



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 40 Edgeware Rd, Aldgate SA 5154,  
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: Tue, 17 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: 40 Edgeware Rd, Aldgate SA 5154, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Nick Delo Ph: 0413 122 184  
Email: Henleybeach@jimsbuildinginspections.com.au

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Builders Licence BLD313642

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Company Name: Jim's Building Inspections (Henley Beach)

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Company Address and Postcode: Fulham 5023

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Company Email: Henleybeach@jimsbuildinginspections.com.au

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Company Contact Numbers: 0413 122 184

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

	Found	Not Found
<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 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	Part Slab and Part Subfloor, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South
Other Building Elements	Footpath
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, External Joinery, Eaves, Skirting Boards, Stair Railing
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Cavity Brick, Timber Framed and Clad, Weatherboards, Rendered
Weather	Overcast

## 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
- Roof Exterior - First Floor Only
- Roof Void - Part
- Subfloor - Part

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.
- Areas of skillion or flat roof - no access
- Outside of the fencing.
- Roof Exterior - Part
- Exterior Roof Surface - Second Storey.
- 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
- Ceiling linings
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection
- Debris in gutters
- Debris or rubbish
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Gutter Guards
- Insulation
- Landscaping
- Fixed ceilings
- Lack of suitable access or entry point
- Overhanging vegetation
- Rugs
- Stored items
- Roof framing - not trafficable
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.

- Vegetation
- Wall linings
- Webbing of roof trusses - not trafficable

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Shed
Location:	Subfloor/Roof Void
Finding:	Electrical junction box - Missing
Information:	Several wiring joins in the sub floor and roof space 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 the roof space 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 the sub floor and roof space should exercise a high level of caution.





## Major Defect

### Finding 2.01

Building:	Shed
Location:	Roof Exterior
Finding:	Roof plumbing - Rusted or corroded
Information:	<p>This shed roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing. Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.</p>

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



### Finding 3.02

Building:	Shed
Location:	Roof Void
Finding:	Stored Goods/Rubbish
Information:	<p>An array of debris/stored goods was found in the roof void area at the time of inspection. Debris in this area restricts ventilation and creates potential for concealed pest activity , as well as unnecessary strain on the roof structure. Debris in the roof void should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.</p>



### Finding 3.03

Building: Shed  
 Location: Bathroom  
 Finding: Shower Damp - Monitor  
 Information:

Damp is evident to the lower 400mm of wall to the shower alcove. There is no high reading around the taps nor are there high readings transferring to the other side of the wall. Both sealant and grout appear in poor condition at present and will need to be renewed, as it is suspected that the high moisture readings at the shower base have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks, residual moisture or other sources of excessive moisture are generally the cause of damp, which also creates an environment conducive to termite activity.

Consultation with a qualified plumber or bathroom specialist would be advised to conduct a precautionary pressure test, to identify the cause of damp and to perform remedial works to prevent further deterioration and additional costs.

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

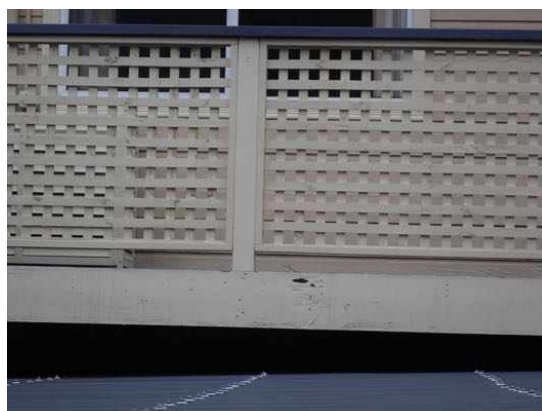




Finding 3.04

Building: Shed  
 Location: Balconies  
 Finding: External Timber Balcony or Deck - Structural Stability  
 Information: The load capacity of the external balconies could not be verified during the inspection. External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural Engineer further assess the external timber balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

### Finding 5.01

Building: Shed  
 Location: External Areas  
 Finding: Termite Damaged - Suspected Activity Identified

**Information:** Although no evidence of live termite activity was found at the time of the inspection, it is suspected that a termite colony may be present on or near the property. Visible evidence of termite workings was found in timber within the yard. Further inspection of external and internal areas is required in order to correctly identify the presence of termite activity and may include works of an intrusive nature.

It should be noted that where termite activity has occurred in close proximity to the dwelling, the risk of termite activity within the dwelling is greatly increased, particularly where inspection is restricted or obstructed due to inaccessible areas.

It is strongly recommended also that an internal invasive inspection/treatment of the dwelling be conducted as soon as possible.



