



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Mar 2026

Property Address: 131 Doonside Cres, Woodcroft NSW 2767,  
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: Wed, 11 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: 131 Doonside Cres, Woodcroft NSW 2767, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Terry Masoudi \* Ph: 0420 990 777  
Email: Parramatta@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Parramatta)

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Company Address and Postcode: Marsden Park 2765

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Company Email: Parramatta@jimsbuildinginspections.com.au

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Company Contact Numbers: 0420 990 777

## Special conditions or instructions

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

The following apply: This report does not comment on common areas.

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.

## 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 fair condition with some major and minor defects found.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

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Building Type	Residential, Townhouse, Semi-Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Driveway, Pergola, Shed, Party Walls
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Floating Floor, Window Frames, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer, Rendered
Weather	Fine

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## 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:

- Exterior Roof Surface - Second Storey.
- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Outside of the fencing.
- 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:

- Ceiling linings
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height

- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Gutter Guards
- Insulation
- Wall linings
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- Sarking

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

#### Finding 1.01

Building:	Main Building
Location:	Upstairs Windows
Finding:	Window restrictions - Missing
Information:	Window restrictors were found to be missing.

The National Construction Code (NCC) requirements apply to all openable bedroom windows in residential buildings, including hotels, motels and for all windows in early childhood centres.

Windows need to be locked at 12.5cm when the devices are engaged. The safety devices must be robust and child proof. The alternative is security screens such as bars or grills on the windows so long as they have gaps no bigger than 12.5cm. Flyscreens do not comply unless they are the reinforced security type and capable of resisting the very strong outward pressure which would prevent a child falling through. The laws apply to openable windows in a building within 1700mm of the internal floor and if the internal floor is more than 2m above the ground floor outside.



### Major Defect

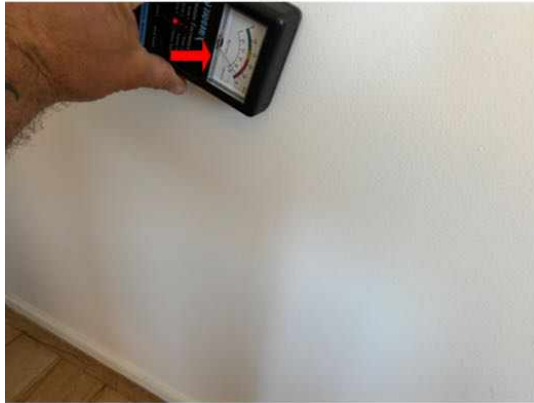
#### Finding 2.01

Building:	Main Building
Location:	Bathroom
Finding:	Water leak suspected - Internal
Information:	A water leak is suspected in this area at the time of inspection. Internal water leaks can be detrimental to surrounding building elements; their potential causes include damage to plumbing fittings and fixtures, through to water damage and deterioration

of associated building elements.

Rust, corrosion, decay and water damage are potential outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that a bathroom specialist be appointed urgently for assessment and repairs.



## Finding 2.02

Building:	Main Building
Location:	Ensuite
Finding:	Water leak - Suspected
Information:	A water leak is suspected in this area as excessive moisture was detected at the time of inspection. Another potential cause maybe moisture ingress behind the tiles from around the wall fittings and penetrations.

Internal water leaks can be detrimental to surrounding building elements; their potential causes include damage to plumbing fittings and fixtures, through to water damage and deterioration of associated building elements.

Attracting termites, corrosion, mould, decay and water damage are potential

outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that internal water leaks be addressed by a licensed plumber as a matter of relative urgency.



## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: All Wet Areas  
 Finding: Sealant and grouting - Missing or damaged  
 Information:

It was noted on inspection that sealant or grout is degraded to this area.

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.

A sealant specialist should be appointed to complete these works as soon as possible.



### Finding 3.02

Building: Main Building  
 Location: Powder room  
 Finding: Sink/basin - slow draining  
 Information:

The sink/basin drain appeared to be partially blocked at the time of inspection. Blockages here are usually caused by hair and other debris. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials.

A licensed plumber should be appointed to remove the blockage at the client discretion.



### Finding 3.03

Building: Main Building  
 Location: Powder room  
 Finding: Door - Binding/jamming  
 Information:

Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering or adjacent frame.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.

A licensed carpenter should be appointed to perform minor rectification works at client discretion.



### Finding 3.04

Building: Main Building  
 Location: Garage

Finding: Door stop - damaged  
 Information: The door stop is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



### Finding 3.05

Building: Main Building  
 Location: Porch  
 Finding: External painting deteriorated  
 Information: The external paintwork in this area has been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing 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 the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

