



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 4 Kurrajong St, Dorrigo NSW 2453,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 25 Mar 2026

Modified Date: Fri, 27 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 4 Kurrajong St, Dorrigo NSW 2453, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Dean Huxley Ph: 0410 535 121  
Email: Yamba@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Yamba)

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Company Address and Postcode: Yamba 2464

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Company Email: Yamba@jimsbuildinginspections.com.au

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Company Contact Numbers: 0410 535 121

## Special conditions or instructions

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

The following apply: This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Timber with concrete areas, Timber with hardboard areas, Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Garage, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Window Frames
Roof	Timber Framed, Tiled
Storeys	High-Set
Walls	Timber Framed and Clad, 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
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- 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
- Site - Part.
- 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 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
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Roofing material is a slip hazard - not safe to access
- Rugs
- Sarking
- Stored items
- Suspected Asbestos Debris
- Vegetation
- 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**

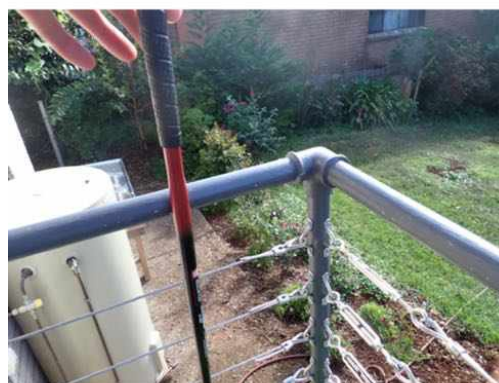
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Rear external ramp
Finding:	Non Compliant Balustrade To Rear Ramp
Information:	The balustrade to the rear ramp was identified as non compliant at the time of inspection. This may be associated with inadequate height, spacing, or construction that does not meet current building standards. Non compliant balustrades can present a safety risk. This is a common defect with a home of this age. Rectification should be carried out by a licensed builder or suitably qualified tradesperson to ensure compliance with current standards and improve safety. Repairs should be carried out as soon as possible.



#### Finding 1.02

Building:	Main Building
Location:	Subfloor
Finding:	Suspected Asbestos Containing Materials To Subfloor
Information:	Suspected asbestos containing building materials were identified within the subfloor area at the time of inspection. Materials of this nature were commonly used in older construction and may pose a health risk if disturbed. No sampling or testing was carried out as part of this inspection. A licensed asbestos assessor or hygienist should be engaged to confirm the presence of asbestos, and if required, removal or management should be carried out by a licensed asbestos removal contractor in accordance with relevant regulations. Further action should be carried out at the owner's discretion.



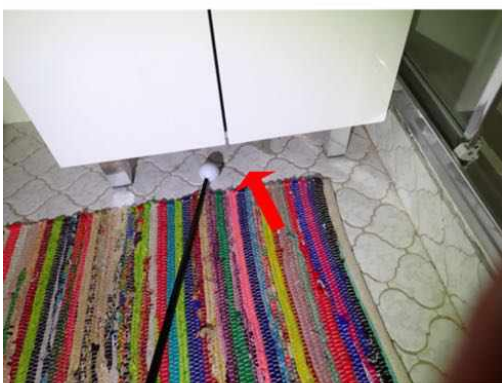
## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Missing Tiles Beneath Bathroom Vanity Cupboard
Information:	Missing floor tiles were identified beneath the bathroom vanity cupboard. This appears to be due to incomplete installation or prior modification works and may allow moisture ingress and deterioration of the underlying substrate. A licensed tiler or suitably qualified tradesperson should be engaged to install appropriate tiles and ensure the area is properly sealed.



### Finding 3.02

Building:	Main Building
Location:	Bathroom
Finding:	Peeling Paint to Shower Hob Tiles

Information: Paint peeling was identified to the painted tiles around the shower hob. This is likely due to moisture exposure and inadequate surface preparation or unsuitable coatings, and may lead to further deterioration and reduced water resistance in the area. A licensed painter or suitably qualified tradesperson should be engaged to remove the failing coating, prepare the surface correctly, and apply an appropriate moisture-resistant finish.



