Jim's Building Inspections

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# Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Feb 2026

Property Address: 4/223 Princes Hwy, Albion Park Rail NSW 2527, Australia

## Contents



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: Tue, 3 Feb 2026

## The Parties

| | |
|---|---|
| Name of the Client: | |
| Name of the Principal(If Applicable): | |
| Job Address: | 4/223 Princes Hwy, Albion Park Rail NSW 2527, Australia |
| Client's Email Address: | |
| Client's Phone Number: | |
| Consultant: | Richie Reinikka Ph: 0438 465 646<br>Email: Bowral@jimsbuildinginspections.com.au |
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## 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 must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

## 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 highly susceptible to timber pests. A termite treatment is required.

# Section B General

## General description of the property

| | |
|---|---|
| Building Type | Townhouse |
| Company or Strata title | Yes |
| Floor | Slab - Waffle Pod or Waffle Slab, Suspended Timber Frame |
| Furnished | Furnished |
| No. of bedrooms | 3 |
| Occupied | Occupied |
| Orientation | South East |
| Other Building Elements | Garage, Fence - Fabricated Metal Fence, Party Walls, Porch, Water Tanks |
| Other Timber Bldg Elements | Internal Joinery, Patio, Porch / Patio, Deck, Skirting Boards, Architraves, Eaves, Doors, Door Frames, Fascias, Stair Railing, Staircase, Veranda Posts, Window Frames |
| Roof | Timber Framed, Flat, Corrugated Iron (e.g. Colourbond) |
| Storeys | Double |
| Walls | Brick Veneer |
| Weather | Overcast |

# 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

- Exterior

- Fencing

- Gardens

- Posts

- Roof Exterior - First Floor Only

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

## Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access

- Ceiling Cavity.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

- Roof Void due to lack of access.

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Wall exterior due to obstructions.

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 skillion or flat roof - no access

- Ceiling linings

- Decking

- Furniture

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Gutter Guards

- Insulation

- No safe point from which to access roof exterior

- Porch

- Patio

- Rugs

- Stored items

- Sarking

- Unsafe to Access Roof - No Fall Protection System

- 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**

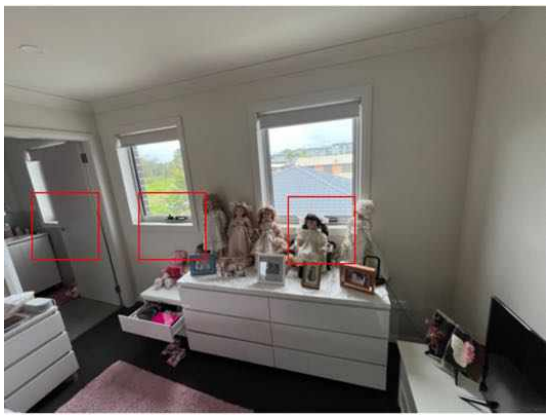
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

# Section D Significant Items

## Safety Hazard

### Finding 1.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Upstairs > Level 1 |
| Finding: | Window restrictors recommended |
| Information: | It was noted that window restrictors were not installed on the upper level windows. This presents a safety hazard as per the Australian Standards AS5203 about fall protection, which requires that all upper-level windows must be fitted with window restrictors to prevent falls.<br><br>The lack of restrictors leaves the property vulnerable to potential accidents, particularly for children and other vulnerable individuals. It is recommended that window restrictors be installed on all upper-level windows as soon as possible to ensure the safety of the occupants and to comply with the relevant standards. The restrictors can be bought in a hardware stores or online and they can be installed by the home owner.<br><br>More information can be found at https://www.planning.nsw.gov.au/policy-and-<br><br>legislation/buildings/window-safety |



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Entry, Living Room, Garage |
| Finding: | Tiles - Drummy |
| Information: | Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.<br><br>Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting. |

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

## Finding 3.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Living Room |
| Finding: | Ceiling nails - Popping |
| Information: | Numerous popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure. |

If left unmanaged, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the

onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.

