



Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 4/61 Azalea Ave, Coffs Harbour NSW 2450, 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, 18 Feb 2026

Modified Date: Thu, 19 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4/61 Azalea Ave, Coffs Harbour NSW 2450, Australia

Client's Email Address:

Client's Phone Number:

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

Company Name: Jim's Building Inspections (Yamba)

Company Address and Postcode: Yamba 2464

Company Email: Yamba@jimsbuildinginspections.com.au

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
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity		✓
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program		✓

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

Section B General

General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Slab on ground, Timber with concrete areas
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Footpath
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Timber Framed, Tiled
Storeys	Double
Walls	Cavity Brick, Rendered, Structural Masonry
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
- Interior
- Gardens
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Site - 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:

- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Rugs
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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**

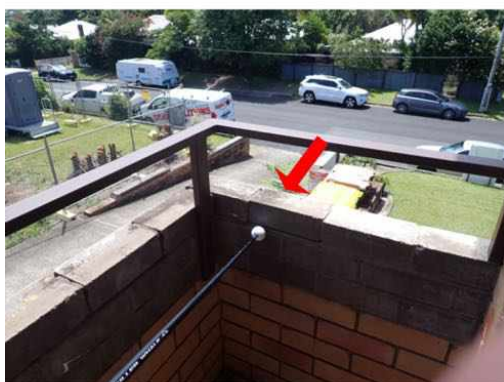
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Balcony
Finding:	Loose Bricks To First Floor Balcony Balustrade – Safety Hazard
Information:	Several loose bricks were identified to the first floor balcony balustrade and could be displaced under minimal pressure. This is likely due to age-related mortar deterioration and long-term weather exposure, which is common for masonry of this age. In plain terms, several bricks forming the balcony barrier are loose and could potentially be pushed off, creating a safety risk to people below. A qualified bricklayer or licensed builder should urgently assess and re-bed, re-point the affected section as deemed necessary. Prompt repair is recommended at the owner's discretion due to the safety implications.



Finding 1.02

Building:	Main Building
Location:	Balcony

Finding: Crack To Eave Sheet Cladding – Possible Asbestos Containing Material
Information: A crack was identified to the eave sheet cladding. Based on the age and appearance of the material, the sheeting may contain asbestos; however, confirmation is outside the scope of this visual inspection and testing would be required to verify. In plain terms, the eave lining is cracked and could be made of older asbestos-type sheeting. Cracking may be associated with age-related brittleness, movement or minor impact damage. Damaged asbestos-containing materials can pose a health risk if fibres become airborne. Preventative measures include avoiding disturbance of the material. A licensed asbestos assessor and/or appropriately licensed removal contractor should be engaged to test and repair or replace the affected sheeting as deemed necessary. Rectification is recommended at the owner's discretion with appropriate safety controls in place.



Finding 1.03

Building: Main Building
Location: Kitchen
Finding: Electrical Sub Board In Poor Condition – Replacement Quoted But Not Completed
Information: The electrical sub board was observed to be in poor condition at the time of inspection. The real estate agent advised that a quote has been obtained from a licensed electrician to replace the sub board; however, the works had not been completed at the time of inspection. Deterioration of electrical components may be associated with age, outdated equipment or prior modifications and can present safety and compliance concerns. In plain terms, the switchboard is old or worn and needs replacing, but the job has not yet been done. Electrical defects can pose a risk of electric shock or fire if not properly addressed. A licensed electrician should carry out the recommended replacement and provide certification of compliance upon completion. Rectification is recommended at the owner's discretion prior to settlement to ensure safety and compliance.



