



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Thu, 29 Jan 2026

Property Address: 85 Iola Ave, Farmborough Heights NSW  
2526, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 29 Jan 2026

Modified Date: Fri, 30 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 85 Iola Ave, Farmborough Heights NSW 2526, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Justin Blake Ph: 0435 182 122  
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Company Name: Jim's Building Inspections (Shellharbour)

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Company Address and Postcode: Shellharbour 2529

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Company Email: Shellharbour@jimsbuildinginspections.com.au

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Company Contact Numbers: 0435 182 122

## Special conditions or instructions

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

The following apply:

The Preinspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes the elevated rear deck, posts and handrails that has structural defects and some substandard construction.

## 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 five major defects as well as safety defects and numerous minor defects.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

|                            |  |
|----------------------------|--|
| Building Type              | Residential, Detached  |
| Company or Strata title    | No   |
| Floor                      | Slab - Monolithic or Slab on Ground, Steel Frame, Suspended Timber Frame   |
| Furnished                  | Furnished  |
| No. of bedrooms            | 3  |
| Occupied                   | Occupied   |
| Orientation                | South West   |
| Other Building Elements    | Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Garage, Driveway, Pergola, Retaining Walls   |
| Other Timber Bldg Elements | Deck, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Timber Wall Panelling, Weatherboards |
| Roof                       | Pitched, Timber Framed, Tiled  |
| Storeys                    | Double   |
| Walls                      | Brick Veneer (Timber Framed)   |
| Weather                    | Fine   |

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Outbuildings
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- Timber Retaining Walls
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

areas accessible wherever possible for re-inspection.

## Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Duct work
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- External concrete or paving
- Furniture
- Insulation
- Pipework
- Roof framing - not trafficable
- Stored items
- 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: **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:    | Building 1  |
| Location:    | Most upper windows  |
| Finding:     | Window opening restrictors missing.   |
| Information: | The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection. |

Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means all windows above ground level which do not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor.

These need to be added urgently for the safety of all persons.

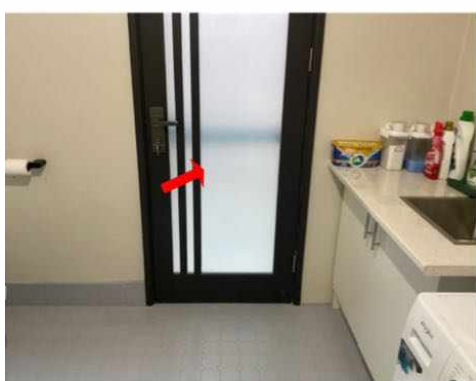


#### Finding 1.02

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Deck railing and laundry door   |
| Finding:     | Door and balcony glass - Cracked  |
| Information: | Cracks were identified in the laundry door glass and verandah railing glass window. Cracks in glass is generally the result of impact damage, and is likely to develop further when left unmanaged. |

The likelihood of this glass further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked glass also impairs the weather tightness of the laundry, creating potential for minor water leaks.

A qualified glazier is required to repair these areas as soon as possible. Depending on the extent of the cracking, replacement may be required. Please be advised that any persons coming into contact with the cracked glass should do so with due caution to avoid any personal injury that may ensue.



### Finding 1.03

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Paving   |
| Finding:     | Trip safety hazard   |
| Information: | A raised section of concrete has created a trip hazard on the pedestrian footpath. The uneven surface poses a risk to pedestrians, particularly the elderly, children, and |

individuals with mobility impairments. This requires urgent repair by a concreting contractor.



## Major Defect

### Finding 2.01

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Left side of house   |
| Finding:     | Site drainage - Inadequate   |
| Information: | The site drainage in this front middle area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. While Ag drains have been installed on the right front wall. A drain finishes in the middle and appears to go underground. Damp conditions were found in the left front subfloor. The air conditioner and hot water system overflows also discharge water against the left side house walls. |

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.



