



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Thu, 29 Jan 2026

Property Address: lot 174/83-93 Dalmeny Ave, Rosebery NSW  
2018, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 29 Jan 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: Lot 174/83-93 Dalmeny Ave, Rosebery NSW 2018, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Poche Ph: 0418 160 096  
Email: Maroubra@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections Maroubra

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Company Address and Postcode: Malabar 2036

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Company Email: Maroubra@jimbuildinginspections.com.au

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Company Contact Numbers: 0418 160 096

## 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: Please read all defect statements and pictures in full to understand this report completely.

- The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.
- This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

Internal Water Proofing Membranes, are crucial in preventing water ingress into the property. It is important to know that the Membrane System is used to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.
- The Installer and Installation Certification.

With older properties where this information is unavailable all wet areas should be monitored. Generally waterproofing certificates are only valid for approximately 6-8yrs. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings, a licensed builder or waterproofing specialist is recommended to investigate further.

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

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.

The installation of a post construction chemical termite management system is highly recommended to be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

The rectification of any safety hazards and major defects should be attended to immediately, while the rectification of all the other defects in this report should be conducted as soon as possible so that they do not turn into bigger defects over time.

It is also highly recommended that a licensed Electrician & Plumber rectify any issues and check over any newly purchased property with the new owners to reduce any Electrical & Plumbing problems in the future and to instruct new owners on proper use, care and maintenance of all electrical & plumbing items to prolong the items life and safety and help to protect your investment for the future.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Apartment, Duplex, Residential, Unit
Company or Strata title	Yes
Floor	Piers - Concrete, Concrete, Masonry Foundations, Masonry Piers
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Brick, Footpath, Garage, Party Walls, Driveway, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Eaves, External Joinery, Fascias, Floating Floor, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Doors, Skirting Boards, Stair Railing, Staircase, Stumps, Window Frames
Roof	Not Applicable
Storeys	Multi-Storey with basement
Walls	Full Brick, Rendered
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Posts
- The Site
- Trees
- 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.
- Roof Exterior.
- Subfloor.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

### Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Ceiling linings
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Patio
- Rugs
- Vegetation
- 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: **High**

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

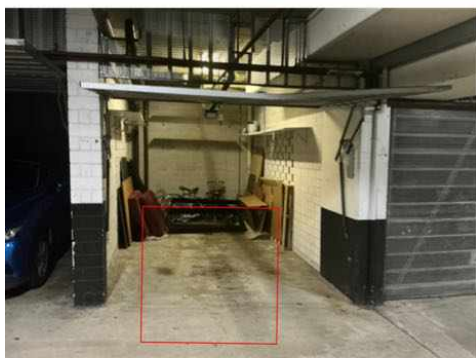
No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building  
Location: Garage floor  
Finding: Cracking - external concrete -Damage Category 2 - Noticeable (up to 5mm)  
Information: Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.





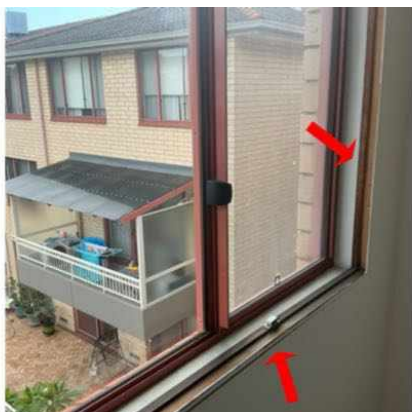
### Finding 3.02

Building:	Main Building
Location:	Window recesses in lounge room and upstairs bedrooms.
Finding:	Incomplete or substandard works- frameworks for former blinds in disrepair. Requires removal resealing, painting.
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a handyman be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.





### Finding 3.03

Building:	Main Building
Location:	Vanity- Under kitchen sink
Finding:	Building element- broken/ damaged. - Shelving under kitchen sink
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



### Finding 3.04

Building:	Main Building
Location:	Bedroom ensuite
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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

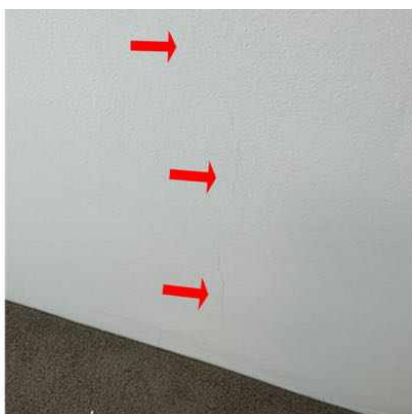
A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



### Finding 3.05

Building: Main Building  
 Location: Smaller bedroom (western side)  
 Finding: Cracks to internal render - Category 1  
 Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.06

Building:	Main Building
Location:	Laundry
Finding:	Building element - Broken or Damaged- Laundry cabinet
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



### Finding 3.07

Building:	Main Building
Location:	Kitchen cupboard, above fridge cavity
Finding:	Paint finish - Substandard
Information:	The paint finish in this area was found to have been completed to a substandard level. Substandard painting is generally classified as an appearance defect. However, the substandard appearance may also be indicative of poor surface preparation and substandard workmanship.

