A general handyperson may be required to perform these works.



### **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: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were found to be evident in close proximity to the building. Garden beds immediately adjacent to the perimeter of the building block the visual inspection of these areas providing a concealed termite entry point.

Where garden beds have raised ground levels, this allows termites to easily access the weep holes or the subfloor vents to the brickwork.

Garden beds can include untreated timber and a combination of moisture from watering produce conditions conducive to termite activity and ingress.

Further advice from a Timber Pest Technician is required to ensure appropriate Termite Management systems are implemented.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Main Building

Location: Bathroom 3

Finding: Wood rot

Information: Localised wood rot was noted to the timber at the floor. The affected area shows signs of moisture-related deterioration.

Monitoring and timely repair or replace are recommended to prevent further deterioration.



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

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

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

- Please Note: This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

- Building Inspection Summary:

Compared to other buildings of a similar age, this dwelling at the time of inspection was found to be in a good condition. It does however have safety hazard and minor defects being identified. All these issues require attention and remedial maintenance. Neglect and left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Many minor defects can be rectified and then maintained in the future.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

- Termite Inspection Summary

NO Visible evidence of termite damage was found at the time of the inspection.

NO Visible evidence of wood borer workings and/or damage was found at the time of inspection.

Wood rot or fungal decay was visible at the time of inspection.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

The following recommendations is strongly advised as they provide conducive conditions of termite and

timber pest activity. Conditions that can significantly increase the risk of a timber pest attack that were identified during the inspection:

- No durable notice.
- Apply sealant/grout where/when required.
- Remove all stored timber
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Exposed the slab edges and keep them clear where possible (minimum of 75mm) for regular termite inspections. (If this is not possible then the installation of a Chemical Termite Management System is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Clear any debris, garden beds or soil covering weep holes or vent holes in order to prevent concealed termite entry. (If this is not possible then the installation of a Chemical Termite Management System is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Remove, replace or treat any non-treated Timbers in direct contact with the ground.
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Regular inspections every 6-12 months(or as advised by the termite management system installer).

#### Additional information

- Tress nearby on other properties could not be inspected.

Please be aware that limitation did affect the inspection with inaccessible areas, timber pest or termite activity and/or damage may not be visible.

It is strongly recommended that full access be gained as it could be harboring timber pest activity and/or damage.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems.

- Any trees in close proximity to the building should also be removed as tree roots are also a common cause for cracking. Highly recommend to monitor the affected areas and should cracking lengthen widen or become more numerous contact a building inspector or structural engineer.

- A Building & Pest inspection report is by its very nature may be negative, as its role is to identify the defects in the property. Not all the positive aspects will be highlighted in this report.

- The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

- A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act,regulation,ordinance,or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

- Estimating the cost of defects in not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

- Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be

reflected in the selling price.

For further information, advice and clarification please contact Aaron Cao on 0406 608 899

