



Building and Timber Pest Inspection Report

Inspection Date: Thu, 15 Jan 2026

Property Address: 93B Neville St, Carnegie VIC 3163, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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, 15 Jan 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 93B Neville St, Carnegie VIC 3163, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Lacey Ph: 0419 824 486
Email: Hawthorn@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Hawthorn)

Company Address and Postcode: Camberwell 3124

Company Email: Hawthorn@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 824 486

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: N/A

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is Low risk in terms of susceptibility to timber pests. All new builds should have some form of termite management system in place however no record of this was observed in the meter box. Regular inspections are always recommended for properties.

Section B General

General description of the property

Building Type	Townhouse
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Garage, Party Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase
Roof	Flat
Storeys	Double
Walls	Brick Veneer, Hardi-plank
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 - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Roof Exterior - Part
- Exterior Roof Surface - Second Storey.

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
- Fixed ceilings

- External finished ground level
- External concrete or paving
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- No power or light globes on site

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

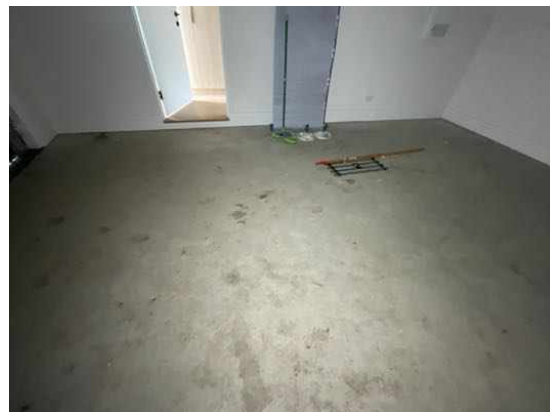
Building:

Location: All Areas

Finding: Cleaning - all surfaces (new build)

Information: It was observed that building elements throughout the property still require their final clean.

The property should be professionally cleaned prior to final handover.





Finding 3.02

Building:

Location: Ensuite - Master

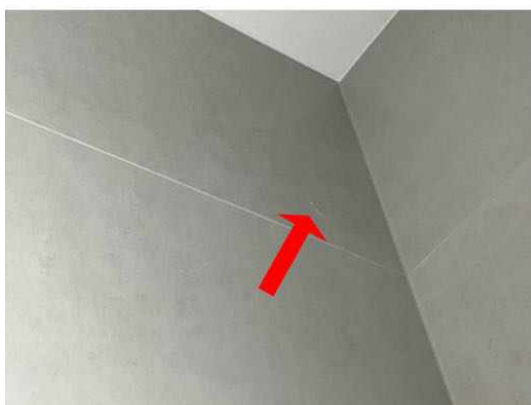
Finding: Marks and overspills on various surfaces (new build)

Information: Marks and overspills were identified on associated building materials which detract from the overall appearance of the area. Surfaces may include walls, floors, bench tops, sinks and internal fixings. Marks may also be a result of fault by other tradespeople throughout the renovation process.

These defects are purely cosmetic and pose no ongoing issues

These blemishes should be removed by a cleaner prior to the handover.

Please note: photos included are examples of marks and over spills. There may be other areas affected but not included in this report.



Finding 3.03

Building:

Location: Ensuite - Master

Finding: Shower head- not installed

Information: The shower head in the ensuite shower was not installed yet.

A qualified plumber should be appointed to install this and ensure correct operation with no leaks prior to handover.



Finding 3.04

Building:
Location: Kitchen
Finding: Pipe penetration within kitchen sink cupboard not sealed properly (new build)
Information: At the time of inspection the pipe penetration within the kitchen sink cupboard was not properly sealed - with gaps noted around the pipes.

This has the potential to allow potential pest ingress into the kitchen area as well as allowing for items to drop through the gaps.

The gap should be sealed with appropriate material (see adhesive cover correctly installed in laundry).

This task should be performed prior to handover.





Finding 3.05

Building:

Location: Stairs - Internal

Finding: Staircase hand rail rough to touch (new build)

Information: At the time of inspection , the hand rail to the staircase was not smooth and was rough to touch. It is suspected this has occurred due to a lack of sanding between finishing coats.

This handrail should be sanded and resealed prior to handover.



Finding 3.06

Building:

Location: Bedroom 3

Finding: Floor - creaking slightly (new build)

Information: The internal flooring in this area was creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the fixings for the flooring may be coming loose slightly.

