



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 6 Feb 2026

Property Address: 75 Read St, Bronte NSW 2024, 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: Fri, 6 Feb 2026

Modified Date: Mon, 9 Feb 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: 75 Read St, Bronte NSW 2024, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Max Lin Ph: 0431 841 666  
Email: Darlinghurst@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Darlinghurst)

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Company Address and Postcode: Darlinghurst 2010

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Company Email: Darlinghurst@jimsbuildinginspections.com.au

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Company Contact Numbers: 0431 841 666

## Special conditions or instructions

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

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

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

It is recommended that a second manhole be installed in an appropriate location in the ceiling of the property, to gain full access for regular inspections to all areas of the roof void.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

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|               |                               |
|---------------|-------------------------------|
| Building Type | Duplex, Detached, Residential |
|---------------|-------------------------------|

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|                         |    |
|-------------------------|----|
| Company or Strata title | No |
|-------------------------|----|

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|       |                            |
|-------|----------------------------|
| Floor | Timber with concrete areas |
|-------|----------------------------|

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|           |           |
|-----------|-----------|
| Furnished | Furnished |
|-----------|-----------|

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|                 |   |
|-----------------|---|
| No. of bedrooms | 4 |
|-----------------|---|

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|          |          |
|----------|----------|
| Occupied | Occupied |
|----------|----------|

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|             |       |
|-------------|-------|
| Orientation | North |
|-------------|-------|

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|                         |                        |
|-------------------------|------------------------|
| Other Building Elements | Carport, Fence - Brick |
|-------------------------|------------------------|

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|                            |   |
|----------------------------|---|
| Other Timber Bldg Elements | Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Staircase |
|----------------------------|---|

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|      |   |
|------|---|
| Roof | Corrugated Iron (e.g. Colourbond), Flat |
|------|---|

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|         |        |
|---------|--------|
| Storeys | Double |
|---------|--------|

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|       |                                      |
|-------|--------------------------------------|
| Walls | Brick Veneer, Light Weight Wall Clad |
|-------|--------------------------------------|

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|         |      |
|---------|------|
| 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
- Gardens
- Interior
- Roof Exterior - Part
- Subfloor - Part

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Subfloor - Part.

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
- Areas of skillion or flat roof - no access
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Stored items
- Wallpaper or Wall Coverings
- Wall linings

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

### Undetected defect risk (Building)

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

The risk of undetected defects is: **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

#### Finding 1.01

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Lower Ground  |
| Finding:     | Blind chain not secured   |
| Information: | The chain of the blind is not secured to the window frame. This can cause the chain to dangle freely and potentially become tangled, posing a safety hazard. Additionally, an unsecured chain can make it difficult to operate the blind properly and can affect its overall functionality. It is important to secure the chain to the window frame to prevent these issues and ensure the safe and proper operation of the blind. A blind installer can help secure the chain and ensure that the blind is properly installed and functioning correctly. |



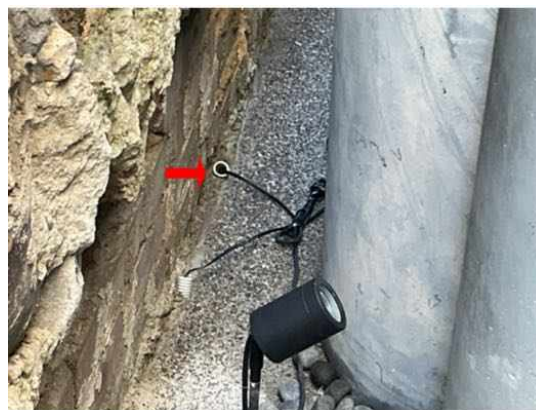
#### Finding 1.02

|           |                   |
|-----------|-------------------|
| Building: | Main Building     |
| Location: | Lower Ground      |
| Finding:  | Conduit - Missing |

**Information:** A conduit has not been installed to exterior wires in this area. This is a safety measure that is aimed at protecting the wires and preventing any personal injury that may result if wires are squashed or damaged.

Without a conduit providing adequate protection, external wiring is likely to become damaged and deteriorated over time, creating an electrical safety hazard. Damage to the wiring is also likely to result in the associated elements losing function.

