



# Building and Timber Pest Inspection Report VR

Inspection Date: Thu, 12 Mar 2026

Property Address: 63 Breimba St, Grafton NSW 2460,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 12 Mar 2026

Modified Date: Mon, 16 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 63 Breimba St, Grafton NSW 2460, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Dean Huxley Ph: 0410 535 121  
Email: Yamba@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Yamba)

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Company Address and Postcode: Yamba 2464

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Company Email: Yamba@jimsbuildinginspections.com.au

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Company Contact Numbers: 0410 535 121

## Special conditions or instructions

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

The following apply: This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

## Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>	✓	
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

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Building Type	Residential
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Company or Strata title	No
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Floor	Concrete, Slab - Suspended Slab, Timber with hardboard areas, Timber with concrete areas
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Furnished	Furnished
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No. of bedrooms	3
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Occupied	Occupied
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Orientation	South East
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Other Building Elements

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Other Timber Bldg Elements

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Roof

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Storeys	Double
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Walls

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Weather

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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Interior
- Posts
- Roof Void - Part
- Subfloor - Part
- The Site
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- No safe point from which to access roof exterior
- Rugs
- Sarking
- Stored items
- 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:	Rear decked area roof
Finding:	Eaves – Damaged Eave Sheets
Information:	Damage was identified to the eave sheets above the rear decked area at the time of inspection. The eave sheets may contain asbestos due to the age of the building. In plain English, the sheeting under the roof overhang above the rear deck is damaged and may be made from asbestos-containing material, which was commonly used in properties of this age. Asbestos materials can present a health risk if disturbed or damaged, and appropriate safety precautions should be taken. An appropriately licensed asbestos contractor or suitably qualified tradesperson should assess and carry out repairs or replacement.



#### Finding 1.02

Building:	Main Building
Location:	Front balcony
Finding:	Front Balcony – Balustrade Height
Information:	The steel balustrade to the front balcony appears lower than current safety standards. In plain English, the height of the balcony railing may not meet today's building requirements, which commonly occurs with older properties constructed to earlier standards. A suitably qualified builder or metal fabricator should assess the balustrade and carry out any upgrades if considered necessary to improve safety.



**Finding 1.03**

Building: Main Building  
 Location: Electrical meter box right hand side of building  
 Finding: Electrical Meter Box – Asbestos Warning Label  
 Information: An asbestos warning sticker was identified in the electrical meter box at the time of inspection. In plain English, the label indicates that materials associated with the meter box and potentially within the building may contain asbestos, which was commonly used in properties of this age. The label acts as a warning that asbestos-containing materials may be present within the building. Care should be taken if any works are carried out in this area. An appropriately licensed asbestos contractor should be consulted if disturbance or removal of materials is required.



## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Rear decked area roof
Finding:	Back Deck Roof – Fascia Wood Rot and Rust
Information:	Minor wood rot was identified to the fascia boards to the back deck roof. Minor rust was also noted to the roof cladding in the same location, which may allow water ingress during periods of driving rain. In plain English, some timber along the edge of the roof has started to rot and the metal roof sheeting shows early rusting in the same area. This may allow water to enter during heavy wind-driven rain. The top of the roof could not be inspected due to the height of the structure. A licensed roofer or suitably qualified carpenter would be the appropriate trades to assess and carry out repairs required to prevent further damage.



### Finding 2.02

Building:	Main Building
Location:	Garage
Finding:	Garage Concrete Slab – Large Cracks

Information: Large cracks were identified in the garage concrete slab at the time of inspection. In plain English, significant cracking was noted in the concrete floor which may be caused by ground movement or structural stress. This is a common defect with properties of this age and location. A suitably qualified concreter or builder should assess the slab and carry out rectification works as required. A structural engineer may also need to be consulted.



### Finding 2.03

Building: Main Building  
 Location: Gutters  
 Finding: Gutters – Rust and Limited Inspection  
 Information: Rust was identified to the gutters at several locations at the time of inspection. In plain English, the gutters show signs of corrosion which is common with metal gutters over time. The gutters and roof could not be thoroughly inspected due to the second storey height limiting safe access. A licensed roofer or suitably qualified tradesperson should assess the gutters and roof and carry out maintenance or repairs as required.