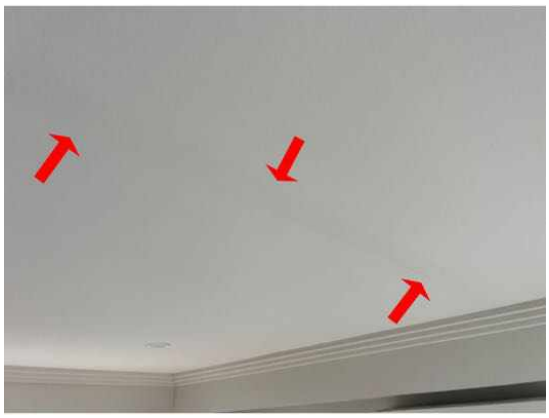
## Finding 3.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Living Room |
| Finding: | Ceiling Sheet Joint Shadowing - Suspected Air-Conditioner Condensation |
| Information: | A faint linear mark and localised colour variation were observed along a plasterboard ceiling sheet joint, running at right angles to the floor joists. The location and pattern were consistent with joint “shadowing” and suspected intermittent surface condensation, likely influenced by the nearby wall-mounted air-conditioning unit discharging directly across this area. |

As part of the inspection process, the hot water was run for an extended period and the accessible underside of the floor structure, including the area adjacent to the shower waste plumbing, was observed. No active leakage was identified during these checks. Moisture meter testing to the ceiling lining did not detect elevated readings, with results consistent across the ceiling surface.

This condition is commonly associated with temperature differentials and humidity, where cooler ceiling zones around sheet joints can promote brief condensation and airborne dust adhesion, creating visible “ghosting” over time. While this appears to be

an aesthetic issue rather than evidence of current leakage, the area should be monitored. If staining worsens, or if the ceiling lining shows softening, bubbling, or deterioration, further investigation should be undertaken to confirm the cause and ensure the air-conditioning condensate management is performing as intended.

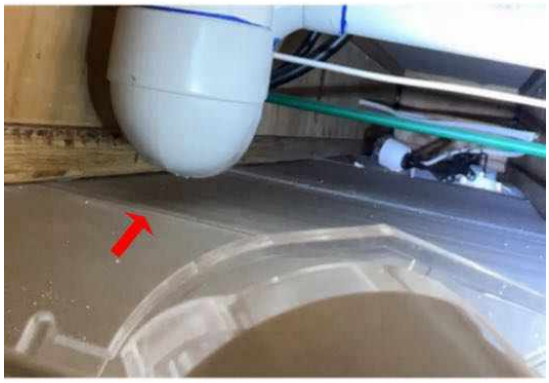



## Finding 3.04

| | |
|---|---|
| Building: | Main Building |
| Location: | Living Room, Kitchen |
| Finding: | Ceiling Defects - Poor Finishing |
| Information: | Visual inspection revealed inconsistent flushing of join lines. Minor sagging across some ceiling surfaces suggests that back-blocking may have been omitted or poorly executed during installation. |

Poor join treatment, while generally not structural, can lead to further deterioration of ceiling linings if left unmanaged. These issues detract from the ceiling's appearance and may compromise the long-term durability of the plasterboard fixing.

Rectification by a qualified plasterer is recommended. Works should include securing loose fixings, re-flushing affected joins, and applying back-blocking where necessary to stabilise the ceiling structure and improve the visual condition.

## Finding 3.05

| | |
|---|---|
| Building: | Main Building |
| Location: | Living Room, Kitchen |
| Finding: | Sealant - missing |
| Information: | It was noted on inspection that sealant or grout is missing to this area. |

Different materials move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent

any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible




## Finding 3.06

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Kitchen Sealant - degraded |
| Information: | It was noted on inspection that sealant or grout is degraded to the kitchen sink and splash back. |

Different materials move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and

replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible




## Finding 3.07

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Water staining - sink cabinetry |
| Information: | A water staining was observed to the cabinetry beneath the sink at the time of inspection. Water staining in this area is generally indicative of a previous or active leak from plumbing fixtures, waste connections, or sealant deterioration around the sink junction. |

If left unmanaged, persistent moisture can lead to material deterioration, mould growth, and potential damage to adjacent cabinetry or flooring. It is advised that a licensed plumber be engaged to inspect the area, determine if an active leak is present, and undertake any necessary rectification works.