If this applies, further areas of poor and incomplete finishes could develop over time. Furthermore, substandard paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials.

Substandard paint finishes should be sanded back, filled, leveled and repainted, as applicable. Where inadequate paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.



### Finding 3.08

Building:	Main Building
Location:	Bedroom ensuite
Finding:	Tile cracked or damaged- (wet areas)
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

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

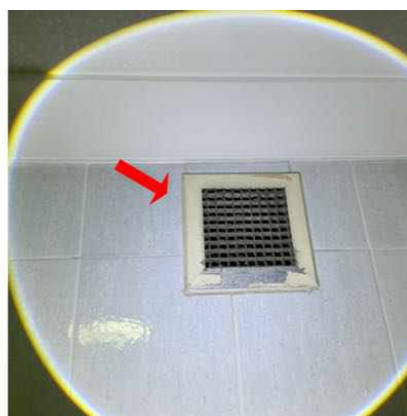
A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



### Finding 3.09

Building:	Main Building
Location:	Bedroom ensuite
Finding:	Exhaust fan - Not functioning
Information:	An exhaust fan is not functioning properly in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



### Finding 3.10

Building:	Main Building
Location:	Balcony
Finding:	Cracked floor tiles
Information:	Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



### Finding 3.11

Building: Main Building  
Location: Balcony

Finding: Basin - Cracked  
 Information: Cracking was evident to the basin at the time of inspection, which is suspected to have been by minor impact damage. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking.

As the cracking provides potential ingress for water, secondary water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged.

Consultation with a plumber regarding basin repair or replacement is required. Remedial works may be required to protect against any further damage.



### 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:	Switch board or under kitchen sink
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



## Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Trees to be inspected within the property.
Information:	Trees can be conducive to termite activity and nesting. Trees over 100mm on the property, should be drilled and tested for termite activity.

Regular inspections every 6-12 months- or advised by the termite management system installer.



## **Evidence of fungal decay activity and/or damage**

No evidence was found

## **Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- 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](http://www.jims.net).

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

#### - BUILDING

The building compared to others of a similar age and construction appears to be mostly in good condition. It does however have some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

The unit requires some remedial repairs or replacement to cabinetry in the - Laundry and kitchen areas. Relinquished frameworks from replaced blinds, have left a visual legacy of aging and outdated materials in the window frames of the living room and bedrooms. These materials should be removed and resealed, by a handyman or builder when convenient. The laundry and upstairs bathrooms, although showing no signs of excessive moisture to wet areas, should have their waterproofing integrity and compliance checked by a licensed plumber, at the owners soonest convenience. As there is noticeable grout missing in wet areas of the upstairs bedroom ensuite. The smaller bathroom and laundry are of a similar age.

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

Recommendations:

- Address all identified defects promptly, engaging licensed professionals as necessary.
- Replace outdated smoke alarms and ensure compliance with Australian safety standards.
- Monitor the property for ongoing maintenance needs to preserve its long-term value and integrity.

These actions will ensure the safety, functionality, and value of the property over time. For further details or clarification, please contact the inspector.

## TIMBER PEST

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

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.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- No evidence of annual inspections have been carried out as recommended on every property.
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

Additional information:

- Trees nearby on other properties could not be inspected.

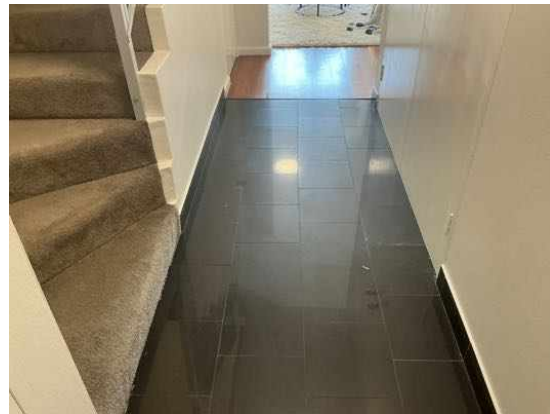
For further information, advice and clarification please contact Adam Poche on: 0418 160 096

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

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













### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - 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.





## 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.