



# Building and Timber Pest Inspection Report

Inspection Date: Sat, 21 Feb 2026

Property Address: 197 Meade St, Glen Innes NSW 2370,  
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: Sat, 21 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: 197 Meade St, Glen Innes NSW 2370, 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	Brick Stumps or Piers, Concrete, Concrete Stumps, Part Slab and Part Subfloor, Slab on ground, Timber Stumps, Timber with concrete areas, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Fence - Fabricated Metal Fence, Footpath, Garage, Porch, Fence - Post and Rail Construction, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Porch / Patio, Stumps, Timber Wall Panelling, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
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
- Fencing
- Posts
- Roof Void - Part
- Subfloor - Part
- The Site
- Roof Exterior - Part
- 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
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Degree of roof incline too steep for safe access
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- Landscaping
- Overhanging vegetation
- Rugs
- Solar Panels
- Stored items
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.

- 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: **High**

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Living room
Finding:	Crack in Living Room Cabinet Glass Door Pane
Information:	A crack was identified in the glass pane to the living room cabinet door. The glazing is damaged and may be weakened, increasing the risk of further cracking or breakage. In simple terms, the glass in the cabinet door is cracked and could break if impacted. This type of damage is commonly caused by accidental impact or stress to the glass. It is recommended that a qualified glazier remove and replace the damaged glass pane to prevent injury and further deterioration. Repairs should be undertaken as soon as practicable for safety reasons.



### Major Defect

#### Finding 2.01

Building:	Main Building
Location:	Roof
Finding:	Original Roof Cladding in Poor Condition – Treated and Painted
Information:	The roof iron appears to be the original roof cladding. While no active leaking was identified at the time of inspection, the cladding is in poor condition consistent with its age and general wear and tear, including multiple dents and surface irregularities. The roof sheeting has been treated and painted, which may improve appearance and provide short-term protection; however, this does not reinstate the original structural integrity of the metal. In simple terms, the roof is old, dented and worn, and although it has been painted, it is still aged roofing iron. Deterioration of this nature is common in roofs of this age. It is recommended that a licensed roofing contractor monitor the

condition of the cladding and carry out repairs or replacement as required. Ongoing maintenance and budgeting for future replacement should be anticipated, with works undertaken at the owner's discretion.





## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Minor Deterioration to Bathroom Floor Tile Grout
Information:	Minor deterioration to grout was identified at isolated areas of the bathroom floor tiles. The grout is beginning to crack and break down but is currently limited in extent. In simple terms, small sections of the grout are worn and starting to fail. This is commonly associated with age and regular moisture exposure. While minor at the time of inspection, continued deterioration may allow moisture to penetrate beneath the tiles over time. It is recommended that a licensed tiler undertake localised re-grouting as part of routine maintenance. Repairs can be carried out at the owner's discretion to prevent further deterioration.



### Finding 3.02

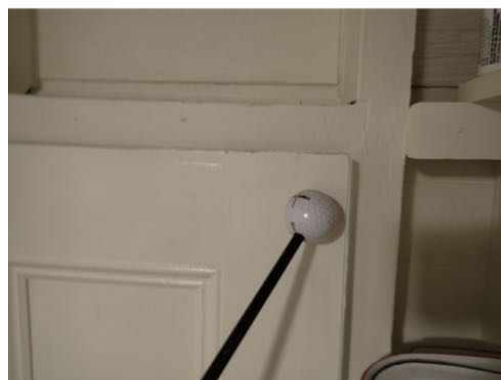
Building:	Main Building
Location:	Bathroom
Finding:	Drummy Floor Tiles to Bathroom
Information:	Drummy (hollow sounding) floor tiles were identified within the bathroom. Tapping of

the tiles produced a hollow sound, indicating possible loss of adhesion between the tiles and the underlying substrate. This is a common defect. In simple terms, some tiles sound hollow underfoot, which can mean they are not fully bonded. This condition is commonly caused by age, minor substrate movement or inadequate adhesive coverage at the time of installation. While minor at the time of inspection, drummy tiles can loosen or crack over time if movement continues. It is recommended that a licensed tiler assess the affected tiles and re-fix or replace as required. Repairs may be undertaken at the owner's discretion, with monitoring for any signs of further movement or cracking.



### Finding 3.03

Building:	Main Building
Location:	Walk in pantry
Finding:	Walk-In Pantry Door Catching on Frame
Information:	The walk-in pantry door was found to be catching on the door frame during normal operation. The door appears misaligned, likely due to minor movement in the building structure, hinge wear, or settlement over time. In simple terms, the door rubs on the frame when opening or closing. This is a common defect in properties of this age. While minor at the time of inspection, continued use in this condition may cause damage to the door, hinges or frame. It is recommended that a qualified carpenter or general handyman adjust the hinges, plane the door edge, or realign the frame as required. Repairs can be undertaken at the owner's discretion.



