



Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Mar 2026

Property Address: 7 Erin Ave, Berkeley Vale NSW 2261,
Australia



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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.

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Original Inspection Date Thu, 26 Mar 2026

Modified Date Fri, 27 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 7 Erin Ave, Berkeley Vale NSW 2261, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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 full and in conjunction with Section D5 – Assessment of the Overall Condition of the Property. The entire report should be reviewed to properly understand the findings, limitations, and context of the inspection.

The inspection and report reflect the condition of the property at the time of inspection only. Conditions

may change due to weather, occupancy, use, maintenance, or further deterioration. This report is valid for 90 days from the date of inspection.

This report focuses on the identification of safety hazards, major defects, and significant minor defects that may reasonably affect the property's condition, safety, serviceability, or value, or that may require repair, further investigation, or allowance in the foreseeable future. It is not an exhaustive list of all minor defects, cosmetic issues, or general wear and tear consistent with the age and use of the dwelling.

A non-invasive moisture meter was used as an auxiliary aid during the inspection. The instrument operates on a scale of 0–999, with readings above 200 considered elevated. Moisture readings are interpreted in conjunction with observable building condition and do not, on their own, confirm active leakage. As this was a visual, non-destructive inspection, concealed moisture-related damage may exist and cannot be ruled out.

Cladding observations are limited to visible condition only. Cladding type, composition, fixings, and concealed performance have not been identified or tested.

A drone was used to assist with visual inspection of roof areas where safe physical access was limited. The inspection was visual only and did not allow confirmation of concealed components or fixings. Further close-access inspection may be required.

Any verbal advice provided before or after the inspection is general in nature and does not form part of this written report.

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	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	3
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Deck, Doors, Eaves, Fascias, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- Roof Exterior
- Roof Void - Part
- Subfloor - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Subfloor due to lack of access.
- 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:

- Ceiling linings
- Decking
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

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

The risk of undetected defects is: - **Medium**

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: - **Medium**

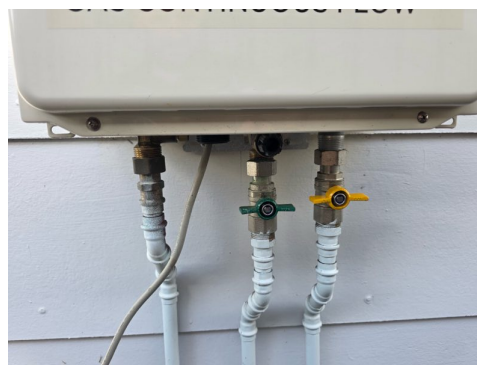
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice

Section D Significant Items

Safety Hazard

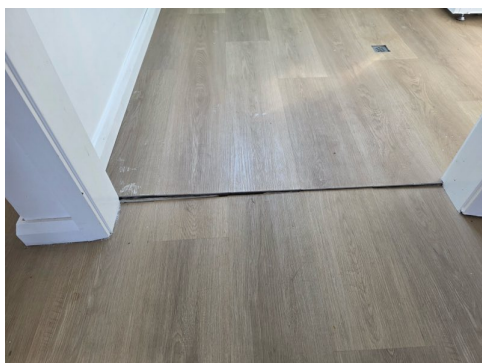
Finding 1.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Gas odour at hot water unit – External wall
Information:	<p>A faint gas smell was detected at the gas hot water unit. The odour dissipated after the gas supply was turned off. This presents a safety hazard and may indicate a gas leak.</p> <p>A licensed plumber should be engaged to carry out further investigation and rectify as required. This should be addressed without delay.</p>



Finding 1.02

Building:	Main Building
Location:	Laundry
Finding:	Exposed flooring transition and exposed suspected asbestos – Laundry doorway
Information:	<p>Laminate flooring appears to have been installed over existing mosaic tiles in the laundry. At the doorway to the living room, there is a height discrepancy and exposed fibrous cement material suspected to contain asbestos is exposed.</p> <p>Exposed edges and potential asbestos-containing material present a safety hazard if disturbed. A licensed builder should be engaged to carry out further investigation and rectify as required. This should be addressed without delay.</p>