Minor noises soon after installation can be expected as the material acclimatises. Persistent or widespread creaking is not normal in a compliant new build however.

The area should be monitored for any changes or unevenness. Should this occur, consultation with the builder should be undertaken to determine the cause. The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.



Finding 3.07

Building:

Location: Bedroom 3

Finding: Door - Striker plate misaligned (new build)

Information: The striker plate to this door appears to be misaligned and has consequently resulted in the door's operation being compromised. The door did not close effectively.

This is a common defect and is generally due to substandard installation of the door hardware.

Readjustment of the striker plate is recommended.

Works should be completed by qualified carpenter or builder prior to handover.



Finding 3.08

Building:

Location: Meter Box
 Finding: Electrical Switchboard - incomplete works
 Information: At the time of inspection, there was no power within the property. Upon inspection of the meter box, it was noted that the electrical works were incomplete.

The purchaser should ensure that the switchboard is fully installed and all lights and Power points operate as intended.

A licensed electrician should be engaged to check this prior to handover.



Finding 3.09

Building: Exterior walls - rear
 Location: Exterior walls - rear
 Finding: Overflow - Not plumbed for drainage (new build)
 Information: The overflow in this area is not plumbed or connected to suitable drainage, which may result in moisture being deposited at the base of the exterior wall. This can over time create conditions which may undermine the foundations of the wall, as well as allowing the formation of fungal decay. When coupled with poor site drainage, pooling of water can also attract termite activity to this area.

It is highly recommended that the overflow be directed into the downpipe immediately next to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

A licensed plumber should be engaged to perform this task prior to handover.



Finding 3.10

Building: Exterior walls - rear
 Location: Exterior walls - rear
 Finding: Downpipe not connected (new build)
 Information: At the time of inspection, the permanent downpipe at the back right hand corner of the house was not installed - with a temporary pipe in its place. The builder mentioned the plumber will be installing the downpipe and associated plumbing prior to handover.

Please note the water tank also didn't have plumbing connected (which will be attended to at the same time)



Finding 3.11

Building:
Location: Yard - Back
Finding: Additional Photos for your information - paving tiles overhang (new build)
Information: It was noted at the time of inspection, the paving tiles at the rear of the property had a slight overhang past the concrete slab they are laid on.

This has the potential to cause the tiles to chip or crack if stepped on at this edge as there may be insufficient support in the area.

It is recommended that additional amount of concrete be added to the edge of the slab in this area to provide the necessary support and prevent any possible cracking .

Consultation with the builder would be recommended prior to handover.



Finding 3.12

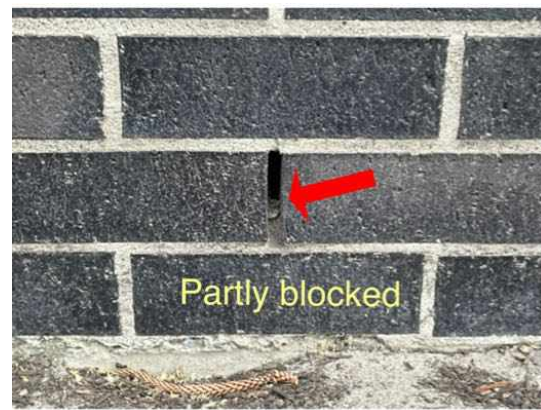
Building:
Location: All External Areas
Finding: Weep holes - blocked (new build)
Information: It was noted during the time of inspection that some of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or

seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages.

Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.

Weep holes should also be a minimum of 150 mm above soil or a minimum of 75 mm above paved surfaces to allow them to function correctly and prevent them becoming blocked.

Any blocked weep holes should be cleared prior to handover.

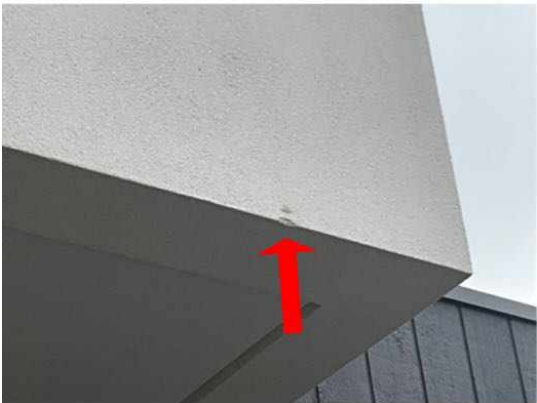


Finding 3.13

Building:	
Location:	Exterior walls - front
Finding:	Rendered exterior wall - minor chipping of wall (new build)
Information:	Minor chipping was noted to the rendered wall above the garage at the time of inspection.