## Finding 3.08

Building: Main Building

Location: Kitchen

Finding: Cabinetry - Loose hinges

Information: Several cupboard doors are not level and detract from the operational state of the cabinetry. Upon further inspection, it was noted that the hinges to the cupboard doors have deteriorated over time and, as a result, have come loose from their original fixing.To improve operation of the affected cupboard doors, a general handyman may be appointed to replace the faulty hinges. Such works should be completed at discretion of the client.


## Finding 3.09

Building: Main Building

Location: Kitchen

Finding: Building element - Not operating

Information: Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation.

Repair and/or replacement of the faulty building element is recommended. It is highly

recommended that the relevant tradesperson be engaged to perform any necessary works.


## Finding 3.10

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Sliding Rangehood - Restricted Movement |
| Information: | The sliding rangehood was observed to be difficult to extend and did not slide out as intended. The unit operated when switched on; however, restricted movement indicates a functional issue with the sliding mechanism.<br><br>It is recommended that a suitably qualified appliance technician assess the range hood and carry out any necessary adjustment or servicing to restore proper sliding function. |


## Finding 3.11

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Door Handle - Loose |
| Information: | The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure. |

This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components.

It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

## Finding 3.12

| | |
|---|---|
| Building: | Main Building |
| Location: | Toilet (WC), Ensuite, Bathroom |
| Finding: | Fitting or fixture - Loose |
| Information: | The fitting in this area is loose and requires adjustment to tighten. |

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

## Finding 3.13

| | |
|---|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Ceiling - Incomplete or substandard works |
| Information: | The ceiling patches to this area appear to be incomplete or have been completed to a substandard level. |

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a licensed plasterboard contractor should be appointed to repair the ceiling. To ensure the safety of the area and the longevity of all associated building elements.

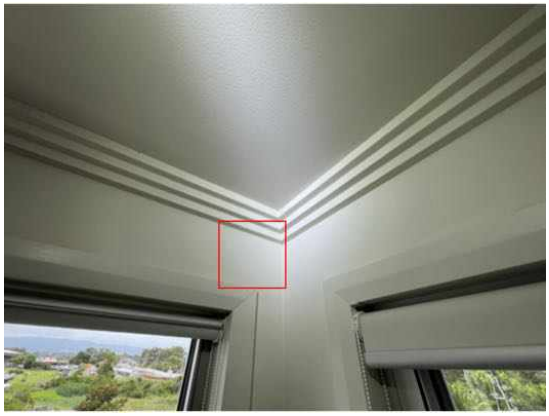
## Finding 3.14

| | |
|---|---|
| Building: | Main Building |
| Location: | Stairs - Internal, Lounge Room |
| Finding: | Wall - Incomplete or substandard works |
| Information: | The plasterboard finishing to this area appear to be incomplete or have been completed to a substandard level. |

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a licensed plasterboard contractor or painter should be appointed to finish the wall to an acceptable standard.






## Finding 3.15

| | |
|---|---|
| Building: | Main Building |
| Location: | Stairs - Internal, Lounge Room |
| Finding: | Flooring (suspended timber) - Uneven |
| Information: | The internal flooring in this area is out of level and uneven. Uneven flooring of this nature is commonly associated with minor defects such as normal movement within suspended timber floor systems, including timber joists or I-beam floor structures, but may also indicate inadequate support or irregular installation of flooring sheets. |

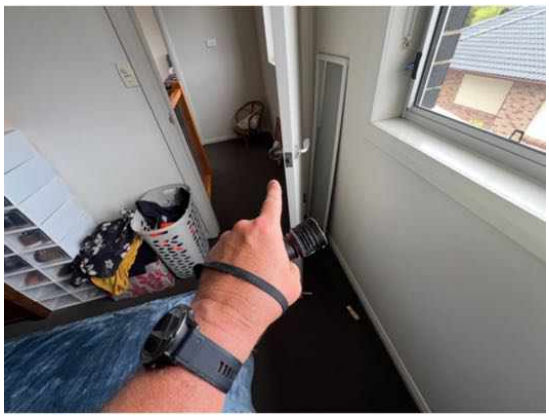
It is advised that the flooring be monitored to identify any progression of movement. Where the condition remains relatively unchanged over time, it is likely attributable to expected movement or construction tolerances within the suspended floor system.