**Finding 2.02**

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Exterior walls - left side   |
| Finding:     | Step cracking to brickwork major   |
| Information: | Step cracking was identified to the brickwork in the left and rear external wall areas at the time of inspection. The rear wall showed 7mm of cracking (pictured 1-3) which is a |

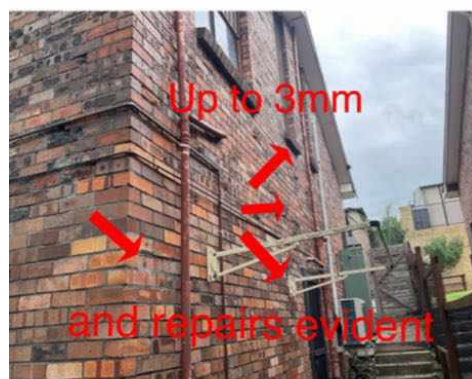
major defect. The NSW Standards and Tolerances 2017 states cracks over 5mm in width are a major defect requiring rectification work.

The following photos show minor cracking which should be monitored annually. Note- some areas have been repaired and have cracked again.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe in the rear wall, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



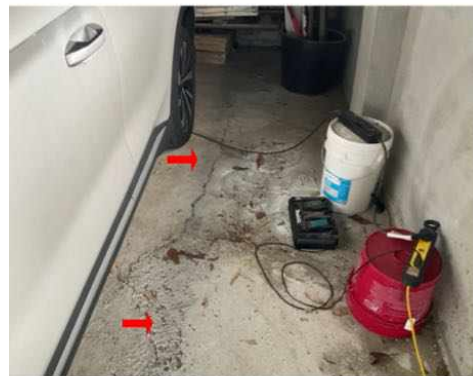


### Finding 2.03

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Driveway   |
| Finding:     | Crack in concrete slab - Category 4  |
| Information: | Cracks coded as Category 4 was identified in the driveway slab of up to 30mm. A Category 4 crack is described as a crack that appears as a gap in the slab, with disturbing curvature or change in level affecting the slab. |

The approximate width of these cracks or gap is over 4mm or a change in offset of greater than 25mm when a 3m straight edge is placed over the defect.

Category 4 cracking to slabs exceeds allowable Standards and Tolerances, and are therefore considered as major defects that require rectification.



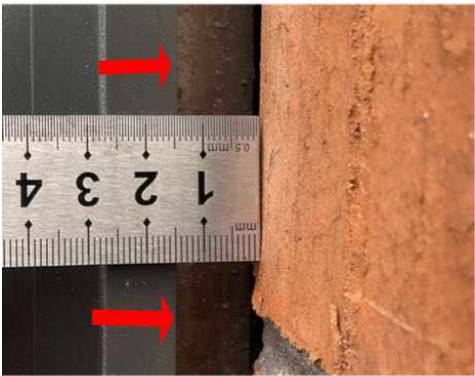
### Finding 2.04

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Pictured Areas   |
| Finding:     | Sealant (external) - Missing.  |
| Information: | It was noted on inspection that many areas of external sealant was missing the external walls. Large gaps in the cladding were also evident. |

A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

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



Finding 2.05

Building: Building 1  
 Location: Pictured Areas  
 Finding: Sealant (external) - Missing to left and right walls  
 Information:



### Finding 2.06

Building: Building 1  
 Location: Yard - Front  
 Finding: Retaining wall - Defective  
 Information: The retaining wall in this front area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.



## Minor Defect

### Finding 3.01

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Exterior walls - front   |
| Finding:     | Incomplete or substandard works  |
| Information: | The works to this front wall have been completed to a substandard level. |

The top of the wall is bowing inward 20mm. Minor cracking is evident to some bricks. Part of the eave trim is missing. The right small window ledge bricks are also not aligned leaving gaps for moisture and pest access. No reason for this repair was obvious.

