



Building and Timber Pest Inspection Report

Inspection Date: Mon, 09 Mar 2026

Property Address: 15 Pulley Dr, Ropes Crossing NSW 2760,
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 Mon, 09 Mar 2026

Modified Date Mon, 09 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 15 Pulley Dr, Ropes Crossing NSW 2760, 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 does not comment on common areas.

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

The following apply:

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or other defects and damage identified in this inspection report.

The report was commissioned for the sole use of the client and the liability does not extend to any third parties. Any third-party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

The client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the client should consider the following options to further protect their investment against timber pest infestation;

Undertake thorough regular inspections at intervals not exceeding 12 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/all physical management system. However, AS3660 stresses that subterranean termites, can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This is recommended to be carried out ASAP by the owners.

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

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 within this report. Then you should contact the inspector and have the matter explained to you prior to acting on this 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 poor condition with major and minor defects found.

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 | Detached, Residential |
| Company or Strata title | No |
| Floor | Concrete |
| Furnished | Furnished |
| Occupied | Occupied |
| No. of bedrooms | 4 |
| Orientation | East |
| Other Building Elements | Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Garage |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Door Frames, Doors, Eaves, Floorboards, Internal Joinery, Skirting Boards |
| Roof | Pitched, Tiled, Timber Framed |
| Storeys | Double |
| Walls | Brick Veneer |
| Weather | Raining |

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 - Part
- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part

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 linings
- Debris in gutters
- Debris or rubbish
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation

- Overhanging vegetation
- Pipework
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

The risk of undetected defects is: - **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

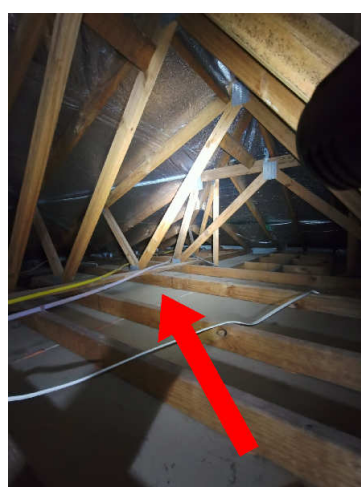
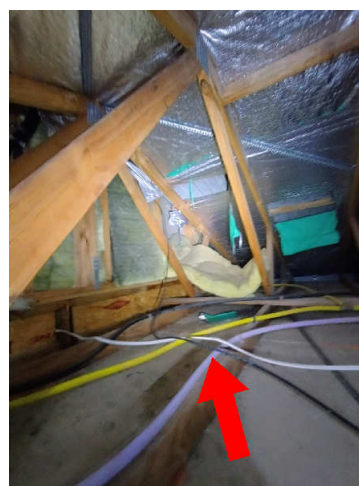
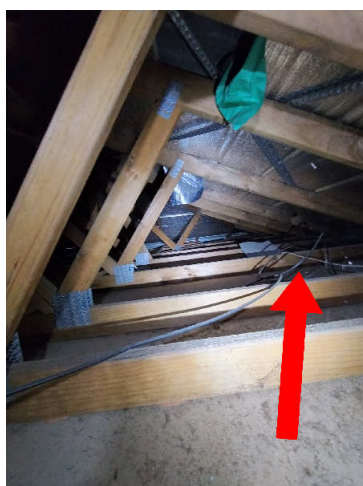
Location: GARAGE Roof Void

Finding: Electrical wires obstruction

Information: Electrical wiring was creating obstruction while entering to roof space.

Not fixed electrical wiring at the entrance of this roof space represents a potential safety hazard to personal contact.

Contact a licensed electrician urgently for further inspection investigation and rectification.



Finding 1.02

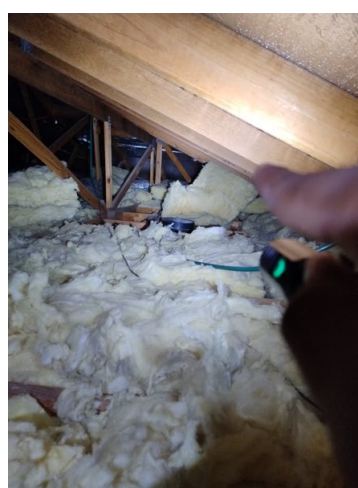
Building: Main Building

Location: Roof Void

Finding: Insulation - Covering downlights

Information: Sections of insulation in the Ensuit roof void have been poorly installed or moved from their original position and are covering down light fittings at the time of inspection. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.





Major Defect

Finding 2.01

Building: Main Building

Location: Ensuite + Bathroom

Finding: Evidence of Excessive moisture - identified - Major Defect

Information: Evidence of excessive moisture recorded by moisture meter in the shower wall of the bathroom and Ensuite.

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Minor Defect

Finding 3.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Bathroom + Ensuit |
| Finding: | Sealant and Grouting - Damaged or Detoriorated |
| 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 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.

This can lead to water ingress into the shower base and creates conducive condition to termite activity. If left unmanaged can cause further deterioration to building elements.