## The following items were noted as -For your information

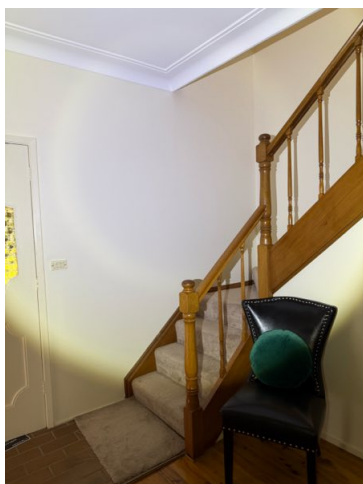
### Noted Item

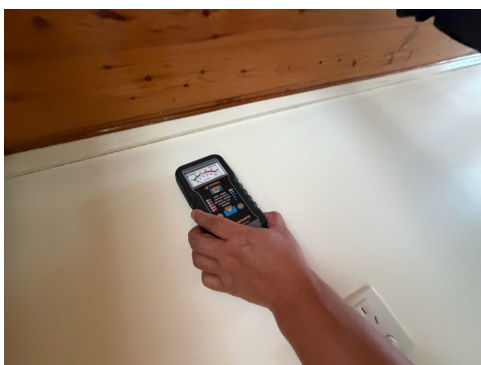
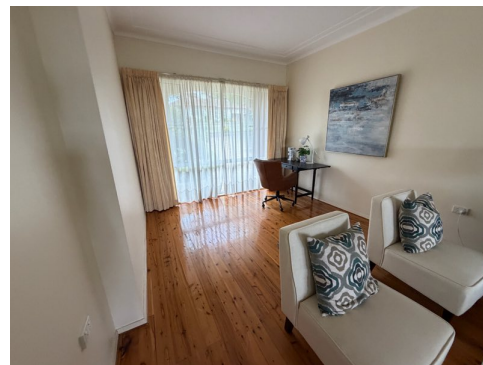
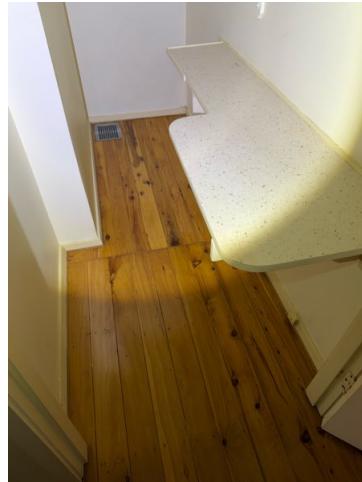
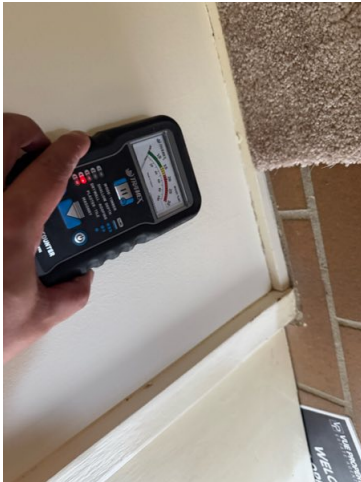
Building: Main Building

Location: All Internal Areas

Finding: Additional Photos - Obstructions and Limitations— Interior Area

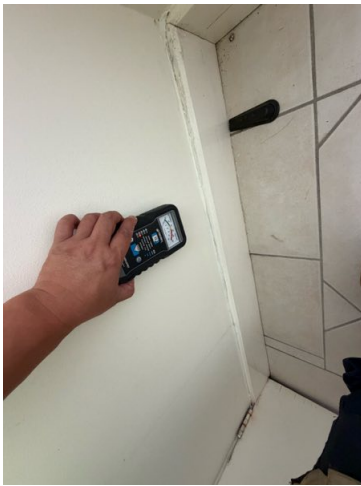
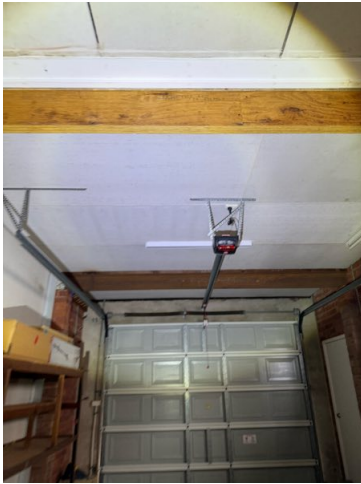
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the interior area at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended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