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

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



**Finding 3.02**

Building: Building 2  
Location: Exterior garage walls  
Finding: Step cracking to brickwork  
Information: Step cracking in the garage was identified to the brickwork at the time of inspection. See step cracking defect description previously in this report.

This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



### Finding 3.03

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Lower internal rooms   |
| Finding:     | Evidence of excessive moisture was present at the time of inspection   |
| Information: | Excessive moisture was found in each internal side walls. The laundry wall showed a reading of 62.2 and the rumpus room a reading of 91.7. |

Nearby readings produced a very low or Nil result in these areas for reference.

Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, rising damp, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the internal property.



### Finding 3.04

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Paving   |
| Finding:     | Subsidence - monitor annually  |
| Information: | It appears that this some paved areas has been affected by movement, often referred to as sinking or subsidence. General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past. |

At this point it is recommended to contain storm water flows, ensure pavements flow away from buildings to lessen any excessive wetting and drying effects.

A landscaping contractor can repair this area when convenient.



### Finding 3.05

Building: Building 1

Location: Porch, Bathroom

Finding: Flooring - Uneven

Information: The internal flooring in some areas is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property.

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

However, where flooring is uneven further, a structural engineer should be consulted.



### Finding 3.06

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Porch, rumpus, laundry   |
| Finding:     | Tiles cracked  |
| Information: | Cracked tiles were evident in these pictured areas at the time of inspection. It is suspected that this cracking has occurred as a result of house settlement. |

Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of kitchens and bathrooms, it can lead to water damage of adjoining walls and floors.

Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



### Finding 3.07

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Three rooms  |
| Finding:     | Ceiling - Sagging/deflection evident   |
| Information: | The ceilings/cornice in the kitchen, loungeroom and lower bedroom were found to be sagging/ wavy at the time of the inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. |

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag, or that structural timber elements have been weakened from termite activity. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the cause of the damage and determine the rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.

An invasive inspection is required to remove timber and/or plaster in these areas to check this area for the cause.



### Finding 3.08

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Roof Exterior   |
| Finding:     | Roofing areas - Weathered   |
| Information: | Upon inspection of the exterior roofing, the majority of the roof tiles areas were considered to be in a good condition. However the timber barges showed wood rot and splitting on both side wall areas. Here, maintenance works and some timber replacement is required. Where left unmanaged, deteriorating timber materials are |

likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor or carpenter is highly advised to gain advice on cost of remedial works that are required.



### Finding 3.09

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Front right gutter   |
| Finding:     | Gutter - Insufficient fall   |
| Information: | There is an insufficient fall in the front right house gutter, which means that the angle of |

this gutter is inadequate for rainwater to drain away. This is resulting in pooling of water in the area, creating the potential for water damage to nearby areas. This is likely to lead to further defects if not repaired. Adjustment by a roofing contractor is required as soon as possible to prevent any damage to this area.



### Finding 3.10

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Front left eave   |
| Finding:     | Eaves - Sagging   |
| Information: | Sagging to the eaves was evident in this area at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time. |

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.

Sagging eaves are susceptible to the attraction of excessive moisture, and are therefore considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.

A roofing plumbing or general handyman is recommended to perform rectification works as soon as possible. Subsequent water damage is likely to result over time if left unattended.



### Finding 3.11

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Pictured external areas   |
| Finding:     | Door - Damaged  |
| Information: | Evidence of minor damaged areas was identified when subfloor door fell off when opened. |

A carpenter would be the trade responsible for rectification of this door when convenient.



### Finding 3.12

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Pictured fences  |
| Finding:     | Fences damaged - leaning and loose   |
| Information: | Evidence of damage to the many fences was identified at the time of the inspection. The likely cause of these fences leaning is not enough concrete used in the post footings. The left rear fence top plate has snapped in half. The right rear fence post is loose. If left unmanaged this fence may deteriorate further. It is suggest a fencing contractor be engaged for rectification when convenient. |

The cost of repairing some fences is often shared between neighbours.