## Conditions Conducive to Timber Pest Activity

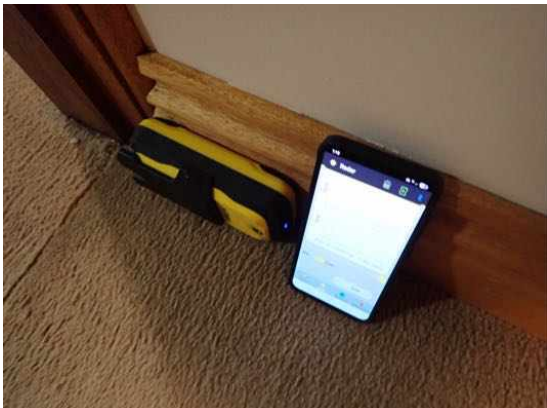
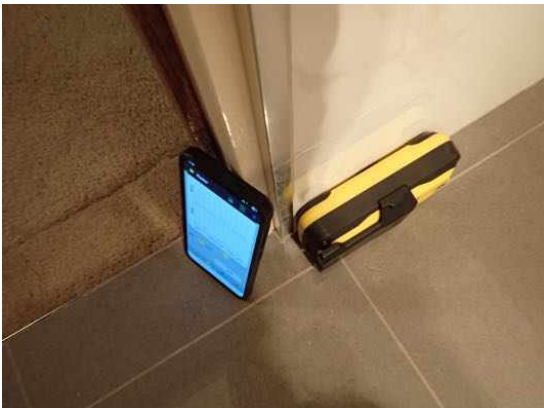
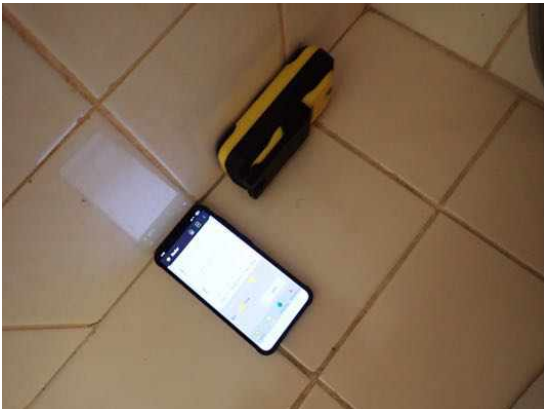
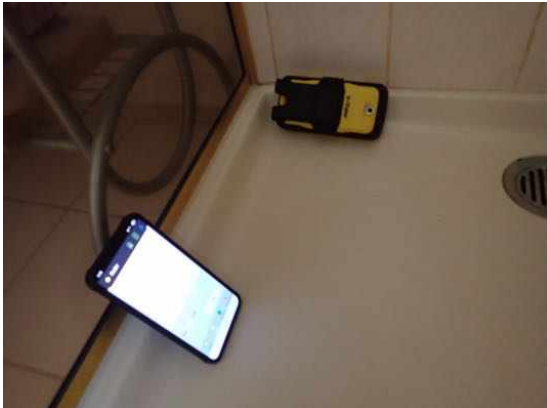
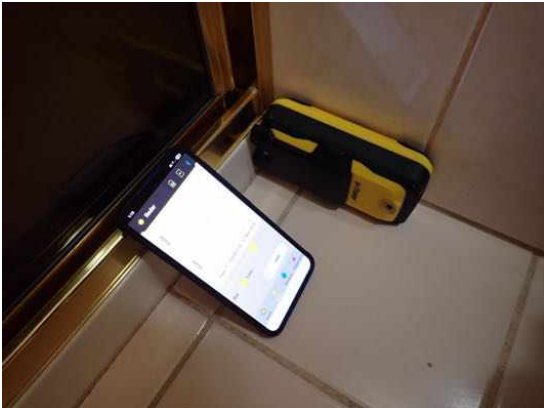
### Finding 6.01

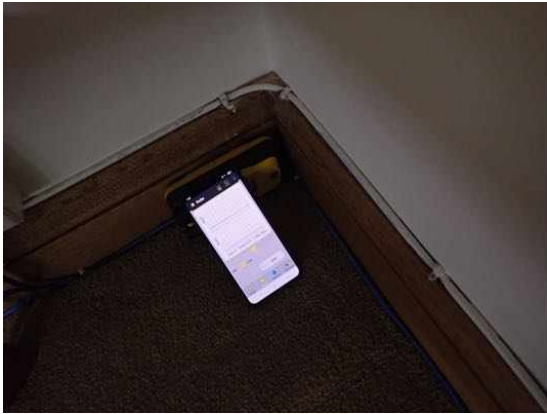
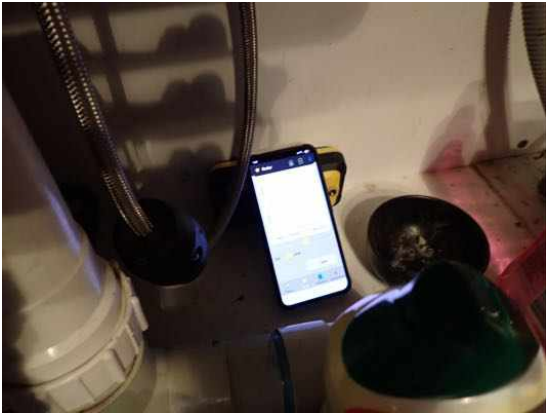
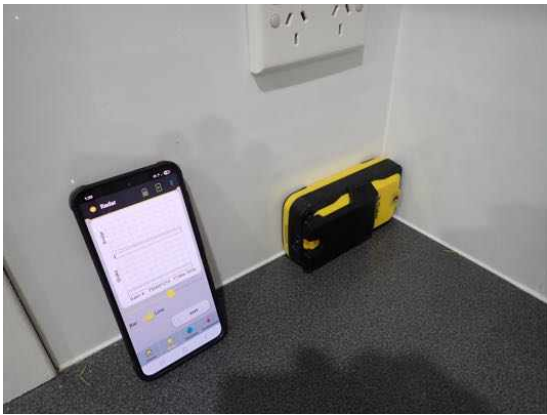
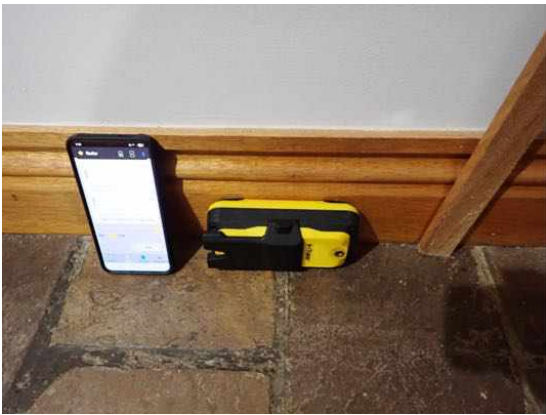
**Building:** Shed  
**Location:** All Areas  
**Finding:** Termite Management System - No Current System  
**Information:**