### Finding 3.03

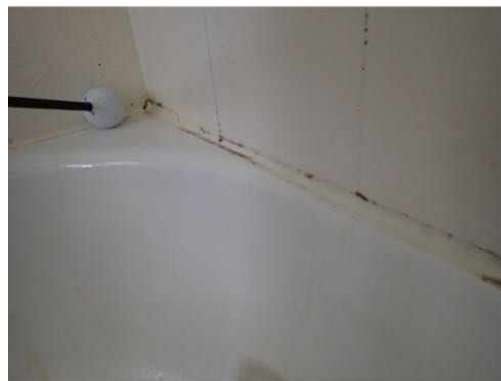
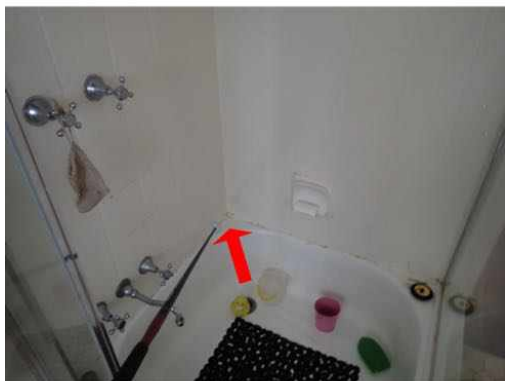
Building: Main Building  
 Location: Bedroom  
 Finding: Damaged Flyscreen to Bedroom Window  
 Information: Damage was identified to the flyscreen on the bedroom window. This may allow insect ingress and is likely due to general wear and tear or impact. A handyman or suitably qualified tradesperson should be engaged to repair or replace the flyscreen. Repairs may be carried out at the owner's discretion.



### Finding 3.04

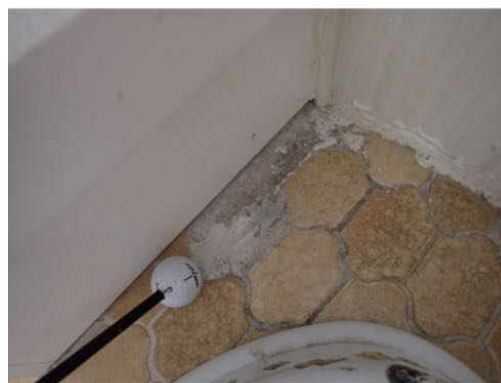
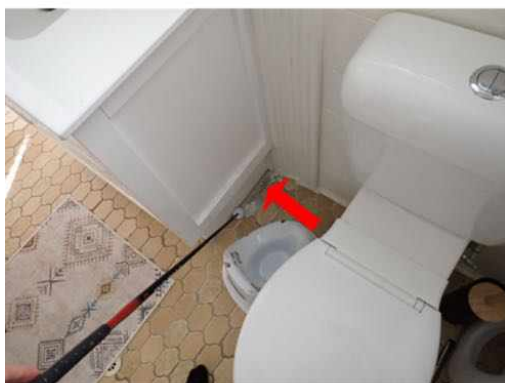
Building: Main Building  
 Location: Bathroom  
 Finding: Deteriorated Silicone to Bath Tub Tiled Area  
 Information: Deteriorated silicone was identified around the bath tub tiled area. This appears

consistent with age-related deterioration and may allow moisture ingress, potentially leading to damage of adjoining building materials. A licensed tiler or suitably qualified tradesperson should be engaged to remove and replace the silicone to ensure a watertight seal. Maintenance should be carried out in due course.



### Finding 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Missing Floor Tiles Adjacent to Bathroom Vanity
Information:	Missing floor tiles were identified next to the bathroom vanity. This appears to be due to incomplete installation or prior modification works and may allow moisture ingress and deterioration of the underlying substrate. A licensed tiler or suitably qualified tradesperson should be engaged to install suitable replacement tiles and ensure the area is properly sealed.



### Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Loose Towel Rail
Information:	The bathroom towel rail was loose at the time of inspection. This is commonly

associated with loose fixings, deterioration of the wall lining or mounting points, or general wear and tear from use over time. The towel rail should be repaired or refixed by a handyman or suitably qualified tradesperson to restore proper function and help prevent further damage to the wall surface. Repairs should be carried out at the owner's discretion.



### Finding 3.07

Building: Main Building

Location: Laundry

Finding: Minor Paint Deterioration To Laundry Walls

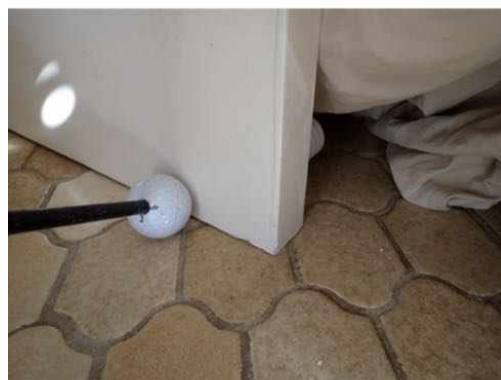
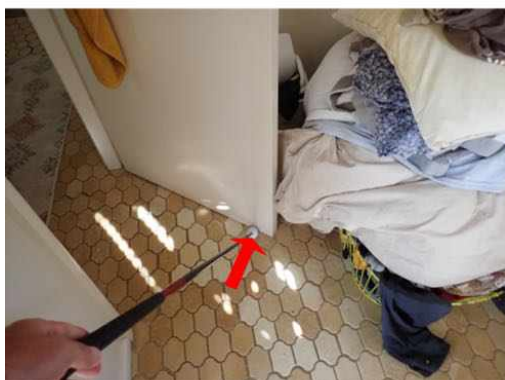
Information: Paint deterioration was identified to the laundry walls at the time of inspection. This is typically associated with age related wear and tear, moisture exposure, or inadequate surface preparation during previous painting works. Maintenance and repainting should be carried out by a painter or suitably qualified tradesperson to protect the underlying surfaces and improve overall condition. Repairs should be carried out at the owner's discretion.





### Finding 3.08

Building:	Main Building
Location:	Laundry
Finding:	Laundry Door Catching On Floor Tiles
Information:	The laundry door was observed catching on the floor tiles at the time of inspection. This is commonly associated with movement in the building, swelling of the door material due to moisture, or misalignment of hinges or door frame. Adjustment or repair should be carried out by a carpenter or suitably qualified tradesperson to ensure smooth operation and prevent further wear or damage. Repairs should be carried out at the owner's discretion.



### Finding 3.09

Building:	Main Building
Location:	Laundry
Finding:	Cracked Laundry Splashback Tile
Information:	A cracked tile was identified to the laundry splashback at the time of inspection. This is commonly associated with impact damage, movement in the wall substrate, or poor installation. The affected tile should be replaced by a tiler to maintain the integrity of the splashback and help prevent moisture ingress to the underlying materials. Repairs should be carried out at the owner's discretion.



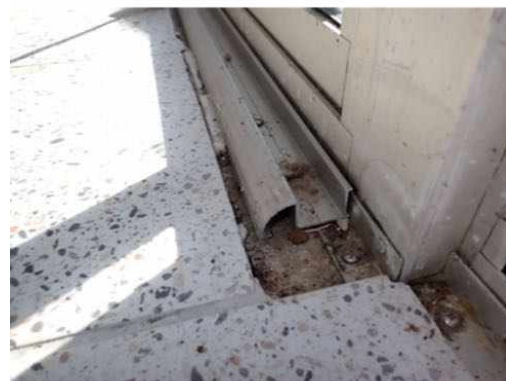
### Finding 3.10

Building: Main Building

Location: Laundry

Finding: Poorly Finished And Drummy Tiles To Enclosed Rear Balcony

Information: Poorly finished tiling and sections of drummy tiles were identified to the enclosed rear balcony at the time of inspection. This is commonly associated with inadequate surface preparation, insufficient adhesive coverage, or poor installation practices. Drummy tiles may become loose over time and can lead to further deterioration if not addressed. Repairs should be carried out by a tiler or suitably qualified tradesperson to rectify the affected areas and ensure a durable finish. Repairs should be carried out at the owner's discretion.