A qualified electrician should be contacted immediately to install a conduit around the wires and provide any further advice on additional works that may be required to increase the safety of the wiring and its surrounding area.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

**Building:** Main Building

**Location:** Bedroom 2

**Finding:** Cracking - Damage Category 0 - Hairline (less than 1mm)

**Information:** Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

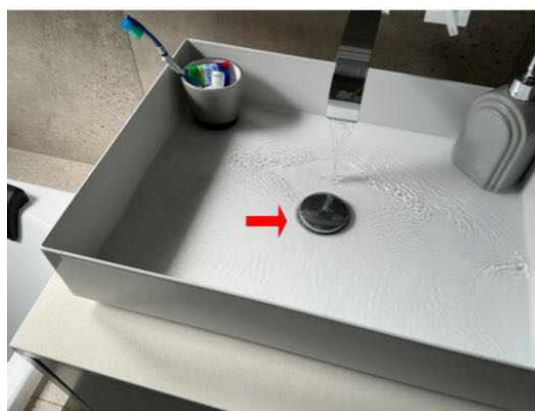
Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.02

Building: Main Building  
 Location: Bathroom  
 Finding: Bathroom Basin – Pop-Up Waste Not Functioning  
 Information: During the inspection, it was noted that the pop-up waste to the bathroom basin was not functioning correctly and appeared to be stuck. As a result, the basin may not drain properly, which can lead to water pooling and inconvenience during normal use.

Rectification by a licensed plumber is recommended to repair or replace the pop-up waste and restore proper operation.



### Finding 3.03

Building: Main Building  
 Location: Bedroom - Master  
 Finding: Doors - Binding/Jamming  
 Information: Binding and/or jamming of several doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several

causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



### Finding 3.04

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Bedroom - Master  |
| Finding:     | Bathroom Basin – Pop-Up Waste Not Functioning   |
| Information: | During the inspection, it was noted that the pop-up waste to the bathroom basin was not functioning correctly and appeared to be stuck. As a result, the basin may not drain properly, which can lead to water pooling and inconvenience during normal use. |

Rectification by a licensed plumber is recommended to repair or replace the pop-up waste and restore proper operation.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

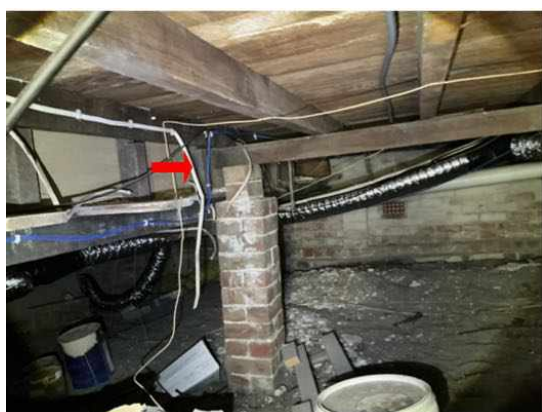
## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building: Main Building  
Location: Subfloor  
Finding: Ant caps - Not installed  
Information: Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.





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

No evidence was found

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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit [www.jims.net](http://www.jims.net).

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

- BUILDING

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

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

TIMBER PEST

The timber pest inspection conducted revealed no evidence of active termite activity or damage caused by termites. However, several areas were identified as potentially creating conducive conditions for termite infestation. It is essential to address these conducive conditions to minimize the risk of termite intrusion and protect the integrity of the property.

While no live termites were detected during this inspection, it is crucial to remain vigilant and proactive in termite prevention measures. Recommendations for reducing conducive conditions may include addressing moisture issues such as leaks or poor ventilation, eliminating wood-to-ground contact, and ensuring proper drainage around the property. Additionally, regular monitoring and maintenance are recommended to identify and address any potential termite threats promptly.

Overall, while the current inspection did not reveal active termite activity, ongoing diligence and preventive measures are necessary to safeguard the property against future termite infestations and potential damage.

For further information, advice and clarification please contact Max Lin on: 0431 841 666

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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





**Noted Item**

Building: Main Building  
Location: Study  
Finding: No Visible Building Defects Observed  
Information: During the inspection, no visible building defects were noted in this area at the time of assessment. Everything appeared to be in satisfactory condition based on a visual inspection.





