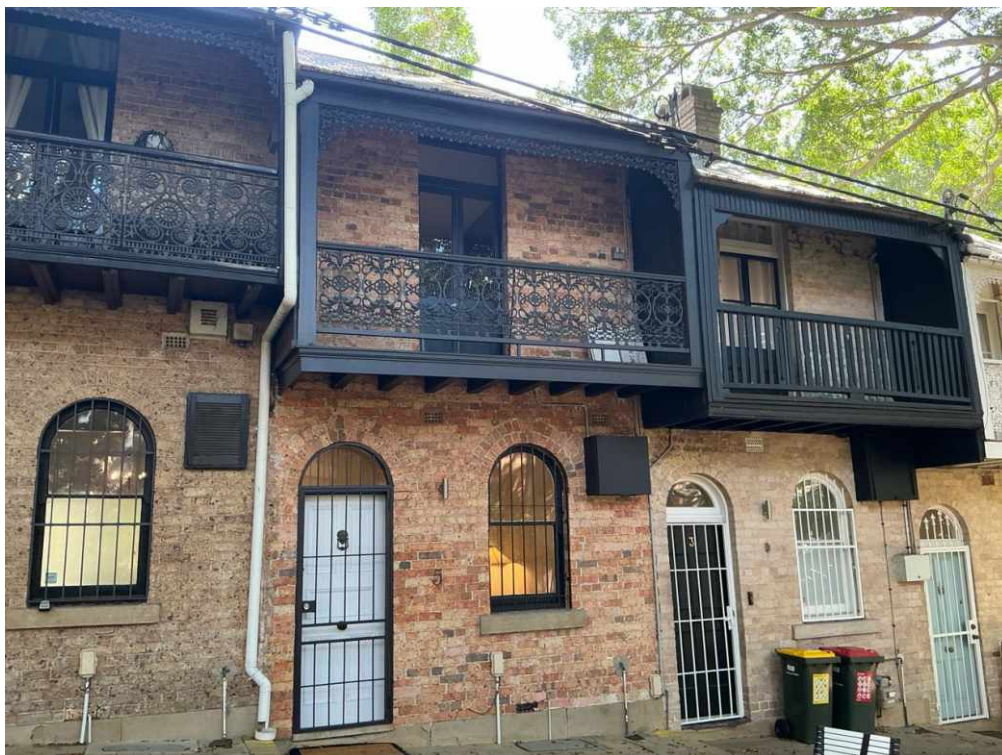




Building and Timber Pest Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: 5 Selwyn St, Paddington NSW 2021,
Australia



Contents

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Section A	Results of inspection - summary
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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: Mon, 30 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 5 Selwyn St, Paddington NSW 2021, Australia

Client's Email Address:

Client's Phone Number:

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

Company Name: Jim's Building Inspections (Darlinghurst)

Company Address and Postcode: Darlinghurst 2010

Company Email: Darlinghurst@jimsbuildinginspections.com.au

Company Contact Numbers: 0431 841 666

Special conditions or instructions

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

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

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

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

Please Note: If there is an External Timber Balcony/Deck on the property, please be aware of its structural stability and capacity. The load capacity of the external timber balcony/deck can not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

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 good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Terraced, Semi-Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Timber with concrete areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Party Walls
Other Timber Bldg Elements	Skirting Boards, Stair Railing, Staircase, Doors, External Joinery, Floorboards, Internal Joinery
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	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
- Interior
- Gardens
- Roof Void
- Roof Exterior - Part
- Wall Exterior
- Subfloor - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Subfloor - Part.
- Roof Exterior - Part
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Debris in gutters
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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:	Balustrade Below Current Height Standard
Information:	During the inspection, it was noted that the balustrade in one area has a height of approximately 900mm, which is below the current NCC requirement of 1,000mm for balustrades in outdoor areas where a fall risk exists.

It is important to note that this property is a heritage building, and the balustrade may have been constructed before the current Australian Standards were introduced. Therefore, it may have complied with regulations at the time of construction.

Although not mandatory for existing heritage structures, for improved safety—especially where there is a risk of falling—upgrading the balustrade height to meet the current standard is recommended. This work can be carried out by a licensed carpenter or metal fabricator, depending on the material and design of the balustrade.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Entry
Finding:	Loose Brick at Entrance

Information: During the inspection, it was noted that one of the bricks at the entrance area is loose. It is recommended that the loose brick be properly re-laid and secured to ensure a stable and safe surface.