Major Defect

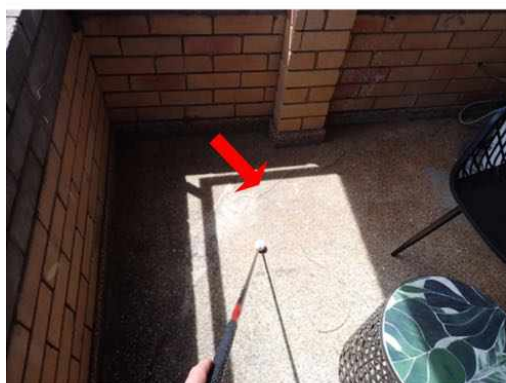
Finding 2.01

Building: Main Building

Location: Balcony

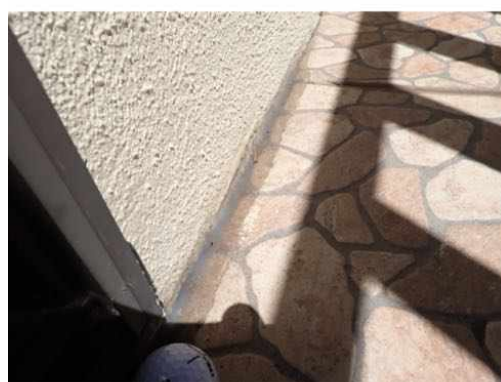
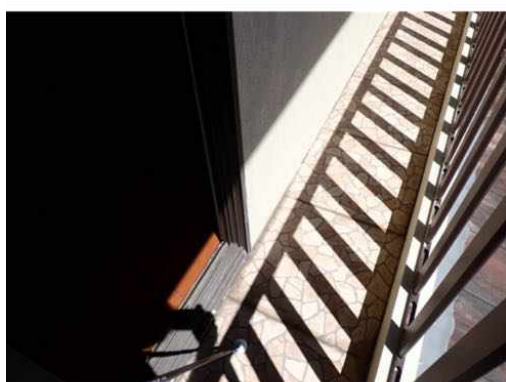
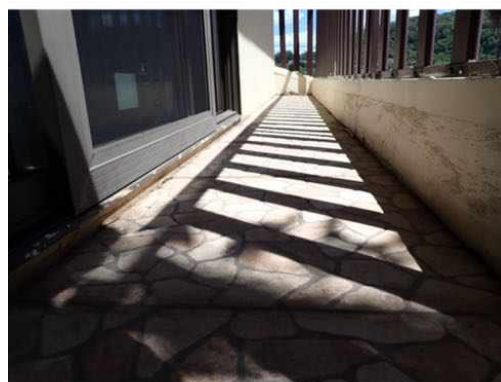
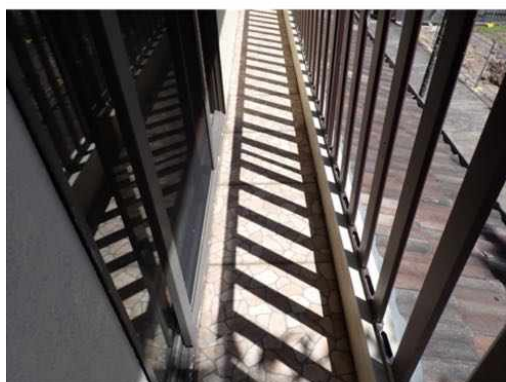
Finding: Crack To Balcony Concrete Floor – Potential Structural And Waterproofing Concern

Information: A noticeable crack was identified to the concrete floor of the balcony. While cracking in concrete can occur due to age-related shrinkage and movement, balcony slabs are exposed structural elements and cracking in these areas may allow water ingress to the substrate and any embedded reinforcement. In plain terms, the balcony surface is cracked and this could allow water to penetrate the slab. Ongoing moisture intrusion can lead to corrosion of reinforcement, concrete spalling and potential structural deterioration over time. Preventative measures include prompt sealing of cracks and ensuring the balcony surface remains adequately waterproofed and graded to drain. A qualified concreter, structural builder or remedial building contractor should assess the crack to determine its extent and carry out appropriate repairs as deemed necessary. Rectification is recommended at the owner's discretion to prevent further deterioration.