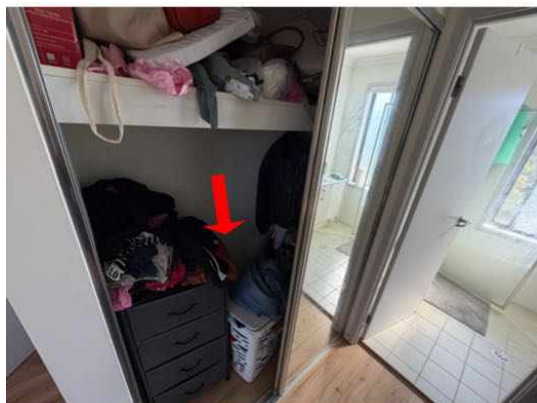
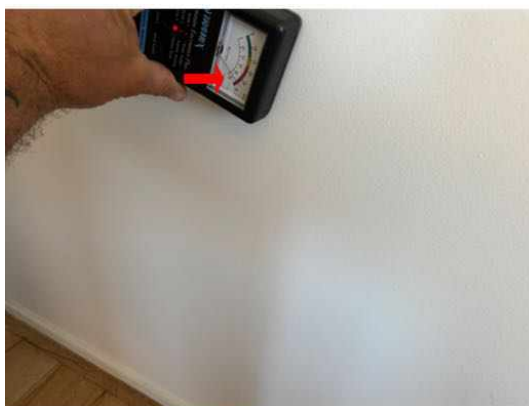
## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Bathroom
Finding:	Water leak suspected - Internal
Information:	A water leak is suspected in this area at the time of inspection. Internal water leaks can be detrimental to surrounding building elements; their potential causes include damage to plumbing fittings and fixtures, through to water damage and deterioration of associated building elements.

Rust, corrosion, decay and water damage are potential outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that a bathroom specialist be appointed urgently for assessment and repairs.



### Finding 6.02

Building:	Main Building
Location:	Ensuite
Finding:	Water leak - Suspected
Information:	A water leak is suspected in this area as excessive moisture was detected at the time of inspection. Another potential cause maybe moisture ingress behind the tiles from around the wall fittings and penetrations.

Internal water leaks can be detrimental to surrounding building elements; their potential causes include damage to plumbing fittings and fixtures, through to water damage and deterioration of associated building elements.

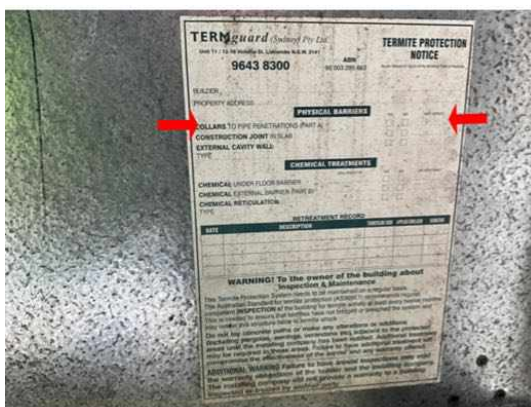
Attracting termites, corrosion, mould, decay and water damage are potential outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that internal water leaks be addressed by a licensed plumber as a matter of relative urgency.



### Finding 6.03

Building: Main Building  
 Location: Slab penetrations  
 Finding: Service penetrations  
 Information: Services into home can allow for concealed termite entry without additional or adequate termite protection.



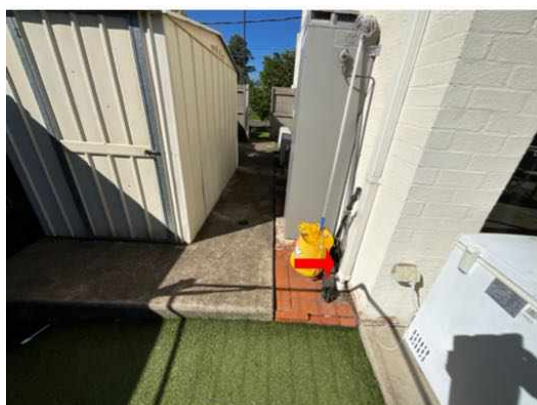
### Finding 6.04

Building: Main Building  
 Location: Yard - Side  
 Finding: Overflow - Not plumbed for drainage  
 Information: The overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area becoming excessively damp.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of

any secondary defects.



### Finding 6.05

Building:	Main Building
Location:	Fencing & Landscaping
Finding:	Building materials in direct ground contact - conducive to termites
Information:	Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.



### Finding 6.06

Building: Main Building

Location:

Finding: Surrounding bushland - Conductive

Information: Home and or building is situated in a high risk area for termite activity, due to close proximity to surrounding bushland.



### Finding 6.07

Building: Main Building

Location: External tap

Finding: Tap - No drain

Information: The external tap in this area was noted to have no drain at the time of inspection.

This keeps the surrounding surfaces damp while using the tap, which becomes conducive to termite activity.

A licensed plumber must be appointed to ensure an appropriate drain is installed.



**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

- Termite and Timber Pest Technician / Licensed Pest Controller
- Other
- Licensed Plumber
- 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

- This is a visual report as per AS4349.1 & AS4349.3 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

#### SAFETY HAZARDS

Windows upstairs lack appropriate child locks, creating a safety hazard. Window restrictors must be installed on these Windows immediately for added safety.

#### MAJOR DEFECTS

Excessive moisture was identified to the walls in the ensuite shower. There maybe a water leak OR otherwise moisture maybe penetrating around the fittings. A licensed plumber must be appointed urgently for further assessment and repairs.