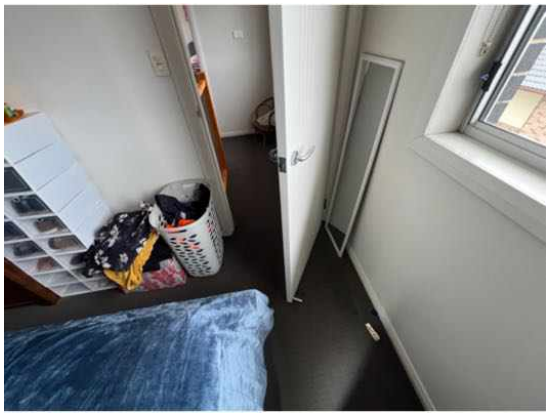
However, where unevenness increases or becomes more pronounced, further investigation of the supporting floor structure, including joists, bearers, and sheet

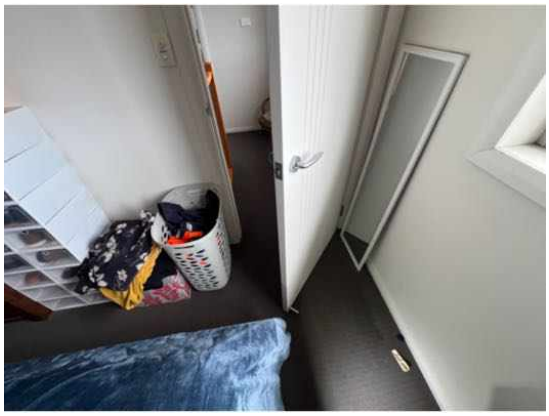
fixings, may be required. In such cases, rectification works may be necessary and would typically be carried out by a registered builder.

## Finding 3.16

| | |
|---|---|
| Building: | Main Building |
| Location: | Bedroom 2 |
| Finding: | Door - swings drifts open not stationary |
| Information: | The door was observed to swing or drift open and closed on its own, failing to remain stationary when positioned. A properly installed door should stay in place unless intentionally moved, and this condition is typically caused by a substandard door or jamb installation, or slight unevenness in the floor surface.<br><br>While not structural, this defect is inconvenient and detracts from normal use. A carpenter or general handyperson should be engaged to inspect the installation and make necessary adjustments to ensure the door remains stable when open or closed. |







## Finding 3.17

| | |
|---|---|
| Building: | Main Building |
| Location: | Bedroom 2 |
| Finding: | Door - damage handle |
| Information: | The door handle in this area was found to be damaged at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).<br><br>Repair and/or replacement of the broken door handle is advised to improve the operational state of the associated door.<br><br>A qualified carpenter or general handyman should be appointed to repair/replace the door handle at the client's discretion. |

## Finding 3.18

| | |
|---|---|
| Building: | Main Building |
| Location: | Bedroom - Master |
| Finding: | Ceiling - Damaged |
| Information: | Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).<br><br>Repair and/or replacement of broken elements is advised to ensure that additional |

secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

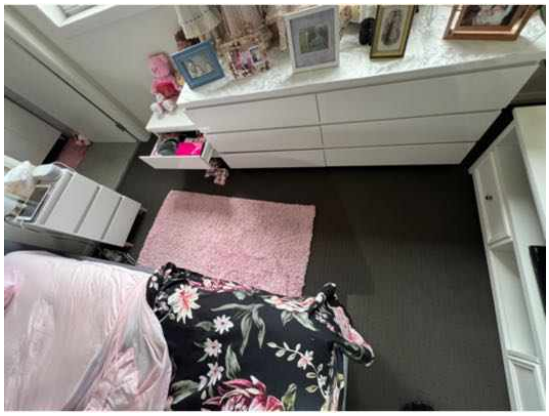
A plasterer, painter or handyman should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

## Finding 3.19

| | |
|---|---|
| Building: | Main Building |
| Location: | Bedroom - Master |
| Finding: | Floors (suspended timber) - bouncy |
| Information: | The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures. |

Bouncy floors are commonly associated with minor defects within suspended timber floor systems, such as loose or inadequately fixed flooring sheets to the supporting timber joists or I-beam members. This condition may also be caused by uneven support, insufficient stiffness of the floor framing, or gaps between the flooring and the underlying structural members.