Finding 2.02

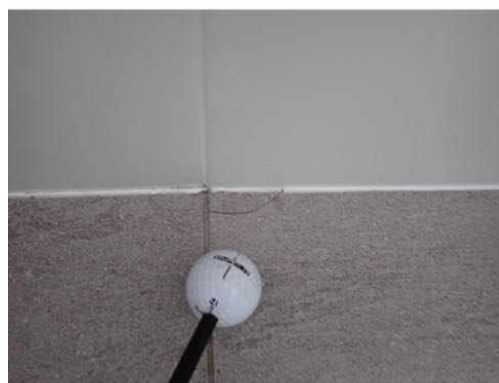
Building:	Main Building
Location:	Balcony top floor
Finding:	Inadequate Fall To Top Floor Balcony Floor – Potential Ponding Issue
Information:	The top floor balcony floor was observed to have inadequate fall toward drainage points. Although drain pipes have been installed through the balustrade, the current gradient may allow water to pond on the surface during periods of heavy or wind-driven rain. In plain terms, the balcony does not slope enough to properly drain water, and water may sit on the surface in bad weather. Prolonged ponding can contribute to waterproofing failure, moisture ingress into the slab and potential deterioration of the structure below. Preventative measures include ensuring correct falls are achieved in accordance with relevant standards and maintaining clear drainage outlets. A qualified builder or remedial building contractor should assess and, if required, regrade or resurface the balcony to achieve adequate fall and ensure the waterproofing system is compliant. Rectification is recommended at the owner's discretion to reduce the risk of future water damage.



Finding 2.03

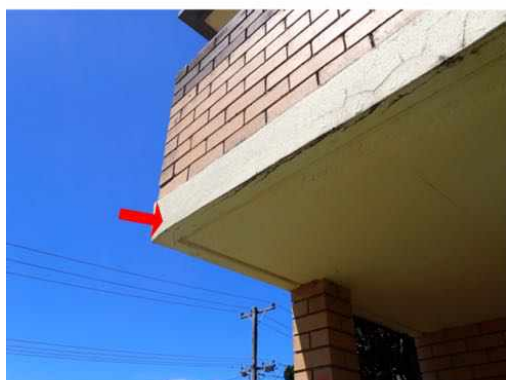
Building:	Main Building
Location:	Bathroom
Finding:	Cracked Bathroom Floor Tile To Shower Area
Information:	A cracked floor tile was identified within the shower area. This type of damage is commonly caused by impact, substrate movement, inadequate tile support or age-

related deterioration. In plain terms, one of the shower floor tiles is cracked. Cracked tiles in wet areas can allow water to penetrate beneath the surface, potentially affecting the waterproofing membrane and leading to moisture damage over time. Preventative measures include ensuring tiles are properly supported and maintaining grout and sealants. A qualified tiler should assess and replace the cracked tile and check the condition of the underlying waterproofing as deemed necessary. Prompt repair is recommended at the owner's discretion to prevent moisture ingress and further deterioration.



Finding 2.04

Building:	Main Building
Location:	Front entry
Finding:	Noticeable Cracking To Balcony Concrete – Potential Structural And Waterproofing Concern
Information:	Noticeable cracking was identified to the concrete balcony. While cracking in concrete can occur due to age-related shrinkage and movement, balcony slabs are exposed structural elements and cracking in these areas may allow water ingress to the substrate and any embedded reinforcement. In plain terms, the balcony surface is cracked and this could allow water to penetrate the slab. Ongoing moisture intrusion can lead to corrosion of reinforcement, concrete spalling and potential structural deterioration over time. Preventative measures include prompt sealing of cracks. A qualified concreter, structural builder or remedial building contractor should assess the crack to determine its extent and carry out appropriate repairs as deemed necessary. Rectification is recommended at the owner's discretion to prevent further deterioration.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Balcony
Finding:	Damage To Brickwork Likely From Previous Fixing Installation
Information:	<p>Localised damage was identified to the brickwork, most likely associated with the previous installation and removal of a hook or similar fixing. This type of damage commonly occurs when fixtures are mechanically fastened into masonry and later removed without proper repair. In plain terms, a fitting appears to have been attached to the brick and has left it chipped or damaged. While generally cosmetic, exposed or damaged brick faces can allow minor moisture ingress over time. Preventative measures include sealing penetrations and carrying out proper patch repairs when removing fixings. A qualified bricklayer or handyman should assess and repair the damaged area as deemed necessary. Repairs are recommended at the owner's discretion to maintain appearance and prevent further deterioration.</p>