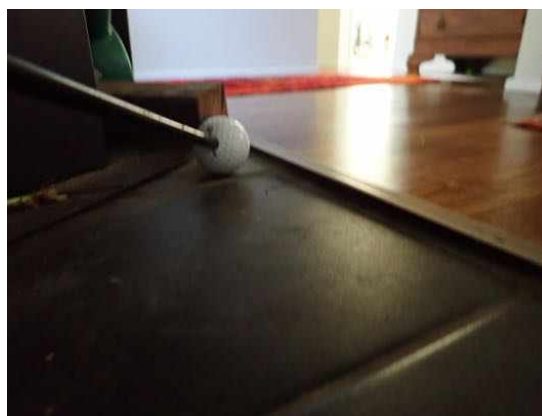




**Finding 3.11**

Building: Main Building  
Location: Kitchen and living room  
Finding: Poorly Finished Floor Tiles  
Information: Poorly finished floor tiling was identified at the time of inspection. This is commonly associated with poor installation practices, inadequate surface preparation, or substandard workmanship. The affected areas may be prone to premature wear, unevenness, or loosening over time. Repairs or rectification should be carried out by a tiler or suitably qualified tradesperson to improve durability and finish. Repairs should be carried out at the owner's discretion.





### Finding 3.12

Building:	Main Building
Location:	Kitchen
Finding:	Swelling To Kitchen MDF Cupboard Doors
Information:	Swelling was identified to several kitchen MDF cupboard doors at the time of inspection. This is commonly associated with moisture ingress, prolonged exposure to humidity, or general age related deterioration of the material. Continued exposure may lead to further deterioration and reduced functionality of the doors. Repairs or replacement should be carried out by a cabinet maker or suitably qualified tradesperson to restore condition and functionality. Repairs should be carried out at the owner's discretion.



### Finding 3.13

Building:	Main Building
Location:	Ceiling space
Finding:	Damaged Ceiling Foil
Information:	Damage to the ceiling foil insulation was identified at the time of inspection. This is commonly associated with previous works in the roof space or age related deterioration and is a common defect with a home of this age. Damaged foil may reduce the effectiveness of insulation and can impact the thermal performance of the

building. Repairs or replacement should be carried out by an insulation installer or suitably qualified tradesperson to restore performance. Repairs should be carried out at the owner's discretion.



### Finding 3.14

Building:	Main Building
Location:	Roof
Finding:	Lichen Growth To Roof Tiles
Information:	Lichen growth was identified to the roof tiles at the time of inspection. This is commonly associated with age related deterioration, moisture retention, and lack of regular maintenance. Lichen can retain moisture on the tile surface which may contribute to accelerated wear and potential deterioration over time. Cleaning and maintenance should be carried out by a roofing contractor or suitably qualified tradesperson to restore condition and prolong the lifespan of the roof covering. Repairs should be carried out at the owner's discretion.



**Finding 3.15**

Building: Main Building  
 Location: Garage door  
 Finding: Bubbling Paint To Garage Door  
 Information: Bubbling paint was identified to the garage door at the time of inspection. This is commonly associated with moisture ingress, inadequate surface preparation, or age related deterioration of the coating. Continued deterioration may lead to further paint failure and potential corrosion of the underlying material. Preparation and repainting should be carried out by a painter or suitably qualified tradesperson to restore protection and appearance. Repairs should be carried out at the owner’s discretion.



**Finding 3.16**

Building: Main Building  
 Location: Front porch stair tiles  
 Finding: Damaged Floor Tiles To Front Porch Step  
 Information: Damaged floor tiles were identified to the front porch step at the time of inspection. This is commonly associated with impact damage, wear and tear, or movement in the underlying substrate. The damage can deteriorate further if not addressed. Repairs or replacement should be carried out by a tiler or suitably qualified tradesperson to restore condition. Repairs should be carried out at the owner’s discretion.