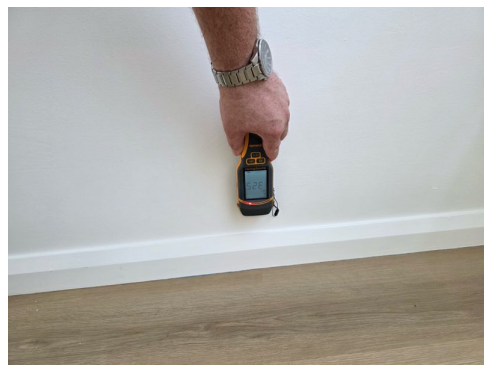
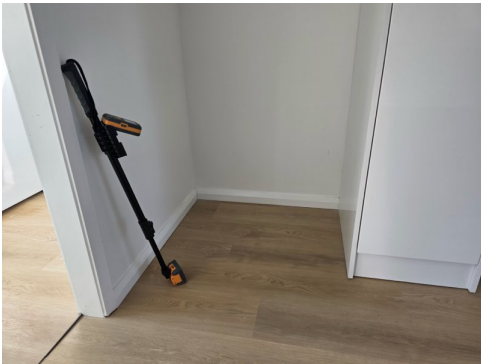
Major Defect

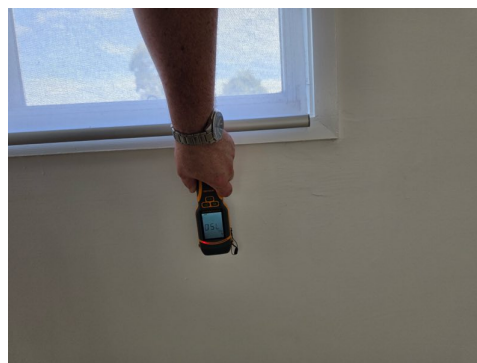
No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Elevated moisture readings and unsealed window junctions – Internal walls
Information:	<p>Elevated moisture readings were detected to multiple internal walls, including areas adjacent to the shower. Widespread elevated readings were also noted which may be influenced by recent painting, and the source could not be confirmed. Windows have not been sealed where they meet the weatherboards. Small gaps are present at these junctions.</p> <p>Unresolved moisture may indicate concealed leaks or environmental conditions and may lead to material deterioration if persistent. Unsealed junctions can allow water ingress, which may contribute to elevated moisture within wall cavities. A licensed builder should be engaged to carry out further investigation and rectify as required. This should be addressed as soon as practicable. Photos are indicative of defect throughout.</p>





Finding 3.02

Building: Main Building

Location: Subfloor

Finding: Damp Subfloor - Evidence of persistent damp ground

Information: The subfloor area showed signs of persistent moisture. Although no surface water was present at the time of inspection, the ground remained damp and multiple brick piers showed green organic growth at their bases, indicating ongoing exposure to moisture. The subfloor appears open along most sides, suggesting that cross ventilation is generally adequate.

Given the relatively flat nature of the site, additional drainage may have limited effectiveness, and these conditions may reflect the typical moisture profile of the property. While no immediate impact was observed, ongoing dampness may contribute to internal moisture issues over time if conditions change. It is recommended that the area be monitored, and if signs of internal dampness or deterioration develop, a licensed builder should be engaged to assess and advise as required.



Finding 3.03

Building: Main Building

Location: Bathroom

Finding: Deteriorated sealing and minor grout loss – Bathroom

Information: Sealant is deteriorated or missing in the shower and bath areas, and there are small sections of missing grout. The bathroom appears otherwise serviceable. Failed sealing can allow water ingress into wall and floor substrates, potentially leading to concealed damage over time.

A licensed plumber should be engaged to carry out further investigation and rectify as required. This should be addressed without delay and prior to regular use recommencing after occupancy.







Finding 3.04

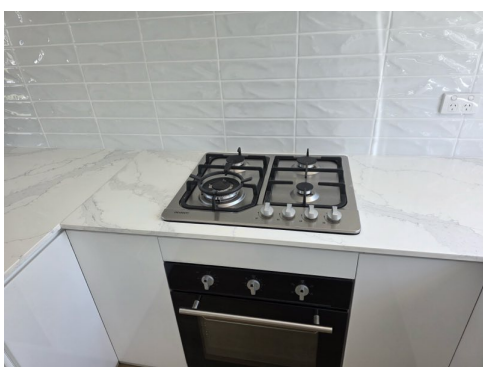
Building: Main Building

Location: Kitchen

Finding: Unsecured cooktop – Kitchen

Information: The cooktop is not properly secured to the benchtop and can be lifted slightly. Installation appears incomplete or inadequate.

An unsecured cooktop may shift during use, creating a risk of gas leakage or damage to connections. A licensed plumber should be engaged to carry out further investigation and rectify as required. This should be addressed without delay.