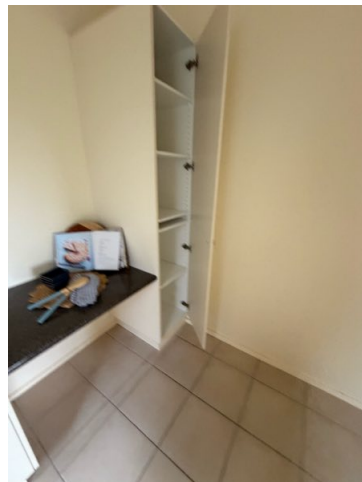
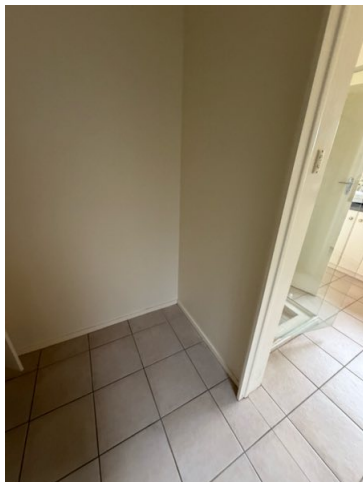




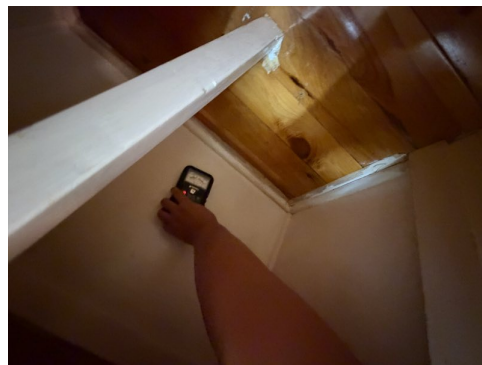


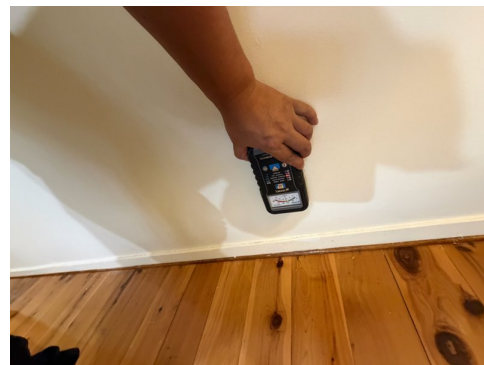
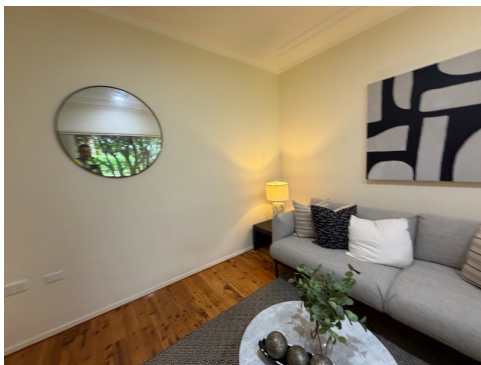


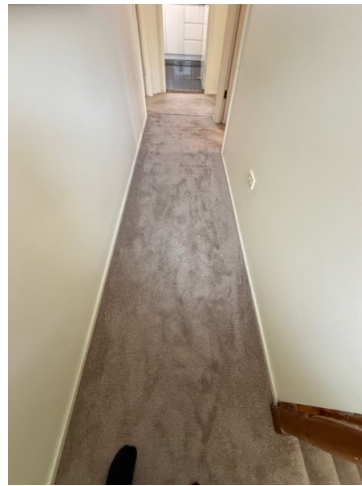
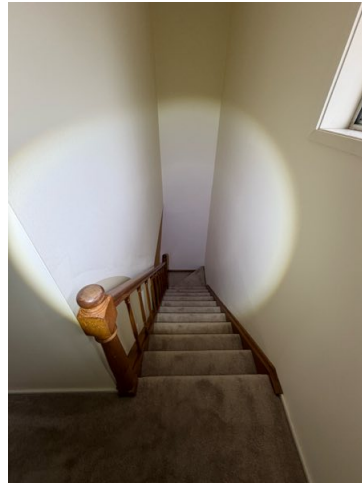