Excess moisture was also identified to the walls behind the main bathroom shower. A bathroom specialist must be appointed immediately for further assessment and repairs as this indicates that the waterproofing membrane may have failed.

#### MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following recommendations are highly advised immediately to avoid further damage or deterioration of

building elements:

- Ensure wet area sealant and grouting is in serviceable condition

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

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 stored items, insulation and garden vegetation meant some areas were obstructed.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

#### TIMBER PEST SUMMARY

The following items are highly recommended:

- Connect overflow to storm water or away from the edge of the building
- Regular inspections every 12 months

Additional information:

- Trees within 50m of the house that are on other properties or common grounds were not inspected.

For further information, advice and clarification please contact Terry Masoudi \* on: 0420 990 777

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Moisture metre  
Information: During the inspection the property was checked for moisture using a moisture metre.  
  
This is for information only.

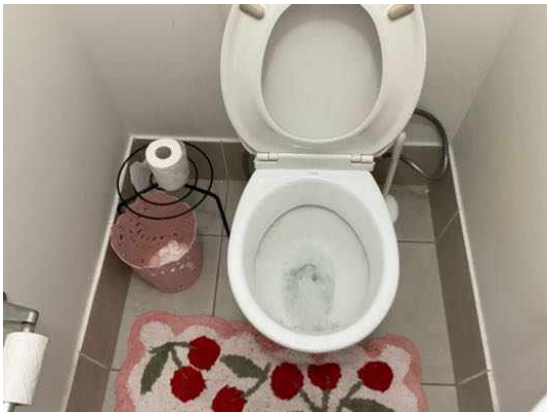




**Noted Item**

Building: Main Building  
Location: All Wet Areas  
Finding: Additional Photos  
Information:

Additional photos are provided for your general reference.





**Noted Item**

Building: Main Building  
Location: Roof Void  
Finding: Additional Photos  
Information:

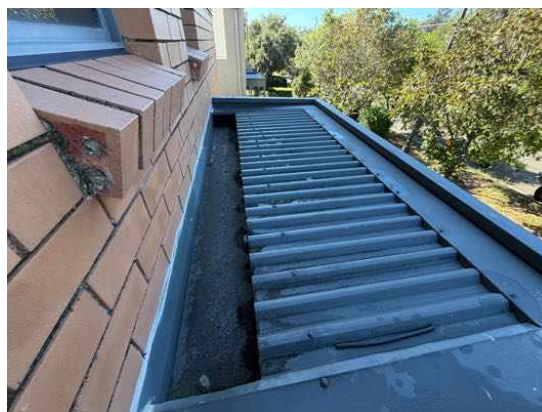
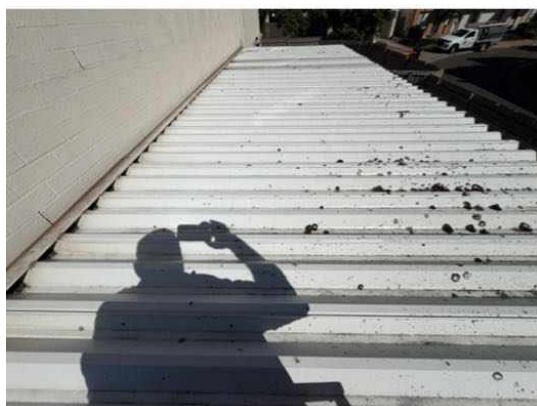
Additional photos are provided for your general reference.



**Noted Item**

Building: Main Building  
Location: Roof Exterior  
Finding: Additional Photos  
Information:

Additional photos are provided for your general reference.



### Noted Item

Building: Main Building  
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Finding: Plumbing & Electrical  
 Information: Plumbing and electrical inspections including appliances are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked also. Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Site drainage  
 Information: Unless mentioned as a defect further up this report, site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required. The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

### Noted Item

Building: Main Building  
 Location: Retaining walls  
 Finding: Retaining walls  
 Information: At the time of inspection the retaining walls were checked and no defects were observed other than those which May have been mentioned earlier in this report.

AS4349.1-2007 requires all retaining walls in excess of 700mm to be inspected by a licensed and practicing structural engineer.



### 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.





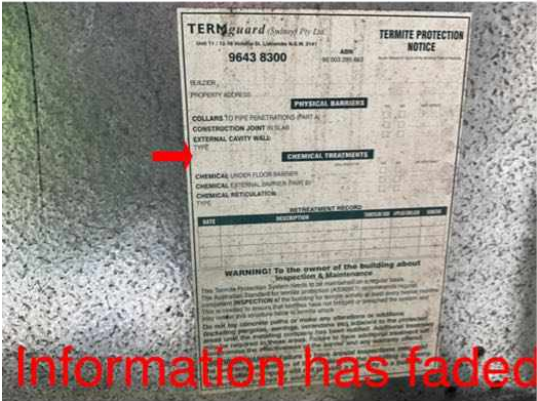
# The following items were noted as - Evidence of a previous termite management program

## Noted Item

Building: Main Building  
 Location: Meterbox  
 Finding: Evidence of a previous termite management system was identified  
 Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



Information has faded



Physical barrier

## 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.