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 current termite management system is in place, as no durable notice was present. The client should gain further advice from a pest controller as to the costs, procedures and types of termite management systems available.

It is recommended that obtaining such advice be a priority and adopting a termite management system essential for the protection of the dwelling.





**Finding 6.02**

Building: Shed  
Location: External Areas  
Finding: Garden Beds - Conditions Conducive to Termites  
Information: Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



### Finding 6.03

Building:	Shed
Location:	Subfloor
Finding:	Sub Floor - Damp
Information:	Dampness to localised sections of the subfloor area was identified. It is suspected that this dampness has occurred due to poor site drainage and inadequate subfloor ventilation. Dampness in this area is likely to lead to wood rot and general deterioration of structures within the subfloor space. Excessive moisture also creates an environment which is conducive to termite and pest infestation.

A licensed plumber should be appointed to ensure proper subfloor drainage. This will ensure a dry subfloor space.



## Finding 6.04

Building:	Shed
Location:	External Areas
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



### 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

- Sub Floor Ventilation Specialist
- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Plumber specialising in Roof Plumbing
- As identified in summary and defect statements
- Licensed Electrician

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

-

In summary the dwelling is in acceptable condition with major and minor defects when compared to other properties of a similar age and construction that have been reasonably well maintained.

Issues to address immediately but are not limited to;

Blocked rusted gutters  
Termite management  
Subfloor damp  
Junction boxes

Issues to monitor and or repair mid term include;

Shower sealants

All minor defects can be resolved at the client's discretion, however work should not be neglected as further deterioration may occur.

Numerous limitations and obstructions impeded the inspection and if all feasible should be removed so further inspection may be performed. Indicative photos below depict some of the obstructions encountered.

Please read the report in its entirety and follow recommendations to ensure the longevity of the dwelling.

\*Timber Pest Risk - Moderate\*

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include but are in no way limited to location and proximity to bushland and trees, the presence of evidence timber pest damage or activity close to or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, water leaks, inaccessible areas or any other factors that in the inspector opinion raise the risk of future timber pest attack.

It should be noted that even if the risk factor is moderate, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendation's regarding reducing conducive conditions or frequency of inspections, should be noted by any property owner. Often, by reducing or eliminating conducive conditions, the risk factor may be lowered.

Maintaining a management program in accordance with A.S.3660 to protect against termites is considered to be ; Highly Recommended.

For further information, advice and clarification please contact Nick Delo on: 0413 122 184

## Section D Significant Items

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

#### Noted Item

Building: Shed  
 Location: Internal Areas  
 Finding: Smoke Detectors  
 Information:

Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. (Smoke Alarms activated when tested at the time of the inspection.)

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



#### Noted Item

Building: Shed  
 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.





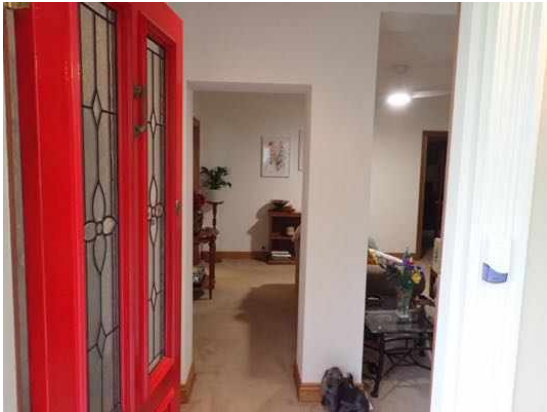


Noted Item

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



























## 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.