Qualified trade person or plumber must be appointed for rectification on priority.





Finding 3.02

Building: Main Building

Location: Bathroom

Finding: Door stop - Missing

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

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



Finding 3.03

Building: Main Building

Location: Dining Room

Finding: Door framing - Damaged

Information: Door framing in dining room was observed to be damaged at the time of inspection. Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

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 relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.04

Building: Main Building

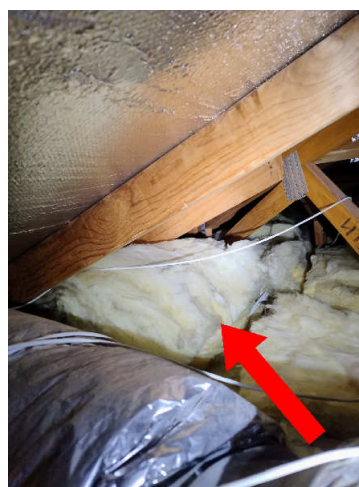
Location: Garage Roof Void

Finding: Insulation - Missing and misplaced

Information: Upon inspection of the roof void From Ensuit it was noted that insulation is not properly placed and missing at some location.

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 3.05

Building: Main Building

Location: All External Areas

Finding: Site drainage - Inadequate

Information: The site drainage in all external area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





Finding 3.06

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Weathered and Cracking in sealant of roof structure

Information:

Upon inspection of the exterior roofing, the some of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





Finding 3.07

Building: Main Building

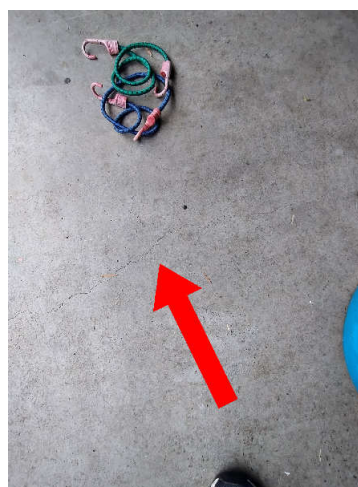
Location: Garage

Finding: Crack in concrete slab - Category 1

Information: Cracks was observed in the garage slab at the time of inspection. A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

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

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





Finding 3.08

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Bathroom + Ensuit |
| Finding: | Building element - Damaged |
| Information: | Shower head in Ensuit, Water tap and tiles around shower head in bathroom is of substandard quality or damaged. |

Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

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 relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.09

Building: Main Building
Location: Dining + Family Room

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information: Cracks were observed in the dining and family area between door framing and wall at the time of inspection. Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.





Finding 3.10

Building: Main Building

Location: Front Door

Finding: Door - Binding/jamming

Information: Binding and/or jamming of Bedroom 2 door was evident during standard operation at the time of inspection. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.11

Building: Main Building

Location: Family Room

Finding: Mould - Present

Information: Mould were observed at the time of inspection in ceiling of Family room area. Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. Moisture reading were taken at the location of mould impression at the soffit of ceiling and high moisture reading was observed at concentrated location.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



Finding 3.12

Building: Main Building
Location: Garage

Finding: Evidence of Excessive moisture and Mould - identified

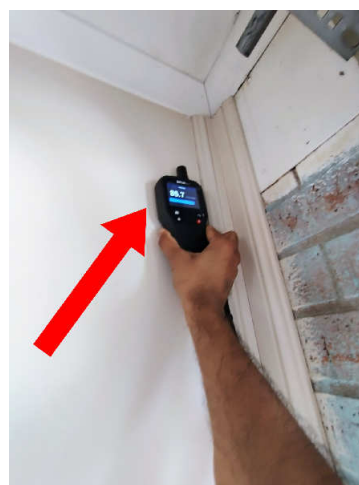
Information: Evidence of excessive moisture recorded by moisture meter and mould impressions were observed in the corner area of garage near door.

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.





Finding 3.13

Building: Main Building

Location: Rear Elevation

Finding: Stormwater drain - Not connected

Information: Stormwater drain was observed to be not connected to the drain at the time of inspection.
The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.