Finding 3.05

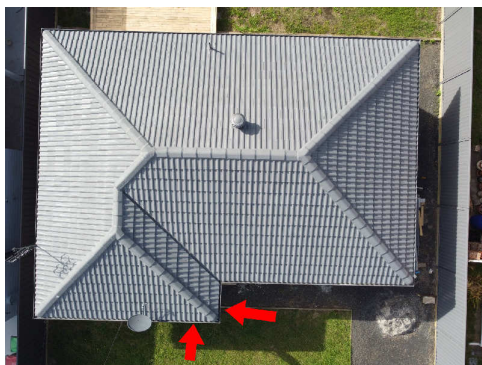
Building: Main Building

Location: Guttering

Finding: Standing water in guttering – Front of dwelling

Information: Standing water was observed in the guttering at the front of the dwelling.

Poor drainage can contribute to overflow and moisture-related issues. A licensed builder should be engaged to assess and rectify as required. This should be addressed as soon as practicable.



Finding 3.06

Building: Main Building

Location: Laundry

Finding: Missing head flashing and unsealed junction – Laundry door

Information: There is no head flashing above the laundry door, and the junction between the door frame and weatherboards is not sealed. This increases the likelihood of water ingress into the wall structure.

A qualified carpenter should be engaged to assess and rectify as required. This should be addressed without delay.



Finding 3.07

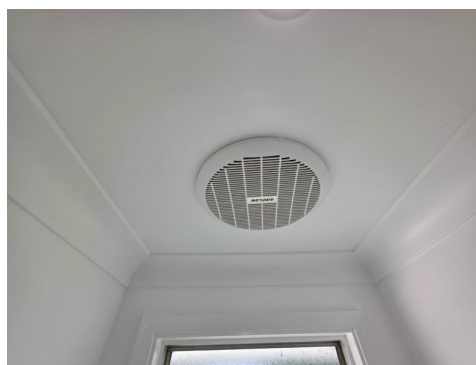
Building: Main Building

Location: Toilet (WC)

Finding: Non-functional exhaust fan – WC

Information: The exhaust fan in the WC produced a slight humming noise when operated but did not appear to extract air. Inadequate ventilation can contribute to moisture build-up and deterioration of finishes.

A licensed electrician should be engaged to assess and rectify as required. This should be addressed as soon as practicable.



Finding 3.08

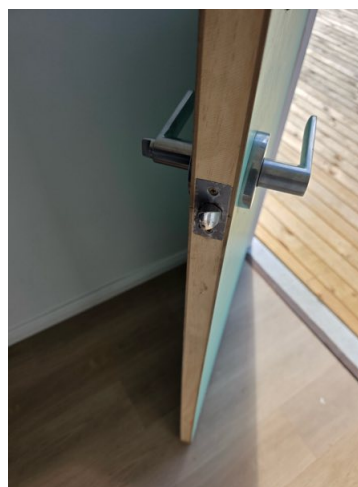
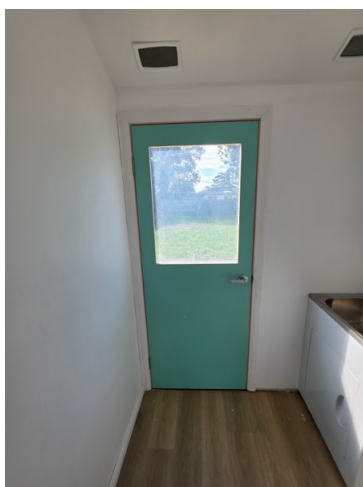
Building: Main Building

Location: Laundry

Finding: Unpainted door and architraves – Laundry

Information: The laundry door and associated architraves have not been painted. The surfaces are unfinished but otherwise appear intact.

Unpainted surfaces are more susceptible to wear and moisture absorption over time. A licensed builder should be engaged to assess and rectify as required. This should be addressed at the owner's discretion.

**Finding 3.09**

Building: Main Building

Location: Deck

Finding: Unsealed and unpainted timber – Deck

Information: The deck timbers have not been painted or sealed and are exposed to the elements. Unprotected timber is susceptible to weathering, moisture ingress, and premature deterioration.

A licensed builder should be engaged to assess and rectify as required. This should be addressed as soon as practicable.