**Noted Item**

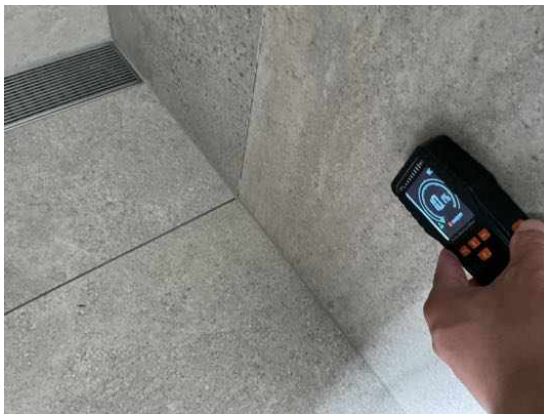
Building: Main Building  
Location: Bedroom  
Finding: No Visible Building Defects Observed  
Information: During the inspection, no visible building defects were noted in this area at the time of assessment. Everything appeared to be in satisfactory condition based on a visual inspection.



**Noted Item**

Building: Main Building

Location: Bathroom  
Finding: No high moisture reading found  
Information: During the home inspection, These areas were checked using a moisture meter, and no high moisture readings were detected.



### Noted Item

Building: Main Building  
Location: Bedroom - Master  
Finding: Toilet Flush Mechanism Intermittent Operation  
Information: During the inspection, it was noted that after the toilet was flushed, the water continued to run. However, on the second test, it operated normally. This may be due to ageing or wear of internal components. It is recommended to monitor the situation.



**Noted Item**

Building: Main Building  
 Location: Kitchen  
 Finding: No Visible Building Defects Observed  
 Information: During the inspection, no visible building defects were noted in this area at the time of assessment. Everything appeared to be in satisfactory condition based on a visual inspection.



**Noted Item**

Building: Main Building

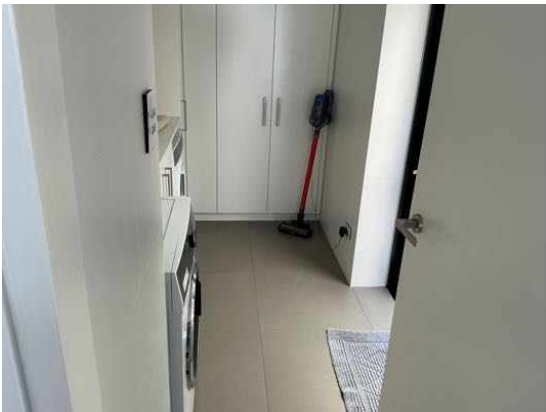
Location: Kitchen  
Finding: Range Hood Light Operation Issue  
Information: During the inspection, it was noted that the range hood light only turns on after the button is held for more than 10 seconds. It is unclear whether this is due to a specific setting or a manufacturer-related characteristic. It is recommended to check whether this operation is normal.



**Noted Item**

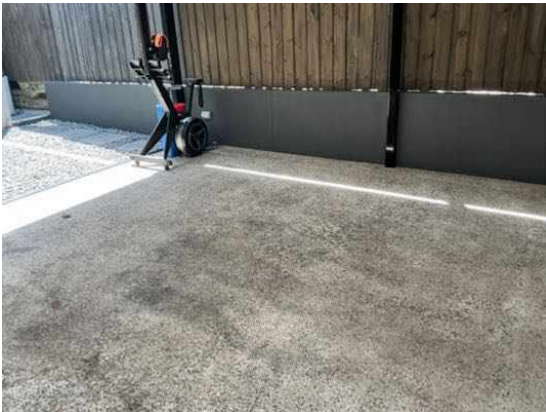
Building: Main Building  
Location: Laundry  
Finding: No Visible Building Defects Observed  
Information: During the inspection, no visible building defects were noted in this area at the time of assessment. Everything appeared to be in satisfactory condition based on a visual inspection.





**Noted Item**

Building: Main Building  
Location: Garage  
Finding: No Visible Building Defects Observed  
Information: During the inspection, no visible building defects were noted in this area at the time of assessment. Everything appeared to be in satisfactory condition based on a visual inspection.





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

### Noted Item

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Meter Box   |
| Finding:     | Re-application of chemical termite barrier - required   |
| Information: | Chemical treated barriers deteriorate over time necessitating the need for re-application of a barrier every 6-10 years depending on the product type environment etc. Due to this deterioration chemical barriers decline in their effectiveness exponentially if not replenished. |

Consult the record of installation to identify the type of chemical and date of application. It is then advised to consult a licensed pest controller regarding reapplication intervals. Annual inspections are almost always required for all system types.



## 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.