### Finding 2.04

Building: Main Building  
 Location: Rear of building  
 Finding: Rear Concrete Area – Major and Minor Cracks

Information: Major and minor cracks were identified to the rear patchy concreted area at the time of inspection. In plain English, several cracks of varying size were noted in the rear concrete surface. This can occur due to ground movement, age, poor installation, or general wear over time. A suitably qualified concreter or builder should assess the area and carry out rectification works as required.



## Minor Defect

### Finding 3.01

Building: Main Building

Location: Front entry door

Finding: Front Door – Fair Condition

Information: The front door was in fair working order at the time of inspection; however, old patch repairs were noted to the door jambs from previous door hardware and would benefit from painting. In plain English, the door works, but the frame has been patched where old locks or fittings were installed and requires painting to improve the finish. This is a common condition with a property of this age. A painter or handyman would be the appropriate trade to carry out this work.



**Finding 3.02**

Building: Main Building  
Location: Kitchen  
Finding: Kitchen – Fair Condition

Information: The kitchen was found to be in fair condition at the time of inspection with age-related defects noted, including damaged edge tape to cabinetry and deteriorated silicone to junctions. In plain English, the kitchen appears functional but shows general wear and deterioration consistent with a property of this age. Maintenance or minor repairs may be carried out at the owner’s discretion. A cabinet maker or suitably experienced handyman would be the appropriate trade to carry out any repairs if required.





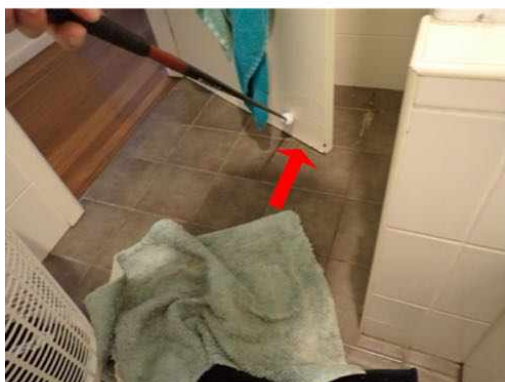
### Finding 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Bath Spout Up side down.
Information:	The bath spout was observed to be turned upside down at the time of inspection and possible because of a minor drip. In plain English, the spout appears to have been turned upside down, possibly by the homeowner or renters to stop a minor drip. A licensed plumber may be engaged to assess the issue.



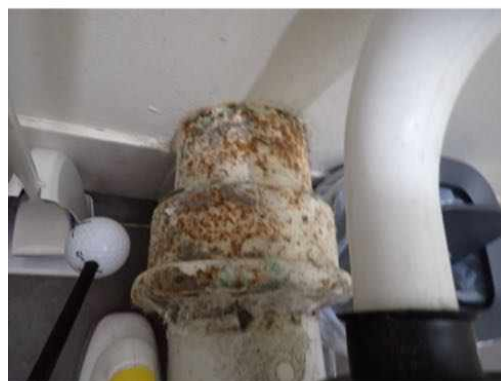
### Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Door – Swelling
Information:	Swelling was noted to the bottom of the bathroom door at the time of inspection. In plain English, the bottom of the door has absorbed moisture and expanded, which is common in wet areas and properties of this age. A carpenter or suitably experienced handyman would be the appropriate trade to repair or replace the affected section of the door.



### Finding 3.05

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet Plumbing – Surface Rust
Information:	Surface rust was noted to the toilet plumbing at the time of inspection. In plain English, the plumbing components show signs of corrosion; however, no visible leaks were observed during normal operation. This is a common defect with plumbing components over time. A licensed plumber would be the appropriate trade to assess and carry out maintenance or replacement if necessary.