Finding 3.02

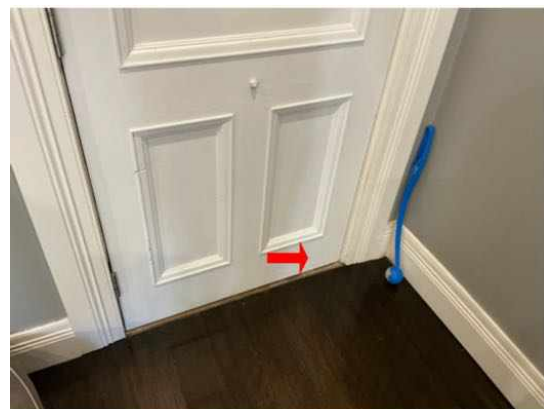
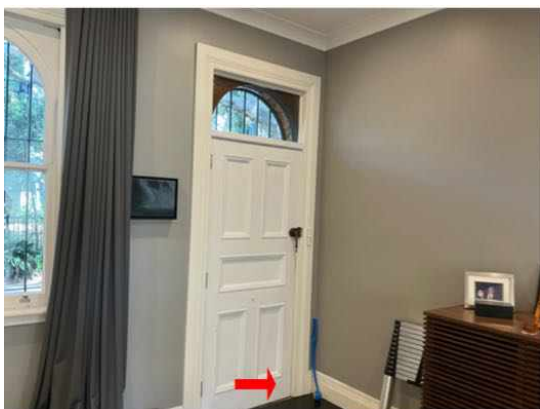
Building: Main Building

Location: Entry

Finding: Door stop - Missing

Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.03

Building: Main Building

Location: Living Room

Finding: Damp - Rising

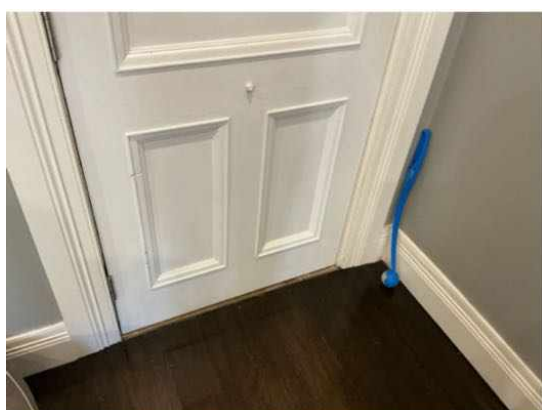
Information: Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

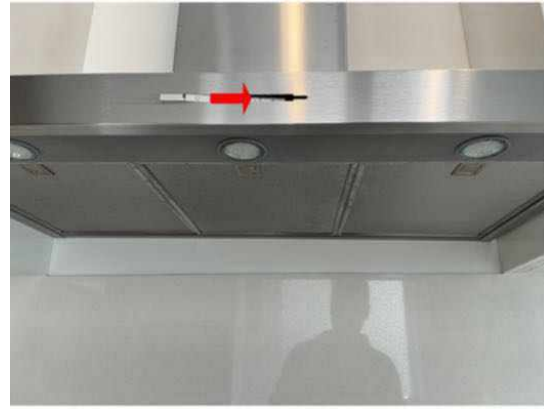
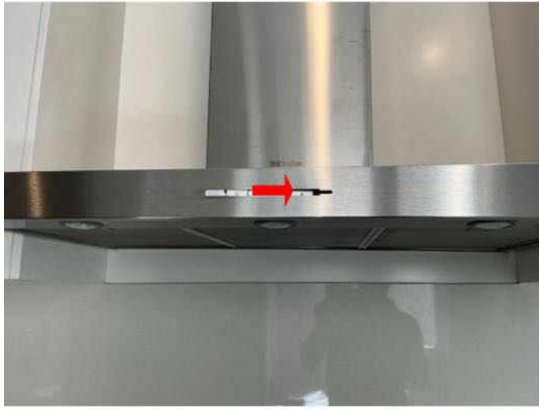
The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.



Finding 3.04

Building: Main Building
Location: Kitchen
Finding: Faulty Rangehood Control Button
Information: During the inspection, it was noted that one of the control buttons on the rangehood is damaged and not functioning as intended. This may affect the normal operation of the appliance. It is recommended that the rangehood be assessed and repaired or replaced by a qualified technician to ensure it operates properly.



