



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 2 Apr 2026

Property Address: 21/30-34 Cambridge St, Epping NSW 2121, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 2 Apr 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: 21/30-34 Cambridge St, Epping NSW 2121, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Terry Masoudi \* Ph: 0420 990 777  
Email: Parramatta@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Parramatta)

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Company Address and Postcode: Marsden Park 2765

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Company Email: Parramatta@jimsbuildinginspections.com.au

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Company Contact Numbers: 0420 990 777

## 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 does not comment on common areas.

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.

## 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

#### 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

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Building Type	Residential, Apartment
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Company or Strata title	Yes
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Floor	Slab - Suspended Slab
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Furnished	Unfurnished
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No. of bedrooms	2
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Occupied	Unoccupied
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Orientation	West
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Other Building Elements	Not Applicable
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Other Timber Bldg Elements	Skirting Boards, Internal Joinery, Doors
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Roof	Pitched, Tiled
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Storeys	Three Storey
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Walls	Cavity Brick
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Weather	Fine
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## 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.

- Interior

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:

- Roof Exterior.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Subfloor due to lack of access.

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

### Obstructions and Limitations

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

- Appliances and equipment
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Stored items

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: **Low**

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:	Balustrade - Suspected Non-Compliance
Information:	The balustrade was measured and found to be less than the present building regulation requirement of 1000mm high. Additionally the gaps between the balustrade cladding were found to be greater than the present building regulation requirement of 125mm.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A licensed builder should be contacted to discuss possible rectification solutions.



#### Finding 1.02

Building:	Main Building
Location:	Kitchen
Finding:	Exhaust fan - Missing
Information:	An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas

creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



### Finding 1.03

Building: Main Building

Location: Garage

Finding: Asbestos - Suspected ACM Identified on Site

Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Lounge Room
Finding:	Water leak suspected - Internal
Information:	A water leak is suspected in this area at the time of inspection. Internal water leaks can be detrimental to surrounding building elements. It is believed that an internal shower leak is presently addressed since the shower internal was found to have been recently sealed. The excess moisture is suspected to be residue moisture in the wall that will eventually dry out.

Rust, corrosion, decay and water damage are potential outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that a bathroom specialist be appointed urgently for further assessment and to confirm adequacy of the recent repairs.



## Minor Defect

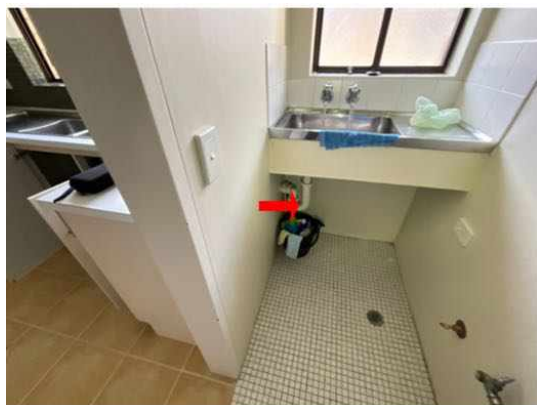
### Finding 3.01

Building:	Main Building
Location:	Laundry
Finding:	Water leak - Active
Information:	Generally, water leaks occur when a particular area of the property is not weather or water tight. As the surrounding area was found to be damp at the time of inspection, the leak is considered ongoing and hence requires urgent action.

Regardless of the location, even minor leaks that are left unmanaged can lead to

serious damage of associated building elements and result in the need for replacement of building materials. Mould and other hazards such as electrical hazards may also arise if the leak is left to develop.

It is highly advised that the cause of the leak be identified and resolved immediately by a licensed plumber to prevent any further damage. Depending on the extent of the damage previously sustained, repair and/or replacement of any affected building materials may be required.



### Finding 3.02

Building:	Main Building
Location:	Eaves
Finding:	Eaves/Roof plumbing -- water damages
Information:	Water damage is generally an indication of excessive moisture being present, usually via a leak. It is suspected that gutter blockages causing stormwater to backflow into the eaves causing water damages. This is additionally conducive to termite activity due to the damp conditions.

Where water damage is evident, the primary requirement is to identify and rectify the source of the leak. Gutters must be kept clear of any blockages moving forward. A roofing plumber should be appointed for further assessment if the problem persists.

Once the leak is repaired, consultation with relevant tradespeople, including carpenters, plasterers and painters, is advised.



### Finding 3.03

Building:	Main Building
Location:	Laundry
Finding:	Paint cracking and peeling
Information:	Cracking and ultimately flaking of paint can occur for a variety of reasons. Often these failures are due to the fact that the paint has inadequate adhesion and flexibility, both common problems with lower quality exterior flat paints.

When timber is involved, moisture intrusion results in swelling of the wood surface followed by contraction as the wood dries. The expansion and contraction cycles, can result in cracking and subsequent paint failure by flaking and peeling.

Cracking and flaking can also result when paint is applied too thinly due to overspreading (higher-than-recommended spread rate) or excessive thinning. These practices tend to diminish the paint's final film thickness, so that it is more vulnerable to cracking and flaking.

Inadequate surface preparation can also cause these failures, especially when paint is applied to bare wood or a very porous surface without first applying a primer.