### Finding 3.06

Building:	Main Building
Location:	Front entry door
Finding:	Entry Screen Door – Surface Rust
Information:	Surface rust was noted to the entry screen door at the time of inspection. In plain English, the metal screen door shows early signs of corrosion, which is common with external metal components over time. Maintenance such as cleaning, rust treatment, and repainting is recommended. A painter or suitably experienced handyman would be the appropriate trade to carry out repairs.



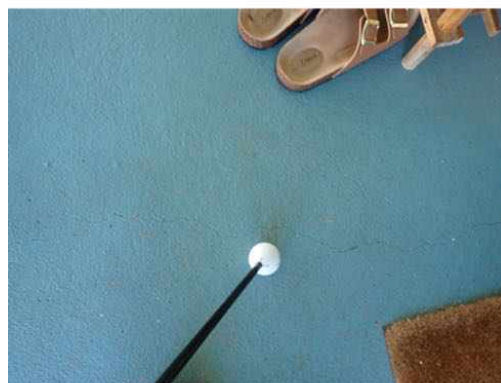
### Finding 3.07

Building: Main Building

Location: Front balcony

Finding: Front Concrete Balcony – Minor Crack

Information: A minor crack was identified in the front concrete balcony at the time of inspection. In plain English, a small crack was noted in the concrete, which can occur due to normal movement, shrinkage during curing, or the original laying of the concrete. This is a common defect in concrete structures. The crack should be monitored for any signs of further movement or deterioration. If the crack increases in size or changes over time, a suitably qualified concreter or builder should be contacted to assess the area and perform rectification works as required.



### Finding 3.08

Building: Main Building

Location: Front balcony

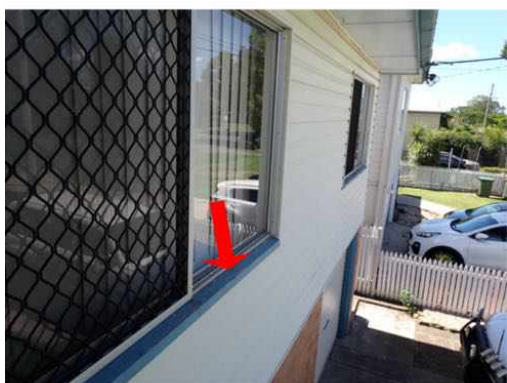
Finding: Front Balcony Balustrade – Rust

Information: Rust was identified to the steel front balcony balustrade at the time of inspection. In plain English, the metal railing shows signs of corrosion, which is common with exposed steel elements over time. Maintenance such as cleaning, rust treatment, and repainting is recommended. A painter, metal fabricator, or suitably experienced handyman would be the appropriate trade to carry out repairs.



### Finding 3.09

Building:	Main Building
Location:	External windows
Finding:	External Timber Windows – General Maintenance
Information:	The external timber windows were found to be in need of general maintenance at the time of inspection. In plain English, the windows show signs of age and weathering, which is common with timber windows over time. Maintenance such as sanding, sealing, and repainting is recommended to prevent further deterioration. A painter, carpenter, or suitably experienced handyman would be the appropriate trade to carry out the maintenance works.



### Finding 3.10

Building:	Main Building
Location:	Below front concrete porch area.
Finding:	Brickwork Below Front Porch – Minor Cracks
Information:	Minor cracks were identified in the brickwork below the front concrete porch area at the time of inspection. In plain English, small cracks were noted in the brickwork which can occur due to normal movement and age of the structure. This is a common defect with properties of this age. The area should be monitored for any signs of further movement. If the cracks increase in size, a suitably qualified builder or bricklayer

should be contacted to assess and carry out repairs as required.



### Finding 3.11

Building:	Main Building
Location:	Ground floor bedroom
Finding:	Ground Floor Bedroom Floor – Damaged Tile
Information:	A damaged tile was identified to the ground floor bedroom floor at the time of inspection. In plain English, one of the floor tiles is broken, likely due to impact damage. A tiler or suitably experienced handyman should assess and replace the damaged tile as required.