Finding 3.10

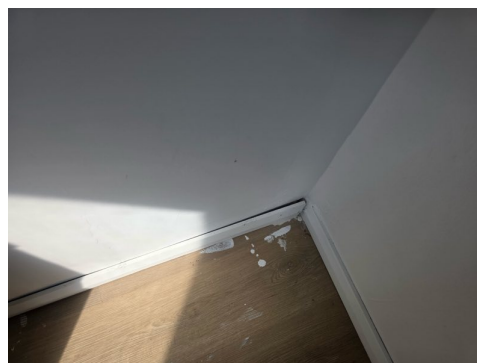
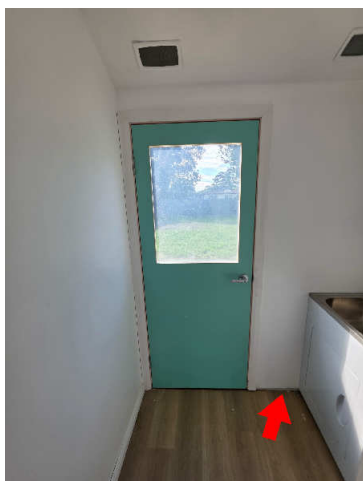
Building: Main Building

Location: Laundry

Finding: Missing and loose skirting – Laundry

Information: Skirting is missing beside the laundry door, and a separate section of skirting is loose. The affected areas appear localised to the laundry.

Loose or missing skirting can lead to minor damage at wall bases and allow debris or moisture ingress at floor junctions. A qualified carpenter should be engaged to assess and rectify as required. This should be addressed at the owner's discretion.



Finding 3.11

Building: Main Building

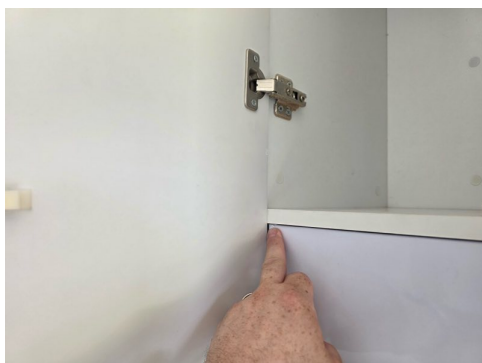
Location: Kitchen

Finding: Misaligned cabinetry and faulty drawer operation – Kitchen

Information: Several cabinet doors are binding and require adjustment, the bottom drawer does not run smoothly, and one overhead cupboard door binds against the window architrave and cannot open fully or stay open.

Misalignment may worsen with use and affect functionality of cabinetry components. A qualified carpenter should be engaged to assess and rectify as required. This should be addressed as soon as practicable.





Finding 3.12

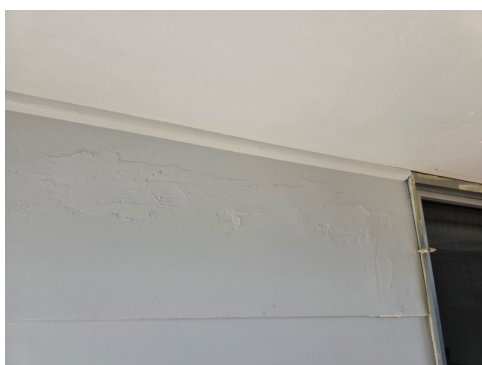
Building: Main Building

Location: Weatherboards

Finding: Poorly finished weatherboard and soffit repairs – External

Information: Weatherboards beneath the kitchen window and other sections have been patched and painted without adequate surface preparation, and the soffit repair has not been sanded or repainted, resulting in a rough and uneven finish. Poor finishing may lead to premature coating failure and reduced weather resistance.

A qualified painter should be engaged to assess and rectify as required. This should be addressed as soon as practicable.



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:	Subfloor
Finding:	Damp subfloor - conditions conducive to termites

Information: Conditions conducive to timber pest activity were observed in the subfloor area. The ground was noted to be damp, and persistent moisture may attract termites and promote conditions favourable to timber decay.

It is recommended that regular timber pest inspections be carried out by a licensed pest controller at intervals not exceeding 12 months.



Finding 6.02

Building: Main Building
Location: All External Areas
Finding: Ground - Timber materials in direct ground contact

Information:

Timber elements in direct contact with the ground, and consequently exposed to moisture or dampness, create conditions conducive to termite activity. Whether timber is used as part of a building structure, such as a fence or retaining wall, or stored as unused material, it can attract termite infestations.

When exposed to excessive moisture, timber begins to decay and develop wood rot. Any timber in direct contact with the ground - especially untreated or non-durable timber - provides an easy entry point for subterranean termites into the material.

To minimize the risk of termite attack, it is recommended to remove any materials that could foster termite activity. If removal is impractical or undesirable, it is strongly advised that termite or timber pest inspections be conducted every 6 to 12 months to protect the property from potential infestation.