Finding 3.14

Building: Main Building

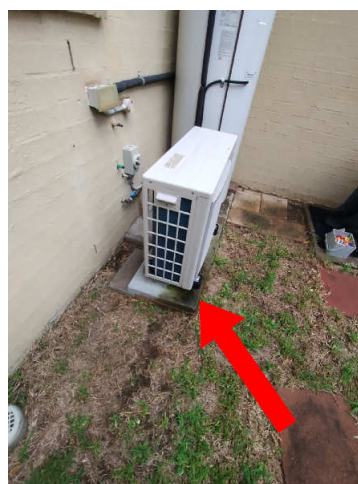
Location: Exterior walls - rear

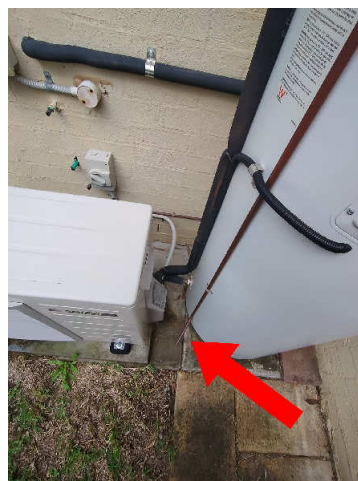
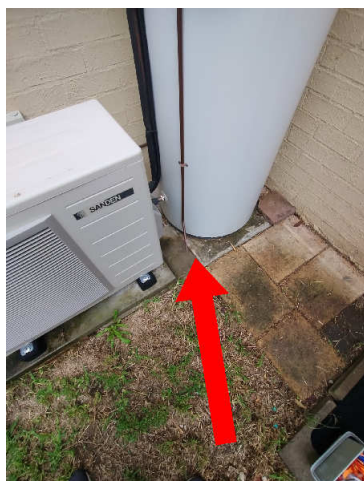
Finding: Air conditioner and hot water unit - Not connected overflow

Information: The Air Conditioner (A/C) overflow and hot water unit was found to be not connected to storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C and hot water overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.





Finding 3.15

Building: Main Building

Location: Garage

Finding: Floor tiles - Cracked and damaged

Information: Cracking and damage in the floor tiles was evident in this area at the time of inspection in garage. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement in the floor foundations may also have caused movement and resulted in the cracking of tiles in this area.

Cracked tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder specialising in re-stumping may be required.



Finding 3.16

Building: Main Building

Location: Front Elevation

Finding: Brickwork - Cracking [Repair required]

Information: Major cracking was identified to the fence brickwork in front area. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

A crack of this size may be repaired by extensive filling. Additionally, further remedial works to associated building elements, such as eave sheeting or external door frames, is likely to be required.

A qualified bricklayer should be contacted immediately to estimate and perform repair and restoration works. Consultation with a structural engineer may be required where structural instability is found to be the underlying cause of the cracking.

Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.17

Building: Main Building

Location: Exterior walls - right side

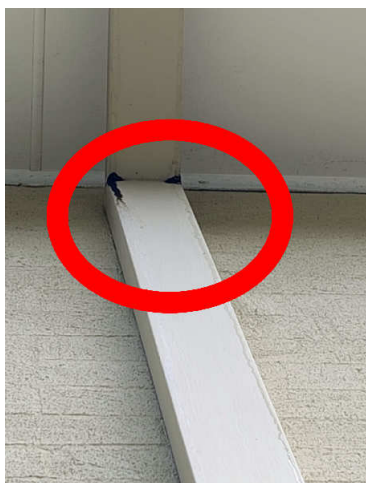
Finding: Roof plumbing - Rusted or corroded

Information: The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



Finding 3.18

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior walls - right side |
| Finding: | Brickwork - Excessive gaps (AS4455) |
| Information: | Excessive gaps were evident to the side of some window sills and window frames to the brickwork. |

Any gaps to the exterior walls of the building that are larger than 3mm are deemed a defect and require filling, beading or replacement of brickwork to close or cover the gaps. Such gaps create potential for pest ingress, excessive moisture and structural issues, and should therefore be minimised prior to the development of secondary defects.

Such works should be carried out by the builder on site to prevent secondary defects and to comply with Australian Standards.



Finding 3.19

Building: Main Building

Location: Toilet area Ground floor

Finding: Basin - Blocked

Information: The basin drain appeared to be blocked at the time of inspection. Blockages prevent building elements from operating as intended. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials.

It is advised that the blockage be removed prior to any further inspection or remedial works. Additionally, check for any secondary or concealed damage and then attempt to address the cause of the blockage to prevent any water damage to associated structures.

A licensed plumber should be appointed as soon as possible to perform any remedial works where required. Please be advised that a cabinet maker or qualified carpenter may be required if water damage is evident.



Finding 3.20

Building: Main Building

Location: Toilet area Ground floor

Finding: Evidence of excessive moisture was present at the time of inspection

Information:

Excessive moisture was observed in the toilet area walls at ground floor at the time of inspection. Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.





Finding 3.21

Building: Main Building

Location: Exterior walls - left side

Finding: External walls - Holes

Information: Significant size hole was identified near right side external wall ceiling penetrations. It is suspected that the installation of this pipework was completed to a substandard level of workmanship or is incomplete.

Gaps and holes around pipework makes the area susceptible to insect and vermin ingress, as well as allowing water penetration to the cavity wall. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if holes around the pipework are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or licensed plumber.