**Finding 3.12**

Building: Main Building  
 Location: Front and left hand side external  
 Finding: Balcony and Window Sun Screens – Poor Condition  
 Information: The balcony and window sun screens were found to be in poor condition with rust identified at the time of inspection. In plain English, the metal sun screens show corrosion and general deterioration from weather exposure over time. Maintenance or replacement may be required to prevent further deterioration. A metal fabricator, painter, or suitably experienced handyman would be the appropriate trade to carry out repairs or replacement.



### Finding 3.13

Building:	Main Building
Location:	Boundary fences
Finding:	Timber Fencing – Poor Condition
Information:	Sections of the timber fencing were found to be in poor condition at the time of inspection. In plain English, parts of the fence show deterioration consistent with age and weather exposure. Repairs or replacement of the affected sections may be required to maintain the fence. A carpenter, fencing contractor, or suitably experienced handyman would be the appropriate trade to carry out the works.



### Finding 3.14

Building:	Main Building
Location:	Laundry
Finding:	Bathroom Plumbing – Minor Leak
Information:	A minor leak was identified to the plumbing below the bathroom within the laundry area at the time of inspection. In plain English, a small amount of water was observed leaking from plumbing pipes servicing the bathroom. This is a common defect with plumbing of this age. A licensed plumber should assess the plumbing and carry out repairs to prevent further damage or deterioration.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Perimeter of building
Finding:	Concrete Slab – Insufficient Inspection Zone
Information:	An insufficient slab edge inspection zone was identified at the time of inspection, which restricted the ability to carry out a complete termite inspection. In plain English, the edge of the concrete slab was not visible in some areas, limiting the ability to check for termite activity or entry points. This condition is conducive to concealed termite activity. Adequate slab edge exposure should be provided to allow proper inspection. A licensed pest control technician would be the appropriate professional to assess the area and implement a termite management plan if required.



## Finding 6.02

Building:	Main Building
Location:	Rear of building
Finding:	Timber Posts in Contact with Ground – Conducive to Termite Attack
Information:	Timber posts were observed to be in contact with the ground at the time of inspection. In plain English, the timber posts are touching the soil, which can attract termites and allow concealed entry into the structure. This condition is conducive to termite attack and should be addressed to reduce the risk. A licensed pest control technician or suitably qualified builder should assess the area and carry out rectification works as required.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Garage near bathroom concrete floor
Finding:	Bathroom Floor Structure – Timber Wood Rot
Information:	Wood rot was identified to the timber beams leading into the bathroom concrete floor at the time of inspection. In plain English, sections of the timber supporting the floor near the bathroom show signs of decay, which can occur in wet areas where moisture is present. A suitably qualified carpenter or builder should assess the affected timbers and carry out rectification works as required.



### Finding 7.02

Building:	Main Building
Location:	Right hand side fence
Finding:	Right Hand Side Fence – Wood Rot
Information:	Wood rot was identified to sections of the timber fence on the right-hand side of the property at the time of inspection. In plain English, parts of the fence timber have started to decay due to age and weather exposure. Wood rot is also conducive to termite attack. Repairs or replacement of the affected sections may be required. A fencing contractor, carpenter, or suitably experienced handyman would be the appropriate trade to carry out the works.



### 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

- Asbestos Inspector
- Licensed Bricklayer
- 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- At the time of inspection, the property was found to be in fair condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

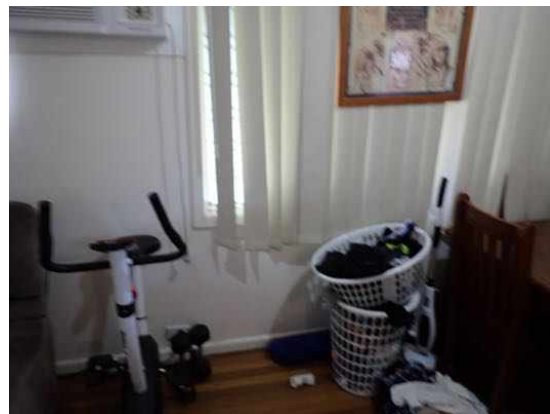
For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