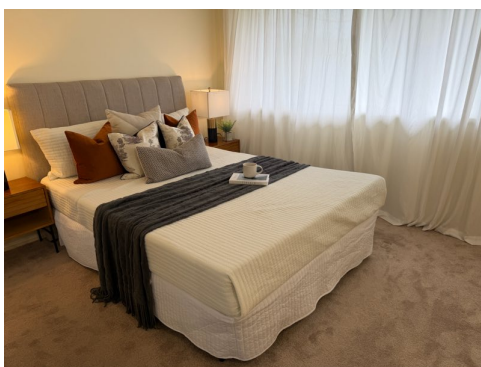


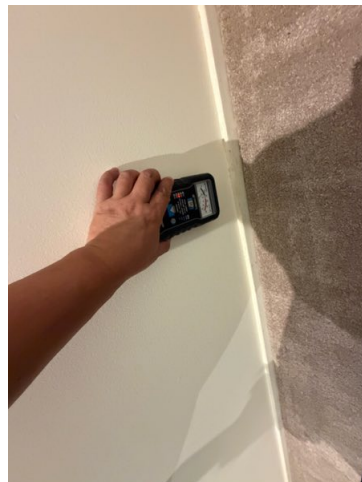












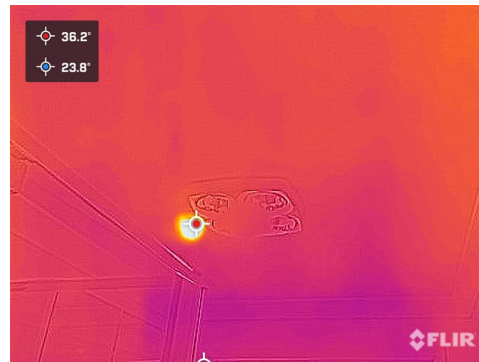
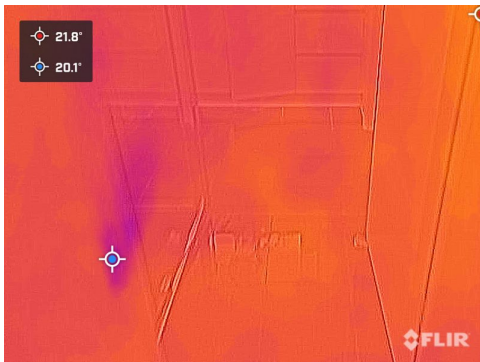
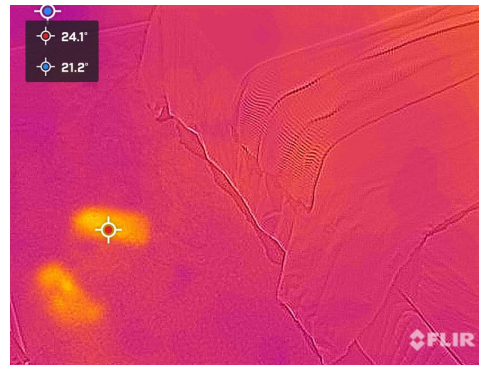
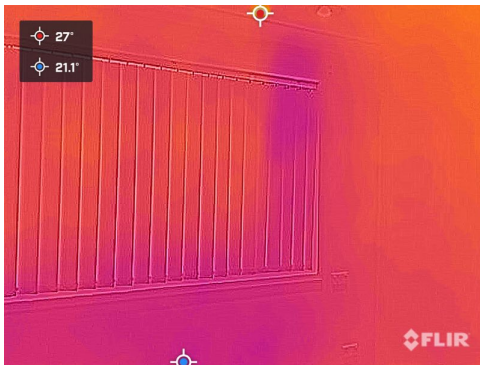
### Noted Item