### Finding 3.04

Building:	Main Building
Location:	Living room
Finding:	Cracked and Damaged Tiles to Fireplace Hearth
Information:	Cracked and damaged tiles were identified to the fireplace hearth. The tiles are fractured and chipped, which may compromise their durability and overall condition. In simple terms, the tiles in front of the fireplace are cracked and damaged. This condition is commonly caused by impact, age, or thermal movement associated with heating and cooling. If left unaddressed, the damage may worsen over time. It is recommended that a licensed tiler remove and replace the affected tiles and ensure the hearth surface is secure and properly finished. Repairs may be undertaken at the owner's discretion to prevent further deterioration.



### Finding 3.05

Building:	Main Building
Location:	Front and right hand side of building
Finding:	Isolated Small Areas of Age-Related Damage/Wear to Timber Weatherboards
Information:	Isolated small areas of age-related damage and general wear were identified to sections of the timber weatherboards. The affected boards show minor deterioration consistent with weather exposure and the age of the dwelling. In simple terms, small parts of the outside timber cladding are worn and starting to deteriorate from age and

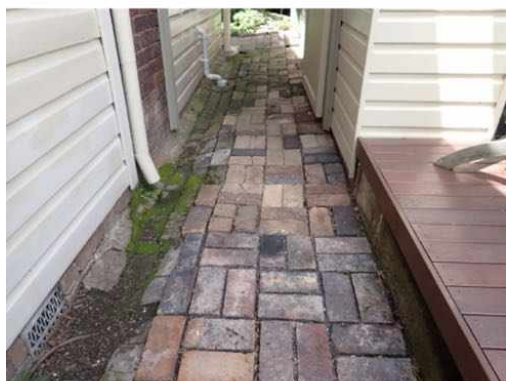
exposure to the elements. This is a common defect in properties of this age. If left unmaintained, deterioration may progress and lead to timber decay or moisture ingress. It is recommended that a qualified carpenter remove and replace any deteriorated sections as required and that the weatherboards be prepared and re-coated to maintain protection. Repairs and maintenance can be undertaken at the owner's discretion as part of ongoing upkeep.



**Finding 3.06**

Building: Main Building  
Location: Paved areas  
Finding: Paved Areas in Generally Poor Condition

**Information:** The paved areas around the property were found to be in generally poor condition. Defects observed include cracking, movement, uneven surfaces and areas of deterioration consistent with age and ground movement. In simple terms, the paving is worn, uneven and showing signs of failure. This condition is commonly associated with long-term settlement, inadequate base preparation and weather exposure. If left unaddressed, deterioration may continue and individual pavers may loosen or subside further. It is recommended that a qualified landscaper or concreter assess the affected areas and repair, re-level or replace paving as required. Rectification works can be undertaken at the owner's discretion as part of property maintenance.



### Finding 3.07

**Building:** Main Building

**Location:** Rear alfresco area

**Finding:** Concrete Area to Rear Alfresco — Poor Condition

**Information:** The concrete floor to the rear alfresco area was found to be in poor condition. Defects observed include cracking, surface deterioration and general wear consistent with age and environmental exposure. In simple terms, the concrete at the back outdoor area is worn and breaking down. This condition is commonly associated with long-term weather exposure, ground movement and/or inadequate original installation. If left unaddressed, cracking and deterioration may worsen over time. It is recommended that a qualified concreter or landscaper assess the concreted area and carry out repairs, resurfacing or replacement as required. Rectification works can be undertaken at the owner's discretion as part of property maintenance.



### Finding 3.08

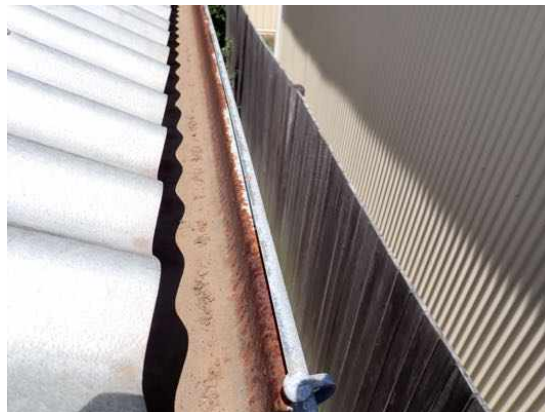
Building:	Yard
Location:	Front left hand side boundary
Finding:	Deteriorated Timber Fence to Front Left-Hand Side Boundary
Information:	The timber boundary fence to the front left-hand side was found to be deteriorated. Sections of the fence show signs of weathering, timber decay and general age-related wear. In simple terms, the fence is old and starting to break down. This is a common defect with a fence of this age due to ongoing exposure to weather conditions and ground contact. If left unaddressed, deterioration may worsen and lead to instability or failure of sections. It is recommended that a qualified fencing contractor or carpenter repair or replace the affected sections as required. Rectification can be undertaken at the owner's discretion depending on the desired standard and remaining service life of the fence.