Finding 3.22

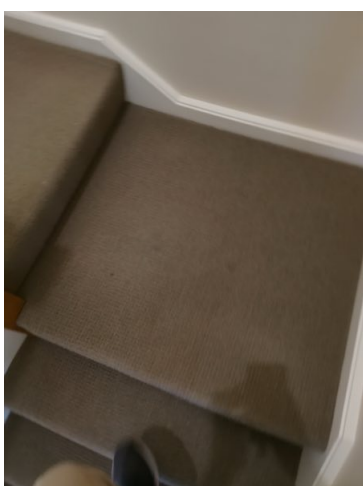
Building: Main Building

Location: All Internal Carpeted Areas

Finding: Carpet - Deteriorated

Information: All area of the carpet floor covering in upper floor area appeared to be deteriorated and old. Deteriorated carpet pose health hazards by trapping allergens like dust mites and pet dander, which can trigger asthma and allergies. They can also hold bacteria, mould and fungi, especially if damp, leading to respiratory problems and infections,

Replacement of the carpet is suggested as a matter to ensure the safety of the area at client discretion. Where required, remedial works should be undertaken to any associated walls and flooring showing evidence of mould.



Finding 3.23

Building: Main Building

| | |
|--------------|--|
| Location: | All side Areas of windows L1 |
| Finding: | Excessive moisture - identified |
| Information: | <p>Excessive moisture was identified at sides of window frame in all areas of upper floor. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.</p> <p>Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.</p> <p>If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.</p> <p>Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.</p> |







Finding 3.24

Building: Main Building

Location: Master Bedroom + Upper Lounge

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information: Crack was observed on to ceiling near air condition Exhaust and timber framing at the entrance of roof void entrance in Master Bedroom. Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed 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: | All External Areas |
| Finding: | Bridging or breaching of termite barriers |

Information:

At the time of inspection breaching of termite barriers was observed.

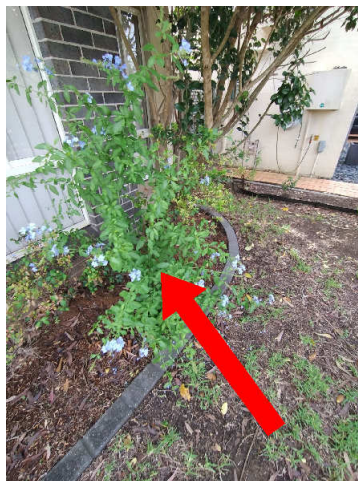
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Damp proof course (DPC) is a barrier of impervious material built into a wall or pier to prevent moisture from moving to any part of the building. Where external ground levels are built up over this barrier ingress is provided for moisture from the exterior grounds into the base brickwork or other building material and allowed to rise.

Such conditions attract termites into these damp areas which is likely to lead to infestation if left untreated.

While retrospective fitting of DPC is considered to be impractical works are required in order to prevent the extraction of moisture from the external environment into exterior brickwork or wall materials. Landscaping or re-paving of external grounds may be considered by the client. Regular annual inspections are strongly advised.





Finding 6.02

Building: Main Building
Location: All External Areas
Finding: Slab Edge - Exposure not fully available

Information:

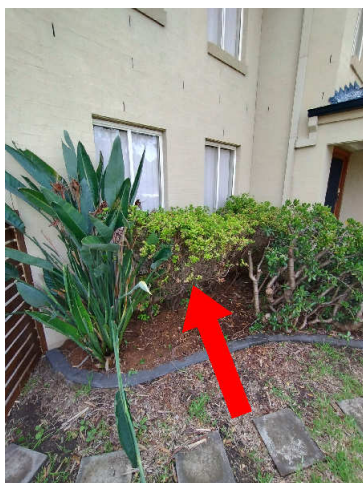
An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required which was not fully available at the time of inspection.

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 6.03

Building: Main Building

Location: All External Areas

Finding: Stored timbers and other stored material - external area

Information: The storing of timbers around the external property increases the risk of termite activity being present at the time of inspection. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.





Finding 6.04

Building: Main Building

Location: Rear Elevation

Finding: Stormwater drain - Not connected

Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.



Finding 6.05

Building: Main Building

Location: Ensuit + Bathroom

Finding: Evidence of Excessive moisture - identified

Information: Evidence of excessive moisture recorded by moisture meter in the shower wall of bathroom and Ensuit.

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.





Finding 6.06

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Bridging or breaching of termite barriers - weep holes |
| Information: | Weep holes were observed to be covered and not provided with Screens in some location at the time of inspection. |

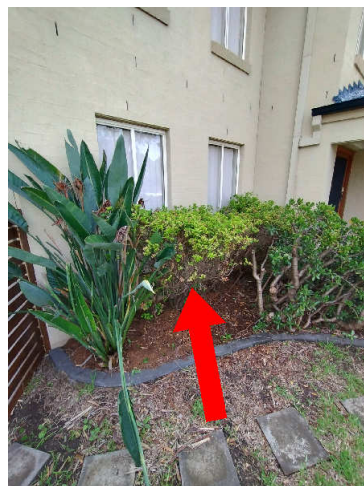
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials also all weepholes around property were missing screens at the time of inspection.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed in all areas throughout the external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.