Finding 3.02

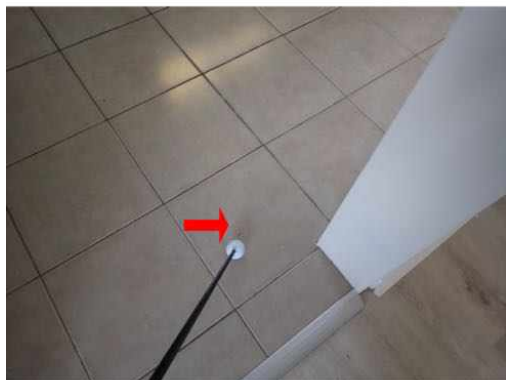
Building:	Main Building
Location:	Balcony
Finding:	Minor Cracks To Brickwork Balcony Balustrade
Information:	Minor cracking was identified to the brickwork forming the balcony balustrade. This is commonly associated with age-related mortar shrinkage, minor building movement and long-term weather exposure, and is considered a common defect in masonry of this age. In plain terms, small cracks are visible in the brickwork of the balcony barrier. While currently minor, cracks can allow moisture ingress which may contribute to gradual deterioration over time. Preventative measures include monitoring and re-pointing mortar joints where required. A qualified bricklayer should assess and carry out repairs such as crack sealing or re-pointing as deemed necessary. Repairs are recommended at the owner's discretion to maintain structural integrity and appearance.



Finding 3.03

Building:	Main Building
Location:	Kitchen
Finding:	Chip To Kitchen Floor Tile
Information:	A chip was identified to a tile within the kitchen area. This type of damage is commonly caused by impact from dropped objects, movement of appliances or general wear

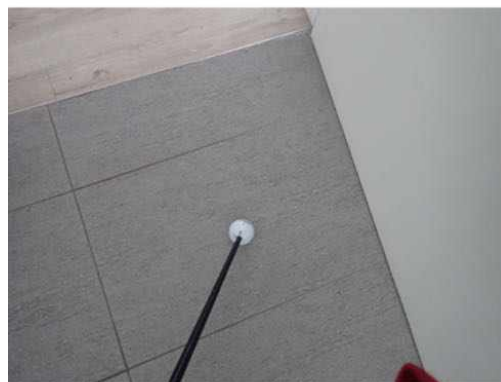
and tear. In plain terms, part of the tile surface is broken or chipped. The defect is primarily cosmetic; however, chipped tiles can worsen over time and may allow minor moisture penetration if located in a wet area. Preventative measures include avoiding heavy impact and replacing damaged tiles where practical. A qualified tiler or handyman should assess and repair or replace the affected tile as deemed necessary. Repair is recommended at the owner's discretion to maintain appearance and prevent further deterioration.



Finding 3.04

Building:	Main Building
Location:	Kitchen and bathroom
Finding:	Drummy Floor Tiles Identified To Bathroom And Kitchen
Information:	Drummy floor tiles were identified to areas of the bathroom and kitchen. Drummy tiles are tiles that sound hollow when tapped, indicating a loss of adhesion between the tile and the substrate. This is commonly caused by inadequate adhesive coverage, substrate movement, moisture ingress or age-related deterioration and is considered a common defect in tiled areas of this age. In plain terms, some tiles are not properly bonded underneath and may lift or crack over time. If left unaddressed, affected tiles can become loose and require replacement. A qualified tiler should assess and re-fix or replace the affected tiles as deemed necessary. Repairs are recommended at the owner's discretion to prevent further deterioration.