### Finding 3.09

Building:	Main Building
Location:	Roof
Finding:	Surface Rust Identified to Gutters, Flashings and Fireplace Flue
Information:	Surface rust was identified to sections of the roof gutters, flashings and the fireplace flue. The corrosion appears superficial at the time of inspection, with no visible perforation noted to the accessible areas. In simple terms, light rust is present on the

gutters, roof flashings and flue. This condition is commonly associated with age, weather exposure and deterioration of protective coatings. If left untreated, surface rust may progress to more advanced corrosion and eventual failure of the affected components. It is recommended that a licensed roofer or suitably qualified tradesperson clean, treat and apply a rust-inhibiting primer and protective coating to the affected areas, with replacement of sections if deterioration advances. Maintenance can be undertaken at the owner's discretion to prevent further corrosion.





## 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:	Perimeter of building
Finding:	Inadequate Termite Inspection Clearance at Several Areas
Information:	Several areas around the building were identified where adequate termite inspection clearance is not present. Ground levels, paving, garden beds and timber wall cladding were observed to be positioned too close to or in contact with the ground, reducing or eliminating the visible slab edge required for effective termite inspection. In simple terms, soil and some of the timber cladding are too close to the ground, making it difficult to detect potential termite entry points. This condition is conducive to concealed termite activity and moisture-related deterioration and is commonly caused by landscaping build-up over time or original installation heights. This is a common defect with a home of this age. It is recommended that a licensed builder or landscaper lower ground levels and ensure timber cladding maintains appropriate clearance from finished ground level in accordance with current standards. A licensed timber pest controller should also be consulted to assess termite risk and provide recommendations for ongoing protection. Rectification can be arranged at the owner's discretion to reduce the risk of concealed termite access and timber decay.





**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 Plumber specialising in Roof Plumbing
- Registered Roofing Contractor
- 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 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: Gutters  
Finding: Sections of Roof Gutters Rusted  
Information: Sections of the roof gutters were observed to be rusted, indicating corrosion and deterioration of the metal components. In simple terms, parts of the gutters are rusting and beginning to wear out. This condition is commonly associated with age, prolonged moisture exposure and lack of protective coating maintenance. If left unaddressed, rust can progress and lead to perforations, leaks and ineffective stormwater discharge. The vendor has advised that replacement gutters are already on site and that arrangements have been made for their installation. It is recommended that a licensed plumber or roofing contractor carry out the gutter replacement and ensure all falls, joints and connections are properly installed. Confirmation of completion may be obtained at the purchaser's discretion.





**Noted Item**

Building: Main Building  
Location: Exterior painted surfaces  
Finding: External Paintwork in Generally Fair Condition  
Information: The external painted surfaces were found to be in generally fair condition at the time of inspection. Minor areas of wear, fading and age-related deterioration were observed, consistent with normal weather exposure. In simple terms, the outside paint is starting to show its age but is still serviceable overall. Ongoing maintenance, including preparation and re-coating where required, will assist in maintaining protection of the underlying materials. Repainting can be undertaken at the owner’s discretion as part of routine property maintenance.



## Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Several Old Timber Subfloor Stumps Identified – Limited Access
Information:	Several old timber stumps were identified within the subfloor area; however, subfloor access was too small to safely crawl into, limiting a full inspection of all supports. The visible areas appeared dry at the time of inspection. The stumps appear aged and may be subject to decay or termite risk depending on site conditions. In simple terms, some of the timber supports under the house are old, but the access opening was too small to get underneath properly and check everything, although what could be seen looked dry at the time. This is a common condition in homes of this age. If deterioration is present or progresses, it may contribute to uneven floors or structural movement. It is recommended that a qualified builder provide improved access if required and carry out a more comprehensive assessment of the subfloor supports, replacing any deteriorated stumps as necessary. A licensed timber pest controller should be consulted to inspect the subfloor area for current or past termite activity and provide advice regarding any treatment or ongoing protection measures. Further investigation and rectification can be undertaken at the owner's discretion.



## Noted Item

Building:	Main Building
Location:	Roof
Finding:	Rust Identified to Roof Downpipe at This Location
Information:	Rust was identified to the roof downpipe at this location, indicating established corrosion of the metal component. In simple terms, the downpipe is rusted. This condition is commonly associated with age and prolonged exposure to moisture. If left unaddressed, corrosion may continue to progress and lead to perforation, leakage or failure of the downpipe, affecting effective stormwater discharge. It is recommended that a licensed plumber repair or replace the affected section of downpipe as required and ensure all joints and connections are secure and watertight. Rectification can be undertaken at the owner's discretion to prevent further deterioration. This section of

down pipe may be included in with fixing the other gutter and down pipe issues.



### 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.