Finding 6.03

Building: Main Building

Location: Yard - Back

Finding: Deck - Concealed or inaccessible deck substructure

Information: The substructure of the decking in rear of the property was not accessible for inspection due to low clearance, ground contact, or cladding. Inaccessible areas such as this prevent a full visual inspection and create conditions conducive to concealed termite entry or timber decay, as any damage or activity may remain undetected until it becomes extensive.

Where practical, the deck should be modified to allow adequate clearance and access for future inspection. Where modification is not possible, the risk of concealed attack remains. In such cases, it is essential that a licensed pest controller establish an ongoing termite management plan and carry out regular timber pest inspections every 6–12 months.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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
- Licensed Electrician
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

The property generally presents in fair condition for its age, with the majority of defects identified relating to maintenance, minor building issues, and typical wear and tear. No significant structural concerns were identified in accessible areas at the time of inspection.

Two safety hazards were identified. A gas odour was detected at the external hot water unit, which may indicate a gas leak and requires immediate investigation. In addition, exposed flooring materials at the laundry doorway are suspected to contain asbestos and may present a health risk if disturbed. These items should be addressed without delay.

Moisture-related conditions were noted, including elevated moisture readings internally and damp conditions in the subfloor. These appear to be influenced by environmental factors and site conditions, and while no immediate damage was confirmed, they should be monitored over time. Other defects observed are considered manageable through routine repair and maintenance.

As is common with all properties, it is strongly advised that regular timber pest inspections be carried out by a licensed pest controller at intervals not exceeding 12 months.

For further information, advice and clarification please contact James Kerins on 0429 360 124

The following items were noted as -For your information

Noted Item

Building: Main Building

Location: Subfloor

Finding: Earthenware pipework – Subfloor

Information: Earthenware pipework was observed within the subfloor. Its condition could not be confirmed at the time of inspection.

Earthenware pipes are commonly affected by ground movement and root intrusion over time, which may lead to cracking or blockages. It may be worthwhile engaging a licensed plumber to carry out a camera inspection to assess the condition of the pipework.



Noted Item

Building: Main Building

Location: Bathroom, WC, Meter Box

Finding: Asbestos - Suspected Asbestos-Containing Materials (ACMs)

Information: Reporting on asbestos is outside the scope of this inspection. Suspected asbestos-containing material (ACM) was observed in the bathroom and WC wall linings, along the laundry internal door threshold and in the meter box. Based on our experience in the building industry, there is a higher risk that the identified building elements contain asbestos, particularly given that any home constructed prior to 1990 may contain asbestos in various forms.

No sample testing has been undertaken to confirm the presence of asbestos. We strongly recommend a separate Asbestos Inspection and Condition Audit be carried out by a licensed assessor, which may include laboratory testing for definitive confirmation.

In the meantime, the client is advised to act with caution, especially when considering any disturbance of the material through wear and tear, renovations, extensions, demolition, or maintenance activities.





Noted Item

Building: Main Building

Location: Roof Void

Finding: Access - Roof void

Information: The roof void was not entered due to size restrictions, access limitations, and/or safety concerns. Inspection was carried out from the internal access hatch only, with observations limited to what could be safely viewed and photographed from this position.





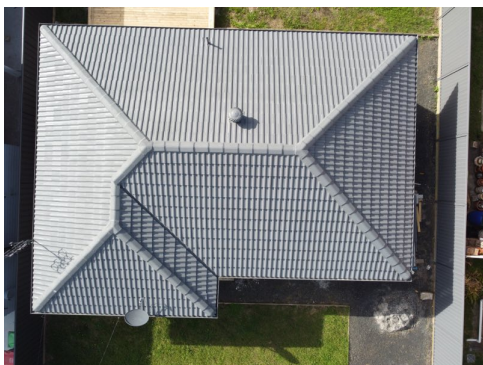
Noted Item

Building: Main Building

Location: Roof Exterior

Finding: Additional Photos - Roof Exterior

Information: Additional photos of the roof exterior are provided for your general reference











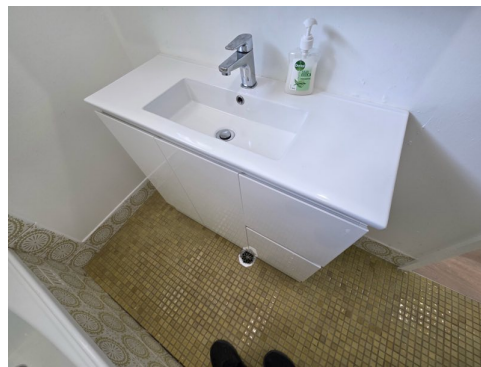
Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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





Definitions to help you better understand this report

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

Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm 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.