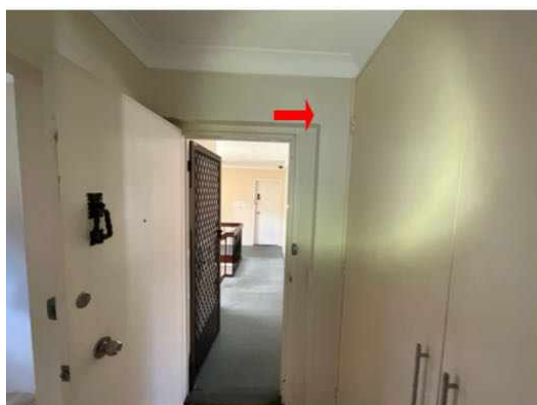
A qualified painter should be appointed to rectify the problem.



### Finding 3.04

Building: Main Building  
 Location: Entry  
 Finding: Cracks to internal render - Category 0  
 Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 0, and is described as hairline cracking, which is less than 0.1mm in width. Damage of this category is not considered a defect for rectification.

No rectification is required at this time. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.05

Building: Main Building  
 Location: Garage  
 Finding: Crack in concrete slab - Category 1  
 Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

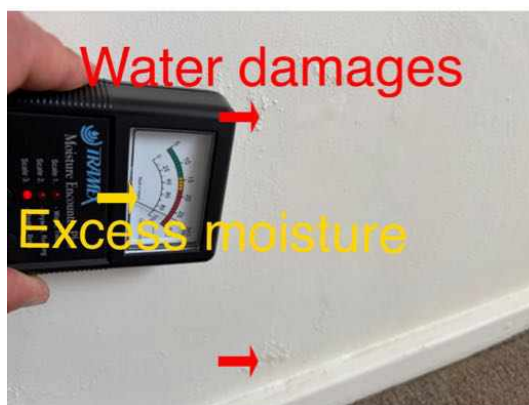
## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building: Main Building  
 Location: Lounge Room  
 Finding: Water leak suspected - Internal  
 Information: A water leak is suspected in this area at the time of inspection. Internal water leaks can be detrimental to surrounding building elements. It is believed that an internal shower leak is presently addressed since the shower internal was found to have been recently sealed. The excess moisture is suspected to be residue moisture in the wall that will eventually dry out.

Rust, corrosion, decay and water damage are potential outcomes where a minor water leak is left unattended. More serious defects may also result, such as electrical hazards, or water damage to structural building elements.

In extreme cases, structural damage may develop due to a prolonged water leak. It is highly advised that a bathroom specialist be appointed urgently for further assessment and to confirm adequacy of the recent repairs.



### Finding 6.02

Building:	Main Building
Location:	Bathroom
Finding:	Shower damp - Monitor
Information:	Damp is evident to the lower 400mm of wall to the shower alcove. There is no high reading around the taps nor are there high readings transferring to the other side of the wall. Sealant appears to have been repaired recently and both sealant and grout appear in acceptable condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant prior to repair.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



### **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

- Registered/Licensed Builder
- Other
- Licensed Plumber
- As identified in summary and defect statements
- Asbestos Inspector

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

- This is a visual report as per AS4349.1 & AS4349.3 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

#### SAFETY HAZARDS

A safety hazard was in relation to ACM in the garage. As per outlined in this report it is only suspected, however until it is tested, it will have to be treated as suspected asbestos. We recommend further laboratory testing for verification.

The balcony balustrade was found to be non-compliant, requiring immediate rectifications by a licensed builder.

A complying exhaust fan was missing in the kitchen, requiring urgent works by a licensed electrician.

#### MAJOR DEFECTS

Excess moisture was identified to the lounge room wall behind the shower. Furthermore water damages to the surface indicate an active internal water leak. On further assessment of the shower, recent sealant was identified to the wall and floor junctions, which may represent repair work. A bathroom specialist must be appointed urgently for further assessment and to complete any required rectifications.

## MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following recommendations are highly advised immediately to avoid further damage or deterioration of building elements:

- Always ensure wet area sealant and grouting is in serviceable condition
- Repair water leak under the laundry sink

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

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

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

For further information, advice and clarification please contact Terry Masoudi \* on: 0420 990 777

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
 Location:  
 Finding: Termite Management System - no evidence of installation  
 Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client is highly recommended to retain a strata copy in relation to any active termite management systems, warranties and other details.

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Moisture metre  
 Information: During the inspection the property was checked for moisture using a moisture metre.

This is for information only.





Noted Item

Building: Main Building  
Location: All Wet Areas  
Finding: Waterproofing  
Information:

All taps, mixers and toilets were tested for operation, except for those obstructed. The waterproofing to the shower recess was assessed by checking the walls in and around the shower recess for varying moisture content. There were no significant variations across the tested areas. No sign of recent water damage was evident upon a visual inspection of the surrounding walls, where the visual nature of the inspection was possible.

Consequently, there is no conclusive evidence of any current shower recess leakage other than those which may have already been mentioned earlier in this report. It is reasonable to assume the shower waterproofing is sound. Note that if the shower is not used, or has not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.





### Noted Item

Building:	Main Building
Location:	Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Finding:	Plumbing & Electrical
Information:	Plumbing and electrical inspections including appliances are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked also. Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of

compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

### Noted Item

Building: Main Building  
Location: Garage  
Finding: Additional Photos- Garage  
Information: Additional photos are provided for your general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.



### Noted Item

Building: Main Building  
Location: Exterior  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference.





### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information:

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



## 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.