The client is advised to seek quotations for required repairs from a registered builder. Depending on the cause, rectification may range from refixing flooring sheets through to strengthening or adjustment of the suspended timber floor structure.



## Finding 3.20

Building: Main Building
Location: Bedroom - Master
Finding: Door stop - Loose
Information: The door stop was observed to be loose at the time of inspection. This may be due to inadequate fixings, deterioration over time, or poor initial installation.

If left unmanaged, further movement may occur, potentially compromising the stability of the affected element and increasing the risk of secondary damage or detachment.

It is recommended that a general handy person or carpenter be engaged to assess and secure the loose element to ensure structural integrity and safety.

## Finding 3.21

Building: Main Building
Location: Ensuite
Finding: Sealant - degraded
Information: It was noted on inspection that sealant or grout is degraded to this area.

Different materials move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building

materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

## Finding 3.22

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite |
| Finding: | Shower head - Loose |
| Information: | The shower head at the wall connection in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This shower head being loose creates potential for water leaks and subsequent water damage to the surrounding area. |

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

## Finding 3.23

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite, Bathroom |
| Finding: | Moisture in Shower |
| Information: | Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause. |

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

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.




**Finding 3.24**

Building: Main Building
Location: Ensuite, Bathroom
Finding: Tap - Water hammer
Information: This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap.

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.


## Finding 3.25

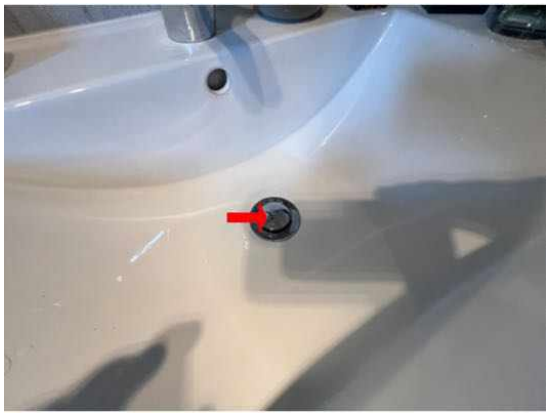
Building: Main Building
Location: Bathroom
Finding: Pop up waste - stiff /not operating
Information: The plug waste is not functioning as intended, failing to pop up when engaged. This defect is common in pop-up waste mechanisms, which rely on a spring-loaded or lever mechanism to open and close the drain.

Inability to open or close the drain properly can lead to water retention in the sink, causing inconvenience in daily use. If left unrepaired, the mechanism may further deteriorate, potentially leading to a full malfunction or water drainage issues.

Engage a licensed plumber to inspect the plug waste mechanism and determine if the issue can be repaired or if the waste needs replacement. Ensure that the replacement

waste is properly installed and tested for smooth operation.

Regular maintenance of pop-up wastes, such as cleaning debris from the mechanism, can help prevent similar issues from occurring in the future.



## Finding 3.26

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Sealant and grouting - Missing or damaged |
| Information: | It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom. |

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

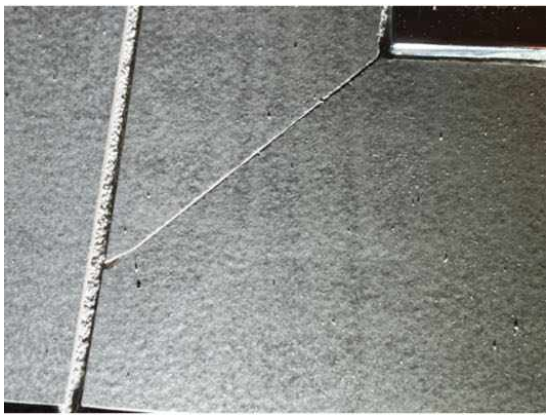
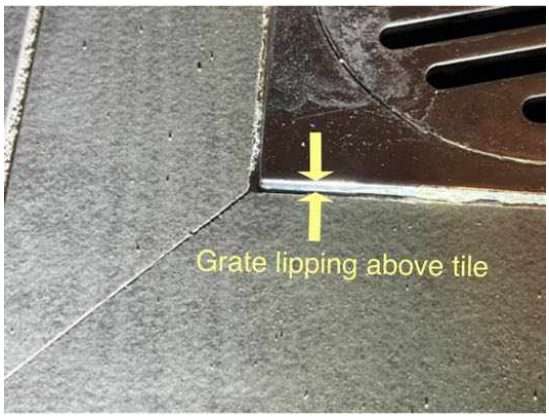
There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible