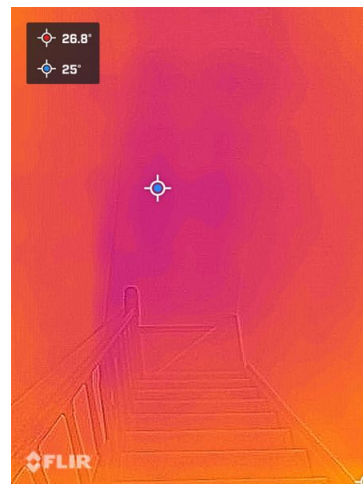
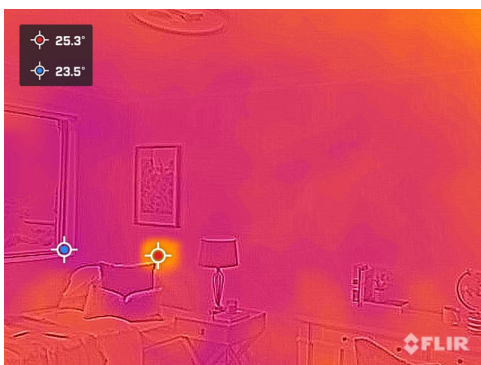
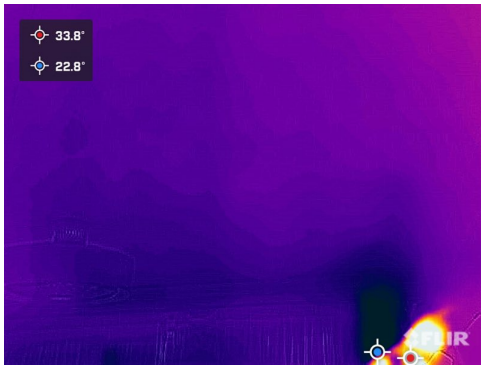
Building: Main Building

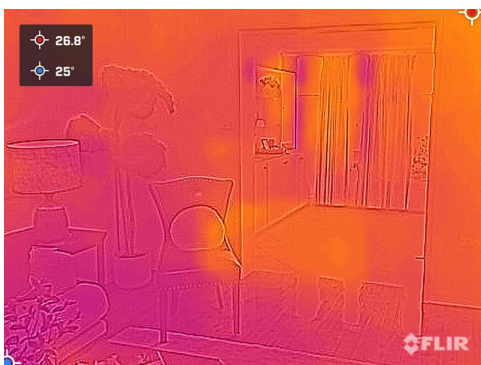
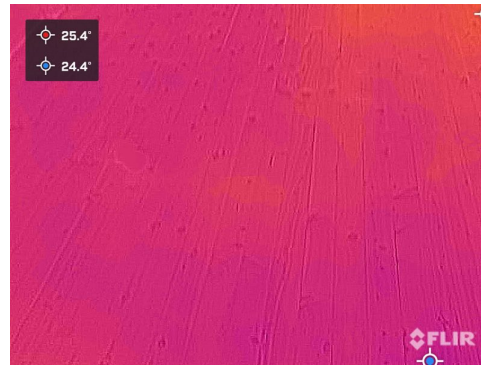
Location: All Internal Areas