### Finding 3.13

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Garage and rear deck areas   |
| Finding:     | Building element - Rusted or corroded  |
| Information: | This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. |

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



### Finding 3.14

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Roof areas of both buildings  |
| Finding:     | Wood rot  |
| Information: | The building shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. |

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the

cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.



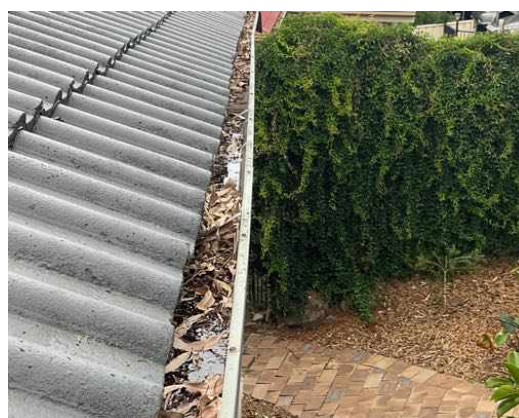
**Finding 3.15**

Building: Building 1  
Location: Roof exterior  
Finding: Gutters - Full and blocked

Information: The guttering on around the roof was found to be blocked at the time of the inspection. 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.

Blocked gutters are likely to lead to high levels of moisture in the affected areas which can cause rust and decay of the gutters and downpipes and wood rot to adjoining timber areas. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.



### Finding 3.16

Building: Building 1  
 Location: Laundry  
 Finding: Shower screen - Leaking  
 Information: Leaking and cracked tiles was evident to the lower shower at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

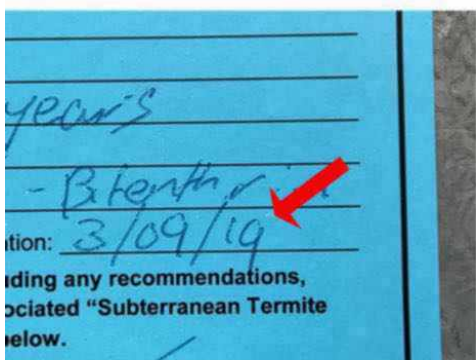
## Conditions Conducive to Timber Pest Activity

### Finding 6.01

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Meter Box  |
| Finding:     | Termite Management System  |
| Information: | The application of a post-construction chemical termite barrier is highly recommended for all properties. 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, the durable notice was evident and it appeared as though a termite management system has been installed in 2019, with no evidence to suggest preventative works taking place since 2019 as per the barrier warranty.

It is recommended to get annual termite inspections as per this barrier warranty and the conducive conditions found during this inspection and listed in this report.



**Finding 6.02**

Building: Building 1  
 Location: Exterior walls  
 Finding: Sealant (external) - missing and attractive to termites  
 Information: It was noted on inspection that areas of external sealant was missing to small areas of the external walls. A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress. Any moisture ingress into the property is very attractive to termites. Flexible sealants or flashing should be applied to these affected areas to prevent termite activity.

A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible.

Note - see all photos in Sealant external (missing) in the above building report defects.



**Finding 6.03**

Building: Building 1  
 Location: Front yard  
 Finding: Tree stumps - left in ground  
 Information: Tree stumps left in ground provide opportunity for termite attack as they are likely to be subject to rot and decay providing an attractive food source. Treatment and/or Removal of the stump is highly recommended. A pest controller and tree removalist should be engaged to perform such works.



**Finding 6.04**

Building: Building 1  
 Location: Subfloor  
 Finding: Subfloor - Debris  
 Information:

An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor 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.



### Finding 6.05

Building: Building 1  
 Location: Subfloor  
 Finding: Damp - Rising  
 Information:

Rising damp describes the upward movement of water in low sections of building

elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.