Finding 6.07

Building: Main Building
Location: All External Areas

Finding: Site drainage - Inadequate

Information: The site drainage in front and left side area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





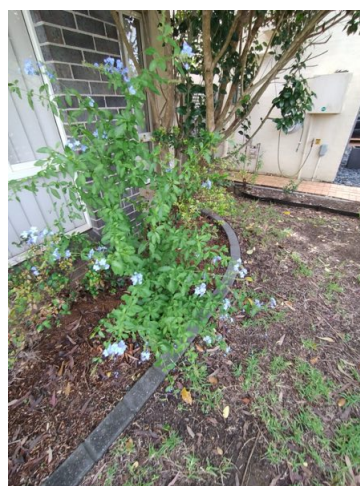
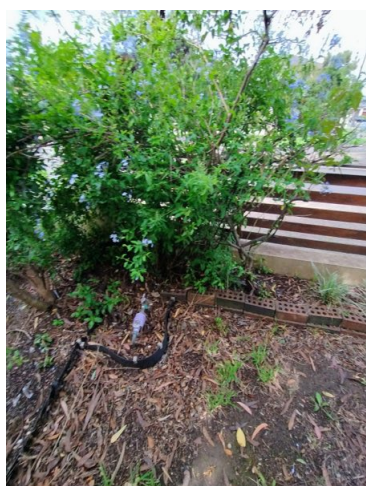
Finding 6.08

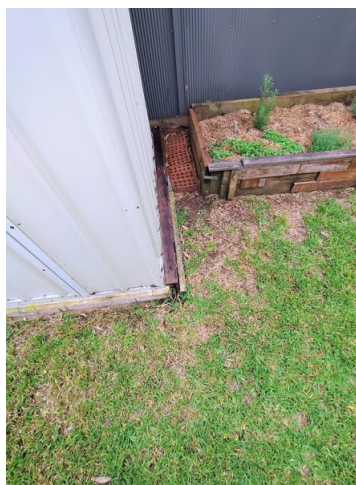
Building: Main Building

Location: Front Elevation + rear yard

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were found to be evident in the front area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.





Finding 6.09

Building: Main Building

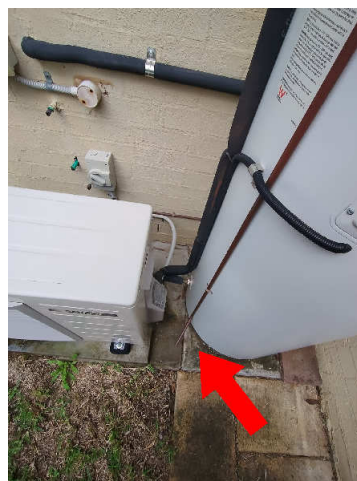
Location: Exterior walls - rear side

Finding: Overflow for air condition unit and hot water unit - Not plumbed for drainage

Information: The overflow for air condition and hot water unit is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp at the time of inspection.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards.

When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: Rear + Front Elevation

Finding: Fungal decay - present

Information: Fungal decay and timber deterioration was observed at the time of inspection in rear elevation of the property. 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

Evidence of a previous termite management program

Finding 9.01

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Meter Box |
| Finding: | Evidence of a previous termite management system - More information required |
| Information: | At the time of inspection, durable notice of a previous termite management treatment system was located in the main meter box. Dates are not clearly visible on sticker at the time of inspection. |

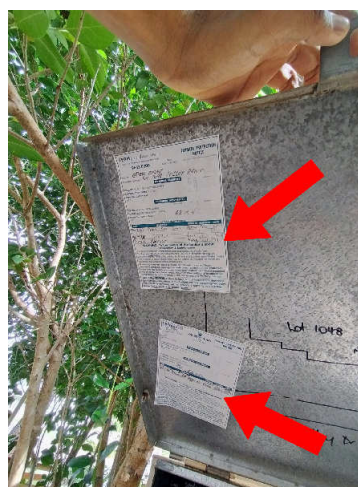
A durable notice, usually in the form of a sticker found in the main meter box, should be provided by a licensed pest control contractor upon the installation of a termite management system to inform future occupants or owners of the type of treatment carried out.

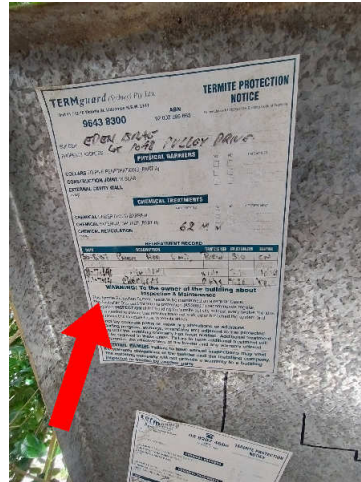
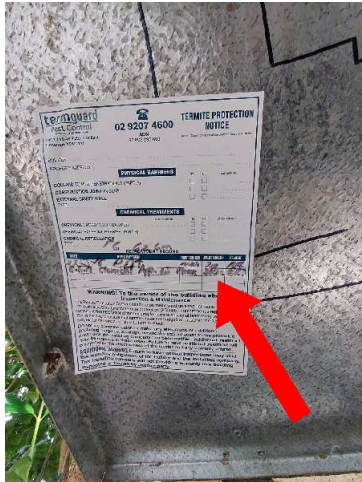
A physical termite management system has been installed to the perimeter of the property.