This type of defect is consistent with impact damage and is not considered a major structural defect.

Consultation with the builder may be sought to have this chip repaired prior to handover.



Finding 3.14

Building:
 Location: All Areas
 Finding: Additional Photos - minor defects
 Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.



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:

Location: All External Areas

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.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.





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

- 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.

D5 Conclusion - Assessment of overall condition of property

- The property at the time of inspection presented in a generally good condition when compared with properties of a similar construction type.

There were no major defects or urgent safety hazards noted – just a range of minor defects and some incomplete works which according to the builder will be attended to shortly.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. There was no record of any termite management system observed however it should be noted that all new construction works do have to have a termite management system put in place as part of the build. It is highly recommended further enquiries be made regarding this.

Details of all defects noted should be read in full within the body of the report. Action should be taken as per the recommendations listed within.

Note : as this is a new build, you would be covered by the builders warranty so if any issues are found after you move in, they can be addressed.

: There was no power within the property as the electricals have not been completed. The purchaser should be aware that other minor defects and blemishes may be present within the property but not seen due to the lack of light.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:

Location: Ensuite - Master

Finding: Additional Photos for your information - water stop to ensuite shower

Information: It was noted at the time of inspection that there was a small gap at the end of the water stop at the doorway entrance to the ensuite bathroom.

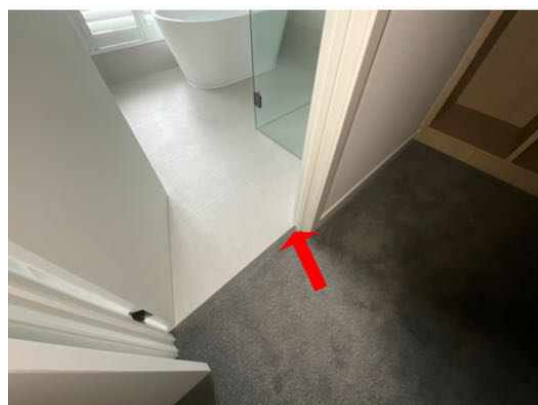
A water stop is a barrier that is installed at the entrance to the bathroom to help prevent moisture which has got under the tiles escaping the wet area and getting out into the hallway outside the bathroom.

According to the builder, the waterproofer installed an angled water stop which went around the door frame and was then waterproofed correctly.

This may be the case, as once it has been done and tiled, it's not possible to check.

It is recommended the area be monitored on a regular basis for any signs of moisture to the frame and/or carpet area outside the bathroom. Should any signs of moisture occur in these areas, the builder should be contacted to inspect the area .

This item is listed for your information only as it not a defect.





Noted Item

Building:
 Location: All External Areas
 Finding: Additional Photos for your information - brick overhang (new build)
 Information: There appeared to be a slight overhang of the brickwork in the exterior wall in this area . Upon inspection it was noted that it is within intolerance and is suspected to not be causing any structural issues.

This information is provided for your general reference.





Noted Item

Building:

Location: All Areas

Finding: Termite inspection - no termite activity found

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the property at the time of the inspection.

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 device called a "donga" visual assessment of materials affected by moisture or signs of deformity, 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. No high levels of moisture were noted in any areas.

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

Noted Item

Building:
Location: Meter Box
Finding: Termite Management System - no evidence of a chemical installation
Information: A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, no record of any termite management system being installed was noted. Enquiries should be made to determine what termite management system has been installed.

Regular inspections are also recommended for all properties, in particular those where chemical treatments are not possible.



Noted Item

Building:
Location: All Areas > Ground Level
Finding: Area presented in good condition
Information: This area presented in a good condition at the time of inspection.











Noted Item

Building:
Location: All Areas > Upstairs
Finding: Area presented in good condition
Information: This area presented in a good condition at the time of inspection.







Noted Item

Building:
Location: All External Areas
Finding: Area presented in good condition
Information: This area presented in a good condition at the time of inspection.





Noted Item

Building:
Location: The Site
Finding: Additional Photos for your information - pavement / council property
Information: Additional photos are provided for your general reference.

It was noted at the time of inspection that some damage had occurred to the pavement/council property, suspected to have been caused during the build process.

It is highly likely this may need to be addressed as part of the final sign off.

Your own enquiries should be made to determine whether this will be carried out.



Definitions to help you better understand this report

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

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

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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