### Finding 6.06

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Pictured left wall areas   |
| Finding:     | Overflows - Not plumbed for drainage   |
| Information: | The pictured overflow pipes are not plumbed or connected to suitable drainage, which has resulted 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 qualified plumber be appointed to install adequate drainage to these areas. These works will ensure that the area remains dry and free of any secondary defects.



### Finding 6.07

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Subfloor left   |
| Finding:     | Subfloor ventilation - Inadequate   |
| Information: | Adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment. |

Where ventilation is substandard or blocked, it is usually caused by factors such as failure to install adequate vents during construction or earth and vegetation covering vents. Low subfloor clearance and stored items or debris in the subfloor also restricting airflow.

Subfloor ventilation can be improved in most cases by addressing the causes such as exposing subfloor vents, installing additional vents, installing mechanical ventilation and removing debris from the subfloor.

A registered builder should be appointed as soon as possible to perform these works as necessary.



### Finding 6.08

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | Subfloor left  |
| Finding:     | Mould - Present in subfloor  |
| Information: | Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. |

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development.

Subfloor mould is generally caused by moisture ingress, lack of external drainage, lack of adequate ventilation and subfloor debris present. These issues need rectification

to stop mould development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.



### Finding 6.09

|           |                            |
|-----------|----------------------------|
| Building: | Building 1                 |
| Location: | Roof exterior              |
| Finding:  | Gutters - Full and blocked |

**Information:** The guttering on around the roof was found to be blocked at the time of the inspection. 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.

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.

It is highly advised that gutters be cleaned by the homeowner or a general handyman as a matter of urgency.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

**Building:** Building 1  
**Location:** Verandah  
**Finding:** Fungal decay - present (localised)  
**Information:** Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures from 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case, some of the affected timber elements are in a decaying state and will need replacement by a carpenter or licensed builder.

Note - See ALL wood rot photos, all these show fungal decay.



## Evidence of wood borer activity and/or damage

### Finding 8.01

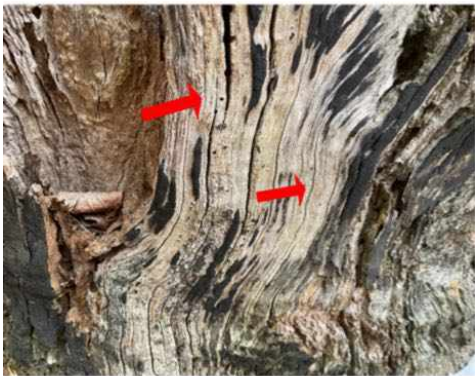
|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Pictured front areas  |
| Finding:     | Evidence of wood borer activity identified  |
| Information: | Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended. |

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial

reasons.



## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Structural Engineer

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

#### - SUMMARY

The building compared to others of a similar age and construction appears to be in fair condition.

There is the safety defects of the missing window restrictors.

There are the five major defects mostly in and around the external walls.

It is suspected rainwater is running under the left side of the house and damaging the external walls however a structural engineer is required to determine the reason for this damage. The right side of the property has had recent drainage works.

There are numerous minor defects (over 20) and maintenance issues that will require attention and remedial maintenance. Left unmanaged, some of these defects may become costly in the future and develop into more major defects over time.

The defects in the rear deck need the expertise of a structural engineer to assess this structure and provide a scope of works for repair. Some of this work is substandard (see defects on pages 46-47).

Please be aware that many limitation's did affect the inspection with some areas of personal and stored items, furniture etc meant some areas were not accessible. Approximately 70% of the main subfloor was not accessible due to stored building materials and other items. The right side of the roof void was not accessible due to a large air conditioner unit, ducting and wiring blocking access. Trying to climb over these items would have damaged them.

See the rear of the report for photos of the obstructions found limiting access to these areas.

#### TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards

AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

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

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

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

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

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

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

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

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

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

## Section D Significant Items

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

#### Noted Item

Building: Building 1  
 Location: Pictured areas  
 Finding: Safety Hazards and Major defects require immediate rectification  
 Information: All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury.