More information is required such as an installation diagram of the barrier, as well as a signed certificate of installation otherwise the integrity of the termite barrier system could be compromised and deemed inadequate or out of warranty.

A periodic pest inspection should be carried out every 6 to 12 months to monitor any termite management treatment system.

It is strongly recommended that client seek advice from a qualified pest control contractor to further investigate the condition of the termite management system. Alternatively you could consult with the company who has installed the treatment to confirm this information.





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
- Damp Proofing Specialist
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- 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

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

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

The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

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

Number of Major and Minor defects along with safety hazard were present at the time of inspection.

SAFETY HAZARD

- Insulation - Covering downlights and Electrical wires obstruction in roof void

MAJOR DEFECT

- Evidence of Excessive moisture - identified in bathroom and Ensuit

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. All the defects are highly advised to be fixed to avoid further damage or deterioration of building elements.

- Poor site drainage for all external area
- Air conditioner and hot water unit overflow not connected to drain
- Evidence of Excessive moisture - identified toilet wall of Ground floor and all the sides of window framing in Upper floor.
- Sealant and Grouting damaged in both bathroom and Ensuit.
- Damage and mould in bathroom corner
- Roof tiles - Weathered and Cracking in sealant of roof structure
- Bathroom door missing door stop
- Cracks in ceiling and gap between window framing and gyprock.
- Basin - Blocked

- Carpet - wear and tear

There was no evidence of previous termite activity in the house. There is numbers of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

- Be aware that stored items and insulation has given limit to the inspectable areas and may hidden defects.
- Low pitch of thee roof at the roof entrance has limited the access for inspection.
- Further invasive inspections are always recommended.

All roof void area didn't have the full access for the main building.

It is highly recommended an approved barrier treatment to be installed. It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act,regulation,ordinance,or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects in not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

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

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

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

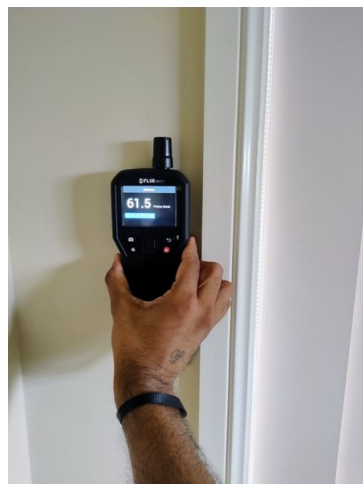
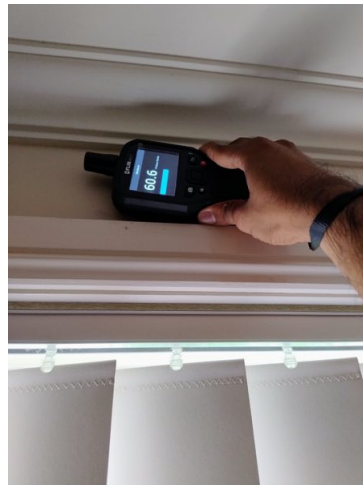
For further information, advice and clarification please contact Ankit Gandhi on 0469817152

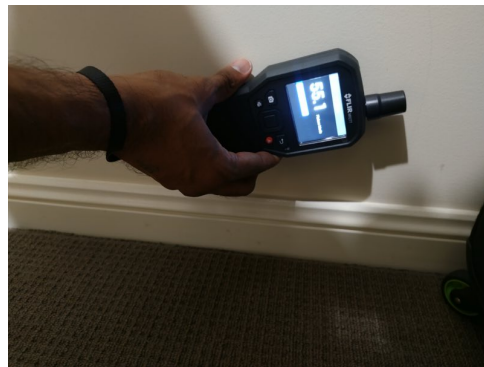
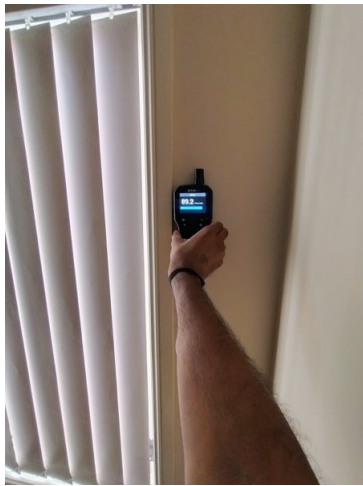
The following items were noted as -For your information