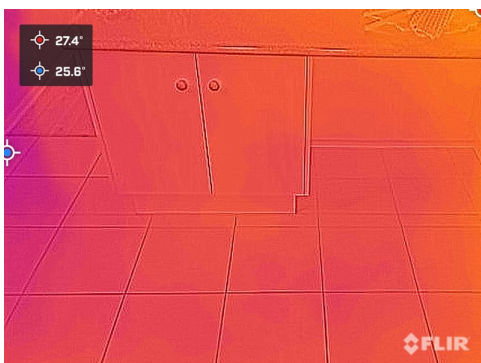
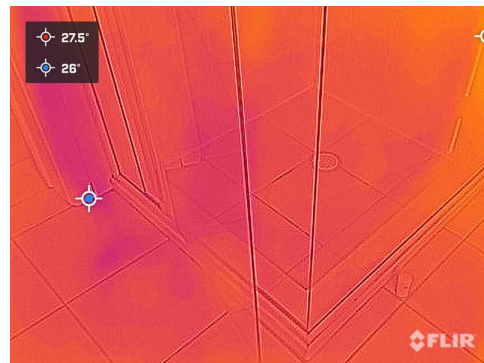
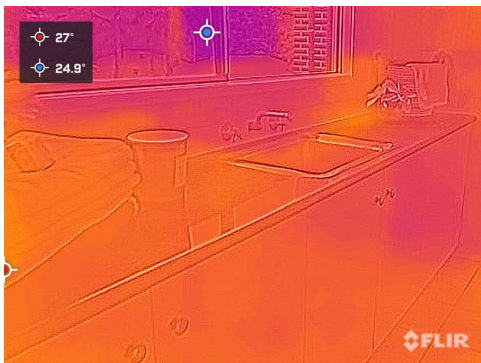
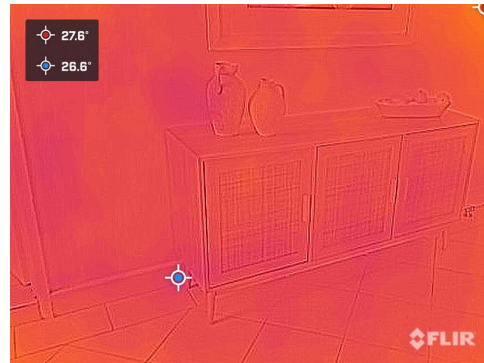
Finding: Additional Thermal Image Photos - Interior Area

Information: These Thermal Image photographs are an indication of the interior area at the time of inspection.









### Noted Item

Building: Main Building

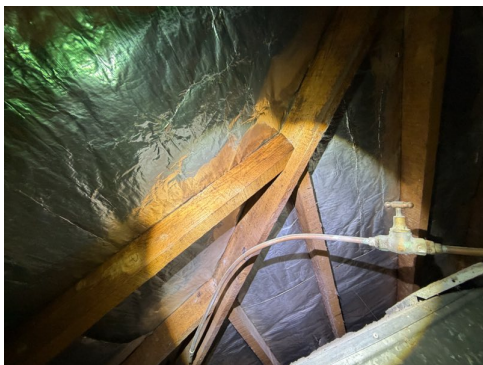
Location: Roof Void

Finding: Additional Photos - Obstructions and Limitations—roof space area

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

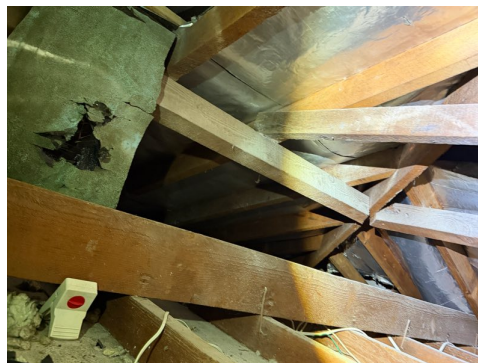












## Noted Item

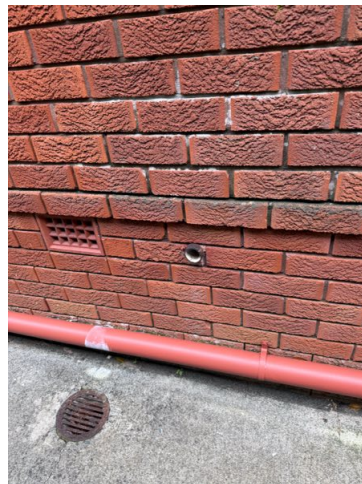
Building: Main Building

Location: All External Areas

Finding: Additional Photos - Obstructions and Limitations—Exterior Area

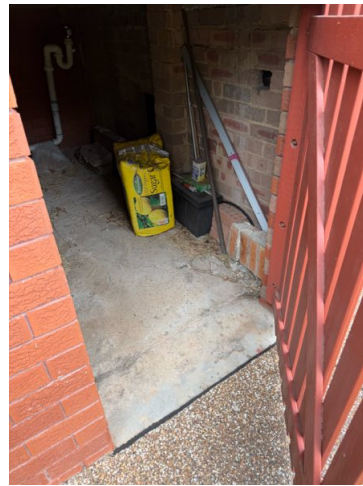
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the exterior area at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended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