## Finding 3.27

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Shower screen - active leak |
| Information: | A active leak was identified to the shower screen, likely due to deteriorated or inadequate sealant. If left unmanaged, water ingress may lead to damage to adjacent walls and flooring, as well as creating conditions conducive to mould growth.<br><br>Resealing is recommended to restore a watertight seal and prevent further deterioration. |

## Finding 3.28

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Shower base - Water pooling |
| Information: | Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles. |

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.

## Finding 3.29

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Insulation - Missing in areas |
| Information: | Upon inspection of the roof void it was noted that insulation is not present or displaced in some areas |

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

## Finding 3.30

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Weep holes blocked |

Information: The weep holes to the brickwork are blocked. Weep holes are designed to allow water to escape the cavity from leaks or seepages in brickwork before the water enters in or damages the wall cavity and in particular to windows and doorways. Weep holes should be kept clean and free of debris or blockages

Depending on the nature of the blockage the homeowner may be able to undertake remedial works. Where weepholes are extensively blocked the registered builder on site should perform such works.

## Finding 3.31

Building: Main Building
Location: Decking - Landing
Finding: Expansion Joint – Incomplete
Information: An expansion joint was identified with foam backing material in place but no evidence of flexible sealant having been applied over the joint. Expansion joints are intended to accommodate movement while preventing moisture ingress, pest entry, and air leakage.

Where only backing rod is installed without a compatible sealant, the joint remains incomplete and may not perform as intended over time.

The client should engage a qualified sealant contractor or experienced handyman to assess and complete the sealing of the joint where necessary.

## 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 Durable Notice |
| Information: | If a property has a history of termite activity, records or details related to previous treatments are essential in determining whether the applied measures were appropriate. A Durable Notice or Notice of Application serves as a record of past termite management and is typically located in the meter box, subfloor joist, or kitchen cupboard. These notices provide important information for determining future pest management strategies. |

At the time of inspection, no Durable Notice was identified, and there was no evidence to suggest that a termite management system had been installed or that preventative treatments had taken place. In the absence of a recorded termite barrier, the property remains susceptible to potential termite attack on timber building elements.

It is recommended that the purchaser make further inquiries with the vendor regarding any past termite treatments or history of termite activity at the property, including any treatments applied to trees on-site. Additionally, consultation with a licensed pest controller is advised to assess the feasibility and cost of installing a post-construction chemical termite barrier. If a termite management system is installed, a Durable Notice should be placed in the switchboard unit or another accessible location to indicate the type of barrier in place and its maintenance requirements.

## Finding 6.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite, Bathroom |
| Finding: | Moisture in Shower (Photos shown in previous defect section) |
| Information: | Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause. |

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

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

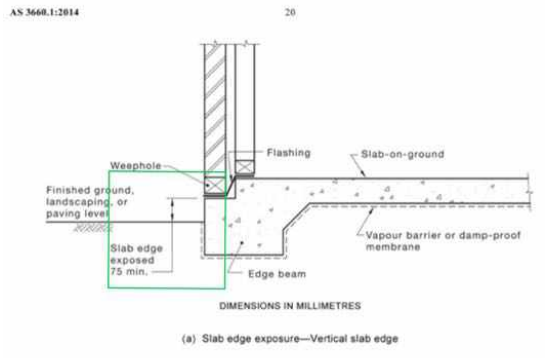
## Finding 6.03

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Slab Edge - Exposure |
| Information: | An inspection zone of at least 75mm in relation to the exposed slab edge, between |

the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.




## Finding 6.04

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Bridging (decking)- Attachments to Buildings. |
| Information: | Decking to rear landing abut dwelling causing bridging and concealment. Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system. |

Where any part of an attachment to a building is not isolated and is not provided with

a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.