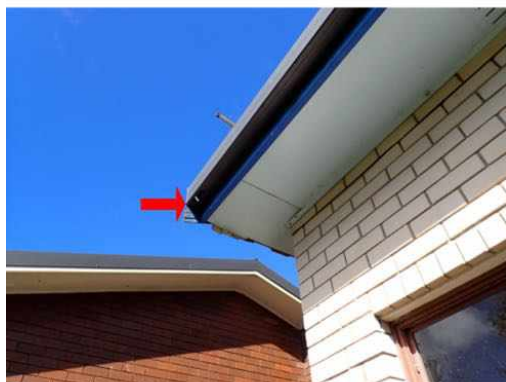
**Finding 3.17**

Building: Main Building  
Location: Rear ramp  
Finding: Rust To Rear Ramp Steel Posts And Balustrade Base Plates  
Information: Rust was identified to the steel posts of the rear ramp and the steel balustrade base plates at the time of inspection. This is commonly associated with prolonged exposure to weather conditions, moisture, and deterioration of protective coatings. Continued corrosion may lead to loss of structural integrity over time if not addressed. Cleaning, treatment, and repainting or replacement should be carried out by a licensed builder, metal fabricator, or suitably qualified tradesperson to restore condition and provide ongoing protection. Repairs should be carried out at the owner's discretion.



### Finding 3.18

Building:	Main Building
Location:	Roof rear right hand corner
Finding:	Missing Downpipe To Rear Right Hand Corner
Information:	A downpipe was missing to the rear right hand corner of the building at the time of inspection. This is commonly associated with previous damage, removal, or incomplete installation. The absence of a downpipe may result in uncontrolled discharge of roof water which can contribute to moisture issues around the building, including potential damage to footings, walls, or surrounding surfaces. Installation of a compliant downpipe should be carried out by a licensed plumber or suitably qualified tradesperson to ensure proper drainage. Repairs should be carried out at the owner's discretion.



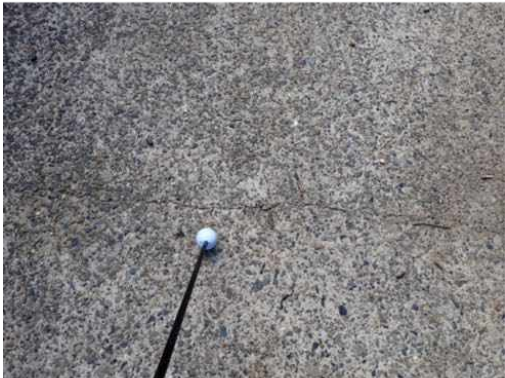
### Finding 3.19

Building:	Main Building
Location:	Garage window
Finding:	Surface Rust To Garage Window Lintel
Information:	Surface rust was identified to the garage window lintel at the time of inspection. This is commonly associated with exposure to moisture, weathering, or deterioration of protective coatings. While currently superficial, continued corrosion may lead to further deterioration over time if not addressed. Cleaning, treatment, and repainting should be carried out by a painter, metal fabricator, or suitably qualified tradesperson to restore protection and prevent further corrosion. Repairs should be carried out at the owner's discretion.



**Finding 3.20**

Building: Yard  
Location: Driveway  
Finding: Cracks To Concrete Driveway  
Information: Cracks were identified in the concrete driveway at the time of inspection. This is commonly associated with age related shrinkage, ground movement, or normal settlement of the supporting materials. Such cracking is a common defect in concrete surfaces over time. Repairs or sealing should be carried out by a concreter or suitably qualified tradesperson if considered necessary to maintain condition and limit further deterioration. Repairs should be carried out at the owner's discretion.



## 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:	Missing Ant Caps To Brick Piers
Information:	Ant caps were missing to the brick piers at the time of inspection. Ant caps are an important component of termite management systems and their absence may allow concealed termite entry into the structure. This is commonly associated with older construction or previous alterations. Installation of compliant ant caps should be carried out by a licensed builder or suitably qualified tradesperson to improve termite protection and allow for easier detection of termite activity. Repairs should be carried out at the owner's discretion.



## Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Stored Timber In Contact With Ground In Subfloor
Information:	Stored timber was identified within the subfloor area in contact with the ground at the time of inspection. This condition is conducive to termite attack and may increase the risk of concealed termite activity within the structure. This is commonly associated with poor site maintenance or storage practices. The timber should be removed and the area cleared by a licensed pest control specialist, or suitably qualified tradesperson to reduce the risk of termite infestation. Works should be carried out at the owner's discretion.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Fascia boards
Finding:	Wood Rot And Deteriorated Paintwork To Timber Fascia Boards
Information:	Wood rot and deteriorated paintwork were identified to the timber fascia boards at the time of inspection. This is commonly associated with prolonged moisture exposure, inadequate maintenance, or failure of protective coatings. Continued deterioration may lead to further decay of the timber and potential damage to adjoining building elements. Repairs or replacement should be carried out by a carpenter and painter, or suitably qualified tradespersons, to restore condition and protect the timber. Repairs should be carried out at the owner's discretion.



## **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

- Asbestos Inspector
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Termite and Timber Pest Technician / Licensed Pest Controller

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

- At the time of inspection, the property was found to be in fair condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

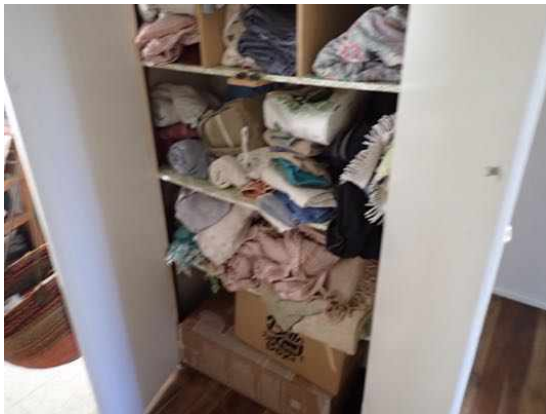
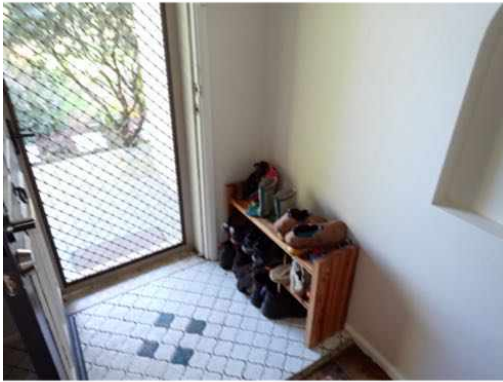
For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

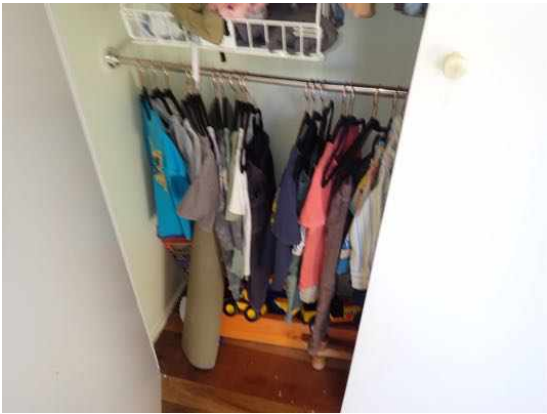
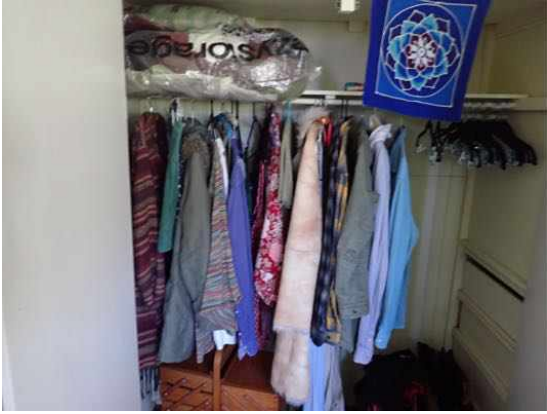
## Section D Significant Items

### 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 area 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: 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 area 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.





## 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.