Finding 3.05

Building:	Main Building
Location:	Yard - Side
Finding:	Possible Timber Deterioration to External Deck
Information:	During the inspection, it was noted that a section of the external deck felt spongy and exhibited noticeable deflection underfoot when stepped on. This condition is likely indicative of deterioration or decay of the underlying timber structure. Although no invasive inspection was carried out to confirm the extent of the damage, the current condition may pose a safety risk if left unaddressed. It is recommended that this area be further assessed and repaired by a qualified carpenter as soon as possible to prevent potential failure or injury.



Finding 3.06

Building:	Main Building
Location:	Rear Elevation
Finding:	Gap
Information:	Sealing these areas properly will help protect the home from unwanted water and pest issues.



Finding 3.07

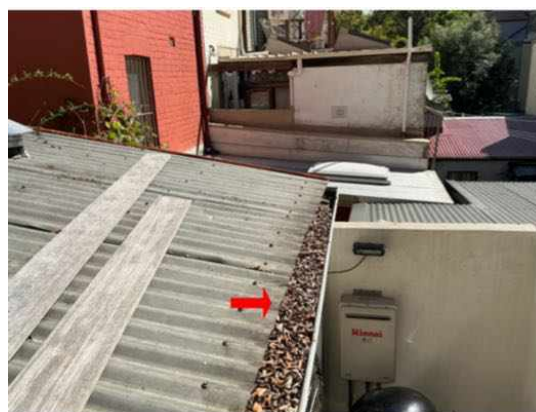
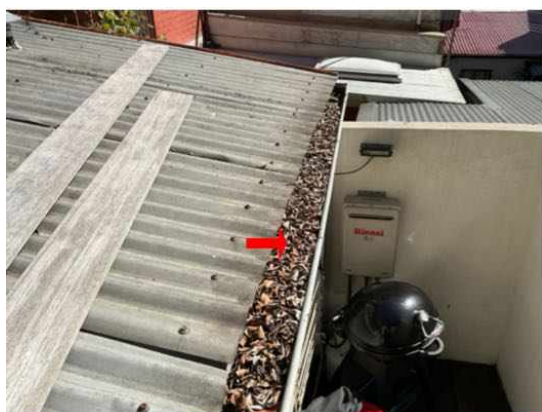
Building: Main Building
Location: Exterior walls - rear
Finding: Missing External Vent Cover
Information: During the inspection, it was noted that the exhaust outlet to the external wall (likely serving the rangehood or another mechanical ventilation system) is not fitted with a protective cover. The absence of a proper vent cover may allow the ingress of rainwater, pests, and debris into the ducting system, which can lead to potential damage or hygiene concerns over time. It is recommended that a suitable external vent cover be installed to protect the opening and ensure proper functioning of the exhaust system.



Finding 3.08

Building:	Main Building
Location:	All External Areas
Finding:	Gutters - excessive debris
Information:	During the house inspection, excessive debris was found in the gutters, which have become overgrown with vegetation. This can have a negative impact on the property by potentially causing water damage, clogged drainage, and potential structural issues if not addressed promptly.

It is recommended to hire a specialized Gutter Cleaner to perform gutter cleaning. This will ensure thorough removal of debris and blockages, preventing further damage to the property and maintaining the proper functioning of the gutter system.



Finding 3.09

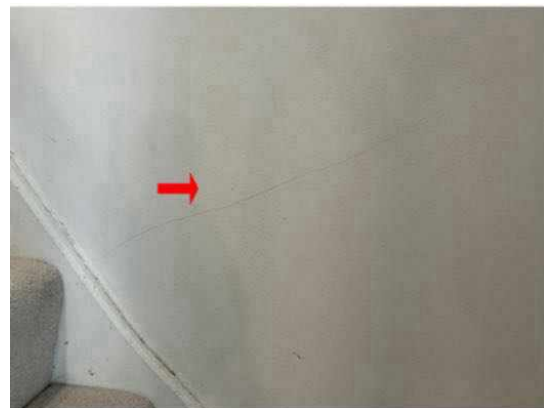
Building:	Main Building
Location:	Bathroom
Finding:	Toilet seat- Loose
Information:	During the home inspection, it was observed that the toilet seat is installed with some looseness. This can lead to discomfort during use and potential damage to the toilet. A plumber or a handyman can effectively tighten and secure the toilet seat to address

this issue.