## Finding 6.05

| | |
|---|---|
| Building: | Main Building |
| Location: | Porch, Alfresco |
| Finding: | Bridging of physical termite barriers - Concrete Patio |
| Information: | The tiled concrete pad to the patio and alfresco including other areas directly abuts dwelling causing bridging. Bridging is the span of a physical termite barrier or inspection zone so that subterranean termites have an entry point over or around that barrier. |

Where a concrete patio is retrospectively installed against an external wall, this provides a concealed entry point for termites.

The client should consider obtaining further advice from a timber pest technician regarding treatments required in this area. It is recommended that obtaining such advice be a short-term priority.

## Finding 6.06

Building: Main Building

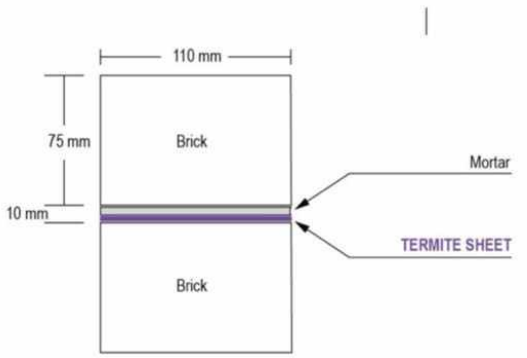
Location: Porch, Alfresco

Finding: Bridging of termite barrier - brick piers.

Information: Brick pier that are attached from ground to structure without a visible inspection zone (barrier 75mm AFL) causes a bridging point. Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.




## Finding 6.07

Building: Main Building

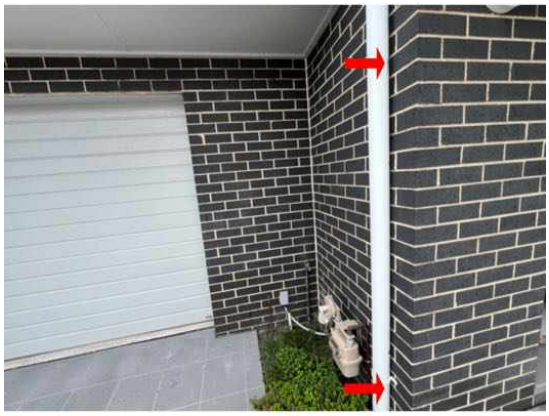
Location: All External Areas

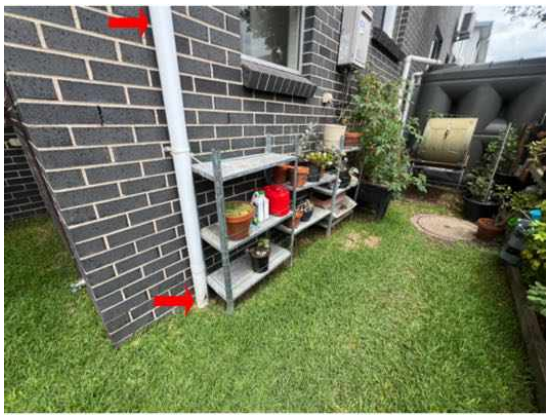
Finding: Bridging - Attachments to Buildings.