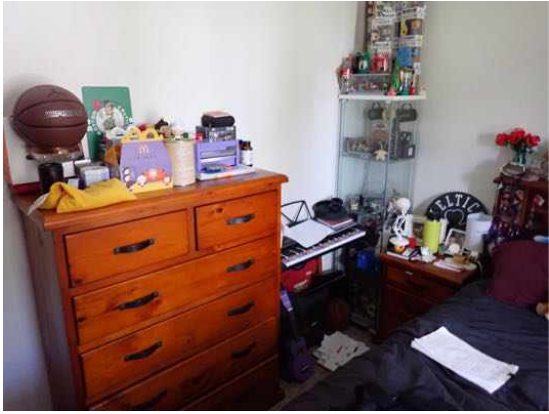
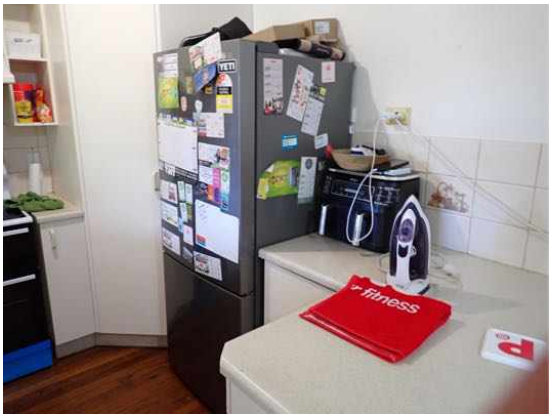
## Section D Significant Items

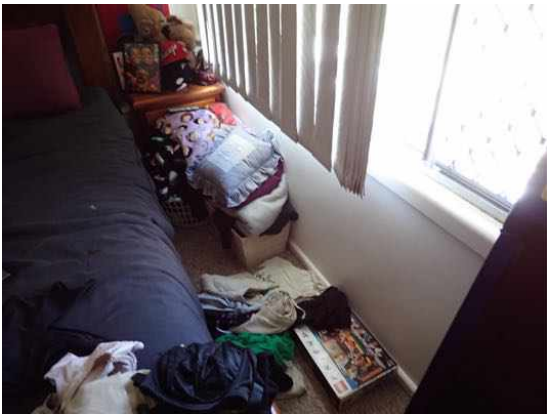
### The following items were noted as - For your information

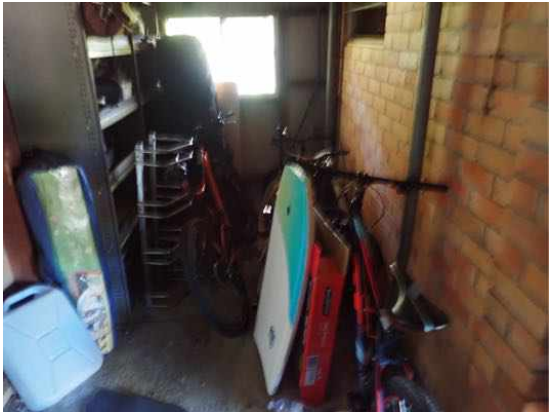
#### Noted Item

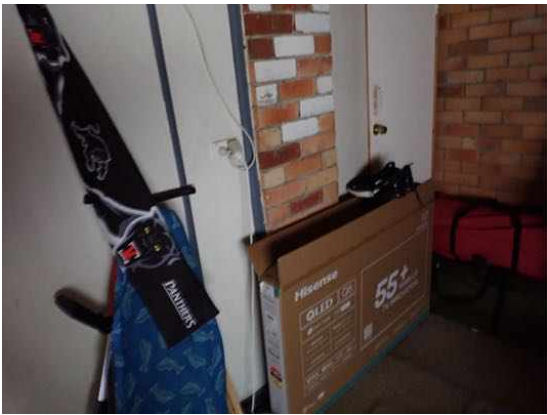
Building: Main Building  
Location: All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the area at the time of inspection. These obstructions can hide an array of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













## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

### **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

### **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.