All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections- Residential buildings", defects are classified accordingly within this report:

Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect - A defect other than a major defect

#### Noted Item

Building: Building 1  
 Location: Rear deck  
 Finding: Elevated structure inspections  
 Information: The rear deck showed the following defects -

1. Minor rust.
2. Most triple grip brackets substandardly installed with insufficient and loose nails.
3. Appears minor wood rot and split timbers.
4. One steel bracket is sub standardly installed. It is loose and rusted with loose screws.

5. One south corner glass panel railing has cracked.

Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas.





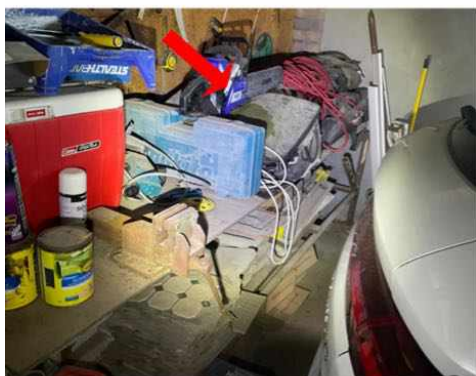
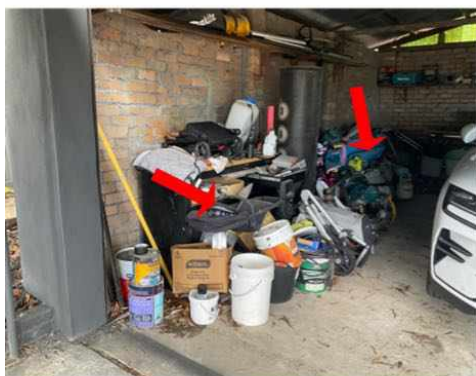
**Noted Item**

Building: Building 1  
Location: All External Areas  
Finding: Additional Photos - Obstructions and Limitations of EXTERNAL AREAS  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas 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: Building 1  
 Location: All Internal Areas  
 Finding: Additional Photos - Obstructions and Limitations of INTERNAL AREAS  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas 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**

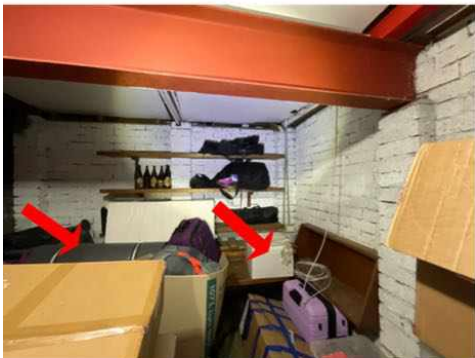
Building: Building 1  
 Location: All Roof cavity areas  
 Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out if applicable. A re-inspection is recommended once the areas are made accessible.

The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.



Noted Item

Building: Building 1  
Location: All Subfloor Areas  
Finding: Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas 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: Building 1  
Location: Rooves Exterior

Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Building 1  
Location: All External Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1  
Location: All Internal Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Building 1  
Location: Lower bedroom  
Finding: Ceiling repairs for your information  
Information:



### Noted Item

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Roof Void   |
| Finding:     | Sarking - Missing   |
| Information: | Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. |

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.



### Noted Item

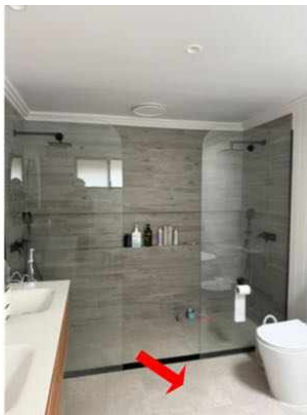
|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Bathrooms and laundry   |
| Finding:     | Waterproofing membranes - Information Only  |
| Information: | Internal Water Proofing Membranes, are crucial in preventing water ingress into the |

property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

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

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

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



## 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.