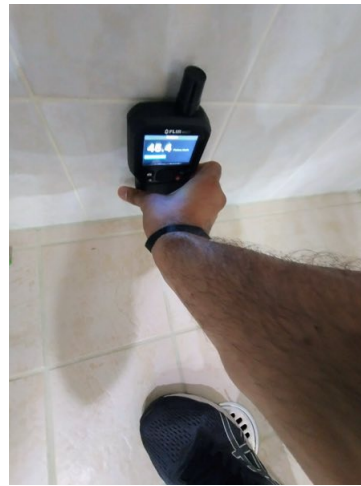
Noted Item

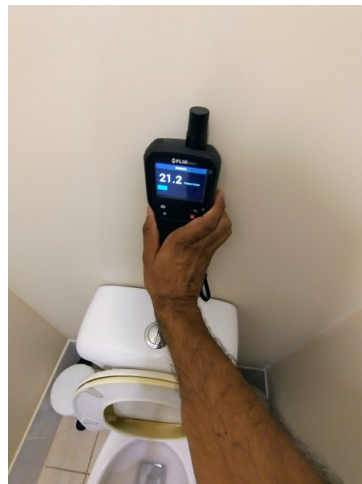
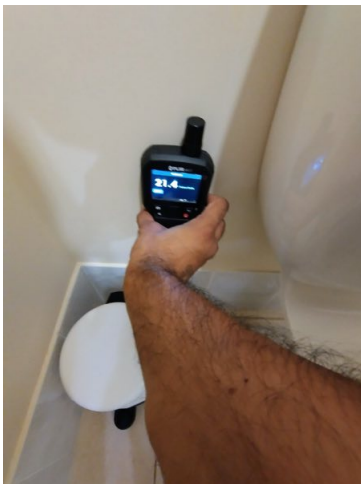
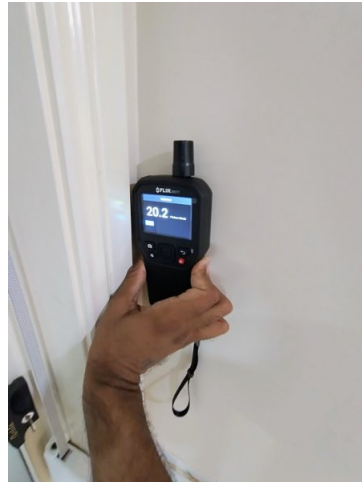
Building: Main Building
Location: All Areas
Finding: Moisture reading taken at different locations
Information: All area moisture reading for reference.

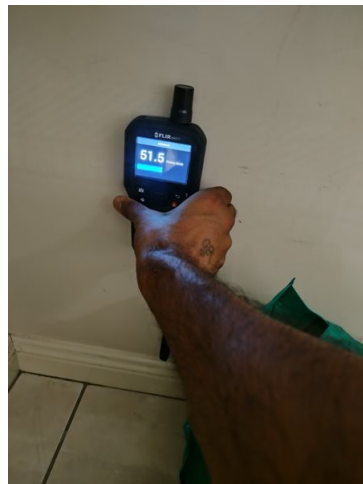
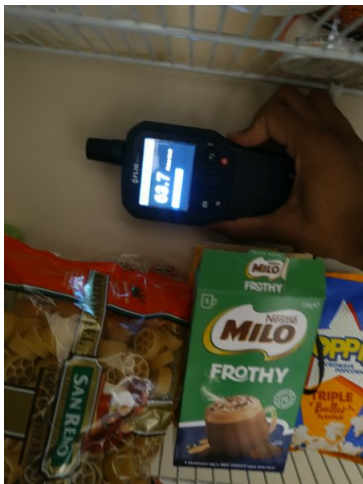
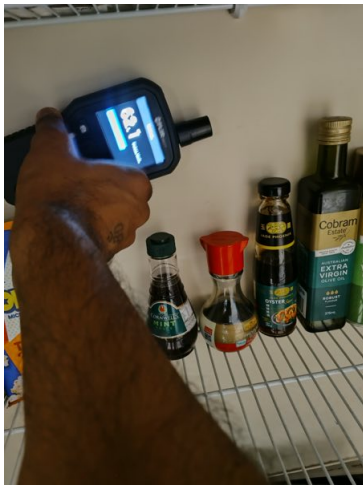




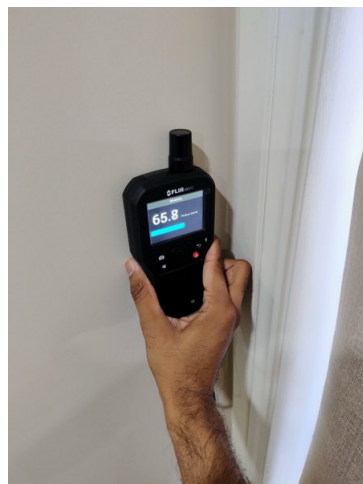
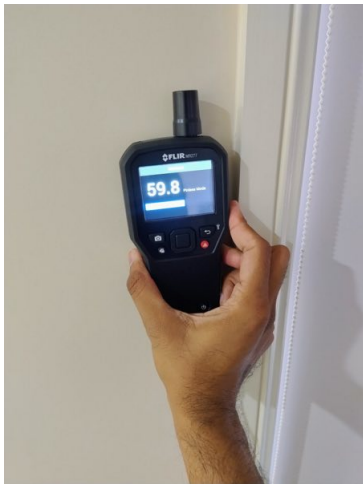