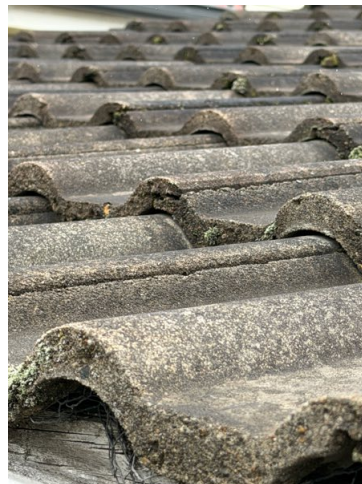
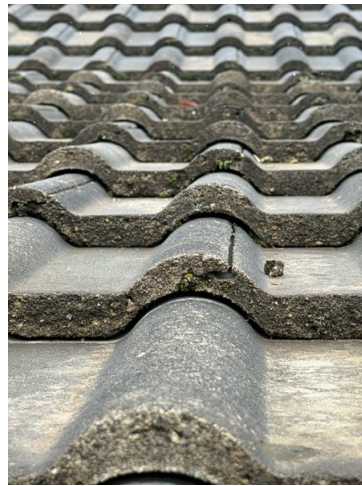
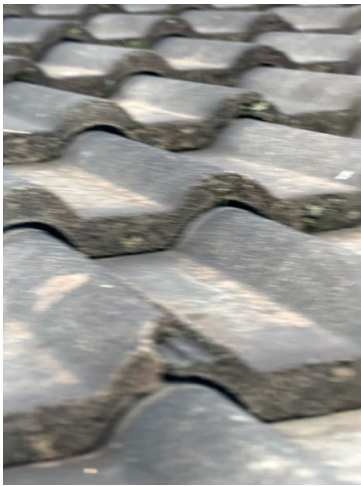












**Noted Item**

Building:

Main Building

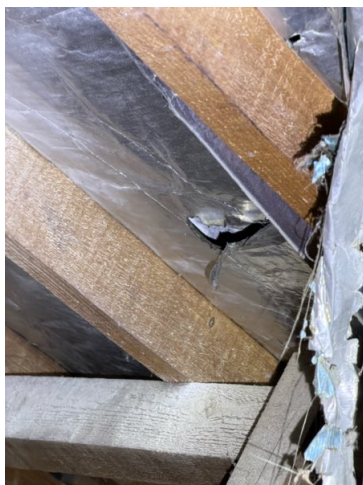
Location: Roof Void

Finding: Sarking - Damaged

Information: Sarking, a laminated aluminum foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapor-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A register builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



**Noted Item**

Building: Main Building

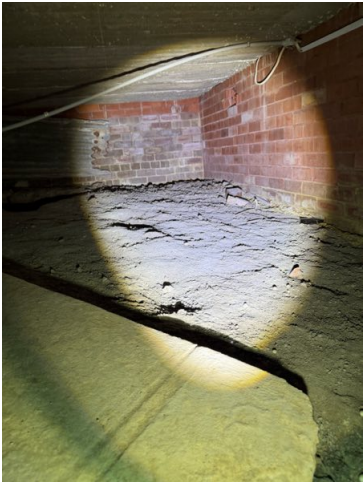
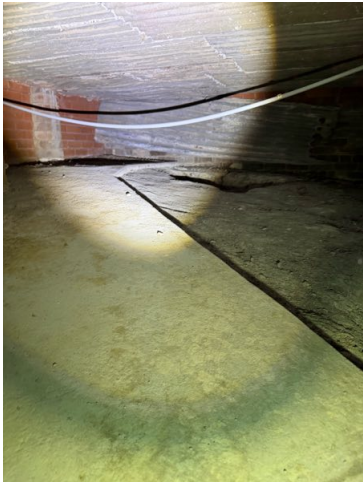
Location: Subfloor