Finding 3.10

Building:	Main Building
Location:	Stairs - Internal
Finding:	Minor Cracking and Elevated Moisture to Staircase Wall
Information:	During the inspection, it was noted that the wall adjacent to the staircase exhibits minor cracking to the rendered surface. Moisture readings taken at the time of inspection indicated elevated levels; however, no evidence of active water ingress was observed. This condition is considered a minor defect. It is recommended that the area be monitored for any changes and, if necessary, further investigation or maintenance be carried out to prevent potential deterioration.





Finding 3.11

Building: Main Building
Location: Rumpus
Finding: Cracks to internal render - Category 3
Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 3, described as cracks which can be repaired with consideration that a section of wall may need to re-rendered.

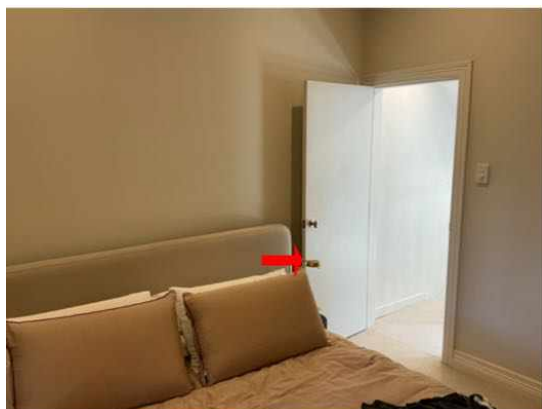
The cracks are generally 5-15mm in width, or may present as a number of cracks 3mm or more in a group. Damage of this category is a defect that requires rectification work, which may be more extensive.



Finding 3.12

Building:	Main Building
Location:	Bedroom
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

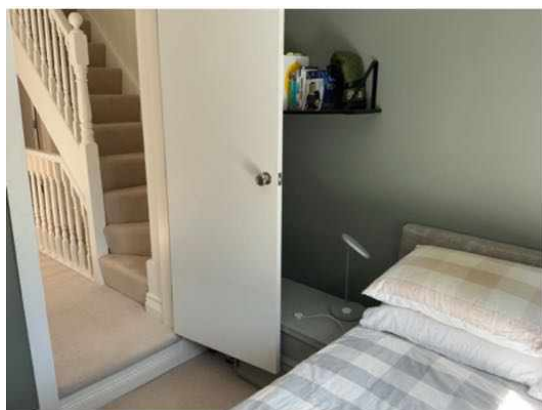
Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.13

Building:	Main Building
Location:	Bedroom 2
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.14

Building: Main Building
 Location: Bedroom 3/ Attic
 Finding: Damaged Plasterboard to Wall Cavity
 Information: During the inspection, it was noted that there are two cut openings to the plasterboard within the wall cavity area, along with some adjacent staining. Moisture testing was carried out at the time of inspection and no elevated moisture readings were detected, indicating no evidence of active moisture ingress. While this issue does not currently appear to be associated with damp or water penetration, it is recommended that the openings be properly repaired and sealed to restore the integrity and finish of the wall surface.



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: Meter Box
 Finding: Termite Management System - no evidence of a chemical 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 may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building: Main Building
 Location: All Areas

Finding: Air vents - Blocked or inadequate
Information: It was noted at the time of inspection that the subfloor area lacks adequate ventilation. The cause of this inadequate ventilation is the state of the air vents to the subfloor area. Where air vents are insufficient in number or are blocked, either fully or partially, subfloor ventilation is decreased.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould/fungi and mildew (which can lead to major respiratory issues or safety hazards for occupants, particularly the elderly, the very young and those with existing illnesses).

All air vents should be cleared of blockages to promote adequate air flow to the area. Where ventilation is still insufficient, retrospective installation of air vents may be required. Appointment of a registered builder may be required to perform these works as necessary.



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
- Licensed Electrician

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

- BUILDING

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

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

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

TIMBER PEST

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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





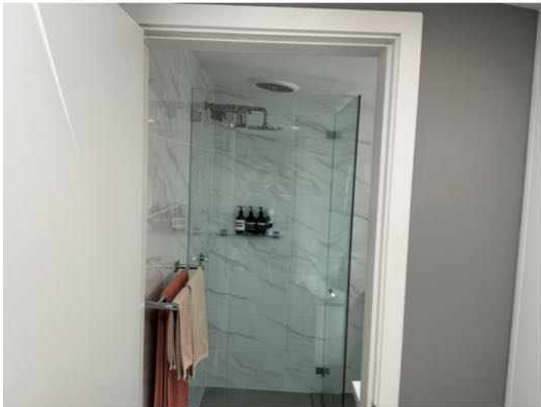
Noted Item

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



Noted Item

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





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.