Information: Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector



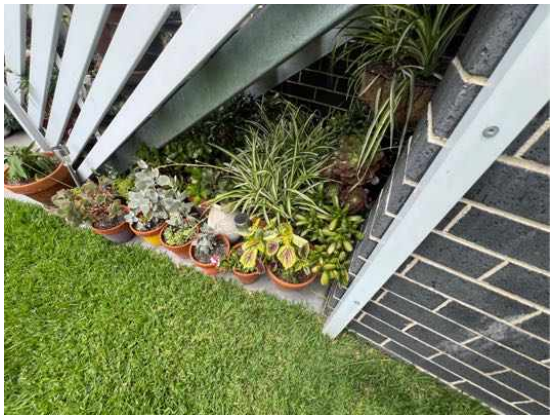



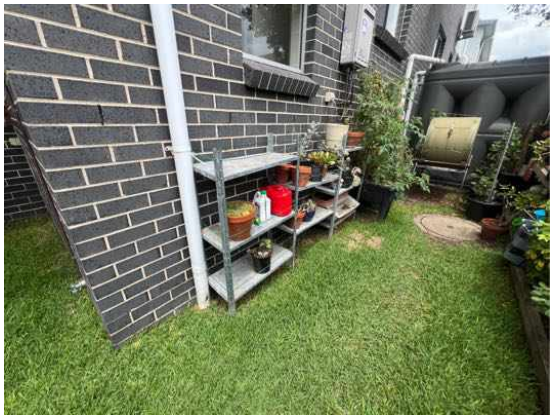
## Finding 6.08

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Garden Beds - Conditions Conducive to Termites |
| Information: | Garden beds were observed around the perimeter of the building, obstructing visual inspection of lower wall areas and providing potential concealed termite entry points. |

Raised soil levels and retained moisture from watering can allow termites to access wall cavities or weep holes undetected, while timber edging materials may further encourage activity.

It is recommended that garden beds be reduced or cleared from the building perimeter, or that regular timber pest inspections be carried out in accordance with AS 4349.3 or AS 3660.2 to monitor risk.





## Finding 6.09

| | |
|---|---|
| Building: | Yard |
| Location: | All External Areas |
| Finding: | In ground contact |
| Information: | Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.<br><br>Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas. |




## Evidence of fungal decay activity and/or damage

### Finding 7.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Decking - Landing |
| Finding: | Fungal decay - present (localised) |
| Information: | Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. |

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

## 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

- As identified in summary and defect statements

- Termite and Timber Pest Technician / Licensed Pest Controller

- Registered/Licensed Builder

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 when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

All room numbers are labeled from right to left as walking through the property from the front door through each level.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

No access was available to the roof void at the time of inspection. A visual inspection was not carried out. It is recommend to install a roof access in one or more accessible areas for a re-inspection.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in GOOD condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;
- Upper-level windows were observed without window restrictors, which presents a fall risk and does not align with current window safety requirements for upper-storey openings.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have 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.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means. Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

ADDITIONAL INVASIVE AND NON INVASIVE TESTS

These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

# Section D Significant Items

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

### Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

### Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections 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 arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

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:

Finding: FYI - Taps, drainage and toilets tested

Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

## Noted Item

Building: Main Building

Location:

Finding: FYI - Windows and doors were tested for operations

Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

Unless identified in a seperate items, no rememedial work is required on these items.

Photos may be shown in additional photos section.

## Noted Item

Building: Main Building

Location:

Finding: FYI - Additional Photos

Information: Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.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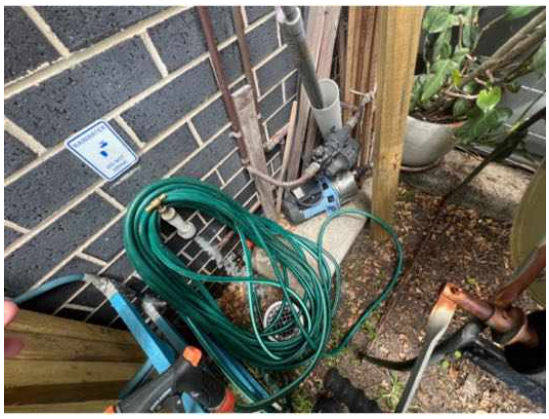

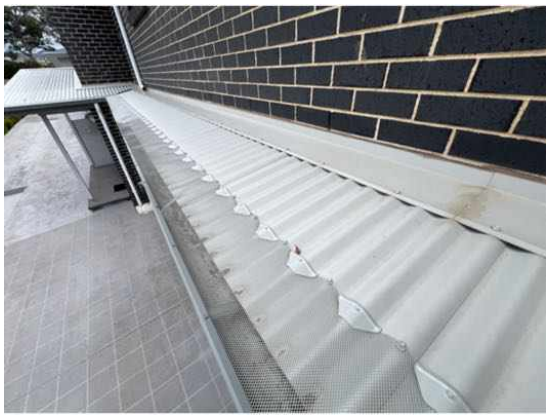

## Definitions to help you better understand this report

| | |
|---|---|
| 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 cm2 (Residential) or 10 micrograms/100 cm2 (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.