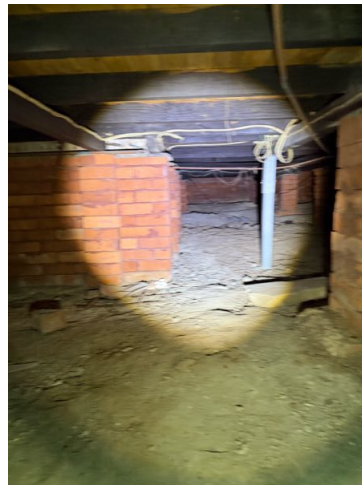
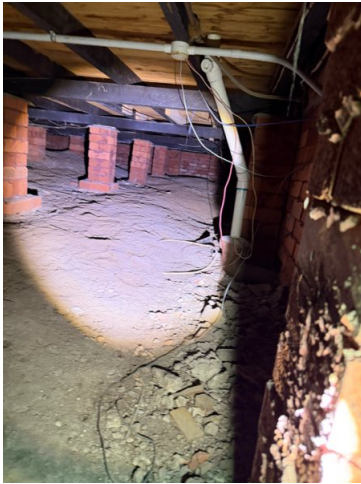
Finding: Additional Photos - Obstructions and Limitations—subfloor area

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor area 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.



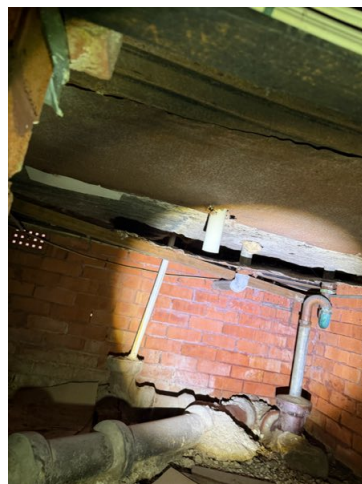
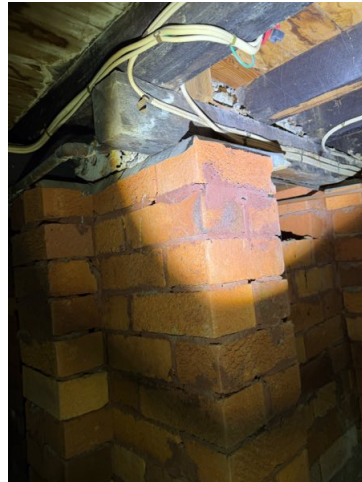


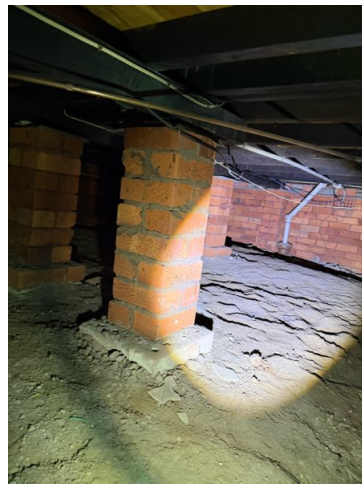












## Definitions to help you better understand this report

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

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

Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Termites Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property**

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

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

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

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

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

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

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

## **MOISTURE**

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

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

## **MAINTENANCE OF THE PROPERTY**

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

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

### **NO CERTIFICATION**

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

### **RECTIFICATION COSTS**

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