Finding 3.05

Building:	Main Building
Location:	Kitchen
Finding:	Silicone Deterioration To Kitchen Splashback And Benchtop Junction
Information:	Deteriorated and failing silicone sealant was identified to the junction between the kitchen splashback and benchtop. This is commonly caused by age-related shrinkage, movement between materials, cleaning chemicals and general wear, and is considered a common maintenance item. In plain terms, the seal between the wall and benchtop is worn and breaking down. Failed silicone can allow moisture to penetrate behind cabinetry which may lead to swelling or deterioration over time. Preventative maintenance includes periodic removal and reapplication of sealant. A qualified handyman, cabinet maker or tiler should remove and replace the affected silicone as deemed necessary. Repairs are recommended at the owner's discretion to prevent moisture ingress and maintain serviceability.



Finding 3.06

Building:	Main Building
Location:	Kitchen
Finding:	Roof Tiles In Fair Condition For Age.
Information:	The roof tiles were observed to be in fair condition for their age, with multiple previously cracked and repaired tiles noted, along with minor cracking to ridge

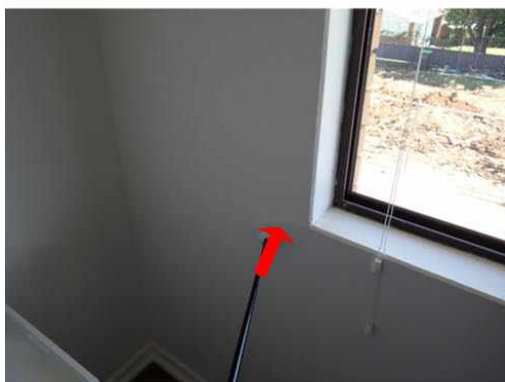
capping pointing and general age-related fading. These conditions are consistent with long-term weather exposure and normal ageing of tiled roofing materials and are considered common for a roof of this age. In plain terms, the roof shows signs of wear, some past repairs and minor cracking, but overall appears typical for its age. Deteriorated pointing and cracked tiles can allow water ingress if left unmaintained. Preventative maintenance includes periodic inspection, replacement of damaged tiles and re-pointing as required. A qualified roof tiler should assess and carry out repairs as deemed necessary. Ongoing maintenance is recommended at the owner's discretion to preserve the roof's serviceability and prevent future leaks.



Finding 3.07

Building:	Main Building
Location:	Internal walls
Finding:	Minor Cracking To Internal Wall Render At Several Locations
Information:	Minor cracking was identified to the internal wall render at several locations throughout the dwelling. This is commonly associated with normal building movement, shrinkage of materials and age-related settlement and is considered a common defect for a property of this age. In plain terms, small cracks are visible in the internal rendered wall surfaces. While generally cosmetic in nature, cracks can widen over time if movement continues. Preventative measures include monitoring for further movement and maintaining stable internal conditions. A qualified painter or plasterer should assess and carry out patch repairs and repainting as deemed necessary. Repairs are

recommended at the owner's discretion to maintain appearance and prevent further deterioration.



Finding 3.08

Building:	Main Building
Location:	Front entry
Finding:	Front Entry Security Door Lock Barrel Missing – Temporary Locking Arrangement Installed
Information:	The lock barrel to the front entry security door was missing at the time of inspection. An angle bracket has been installed to the door to allow a padlock to be used as an alternative locking method. This appears to be a temporary or non-standard

modification. In plain terms, the proper door lock is missing and the door is currently being locked with a padlock and bracket. This arrangement may not provide adequate security or compliance with standard door hardware requirements. Preventative measures include maintaining functional and compliant locking hardware. A qualified locksmith or licensed builder should install a suitable replacement lock barrel and restore the door to proper working order as deemed necessary. Rectification is recommended at the owner's discretion to ensure adequate security and functionality.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

No evidence was found

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

- Asbestos Inspector
- Licensed Bricklayer
- Licensed Electrician
- Registered/Licensed Builder
- Registered Roofing Contractor
- Reinspection by Jim's Building Inspections

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

D5 Conclusion - Assessment of overall condition of property

- At the time of inspection, the property was found to be in good condition when compared to homes 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.





Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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