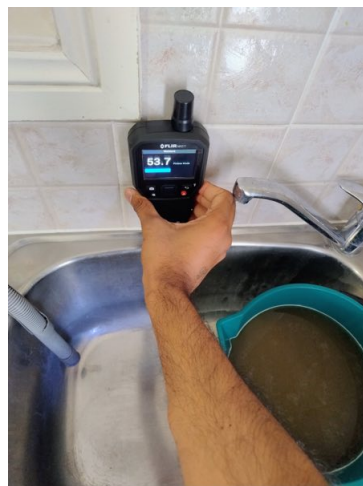
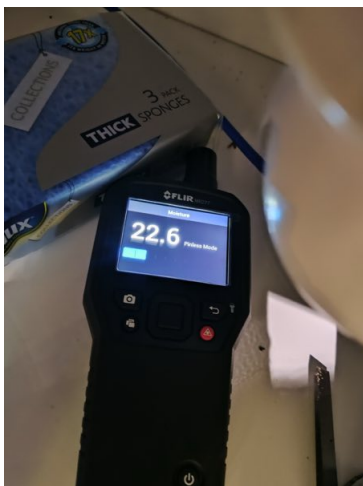
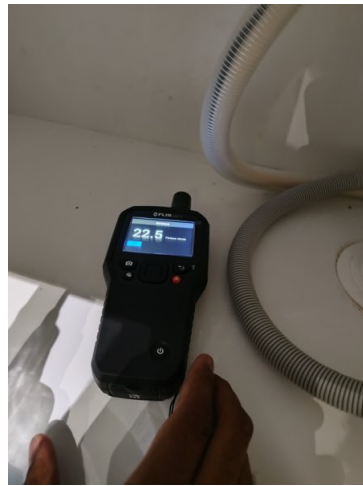
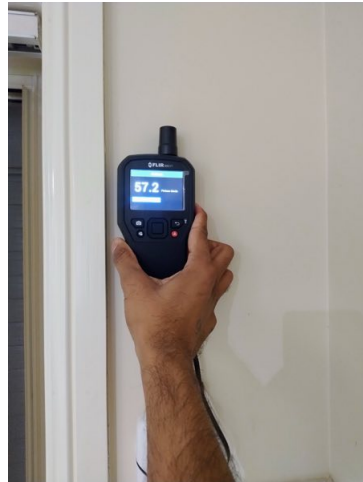


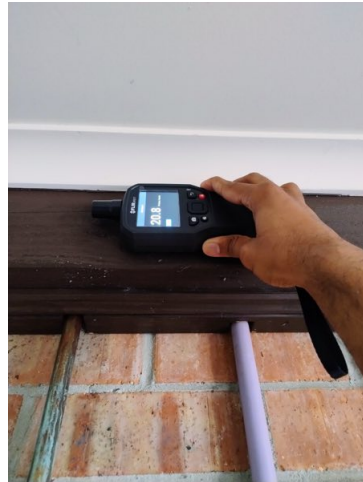
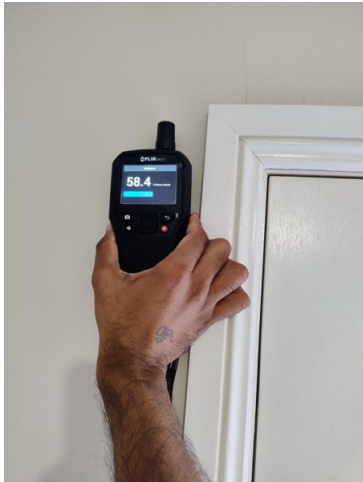


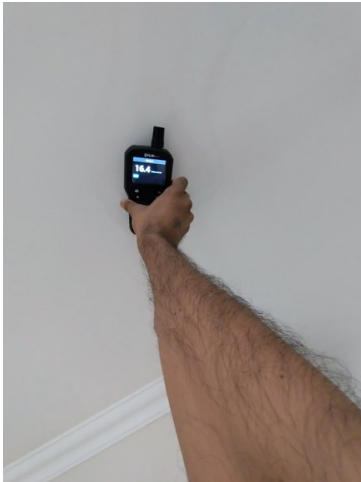


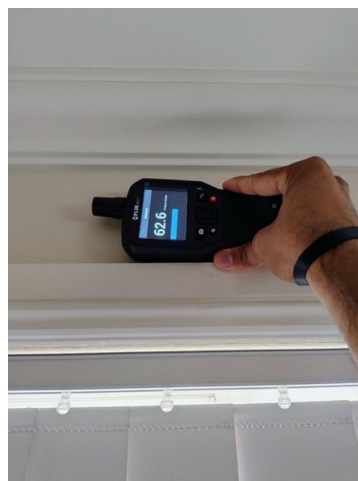












Noted Item

Building: Main Building

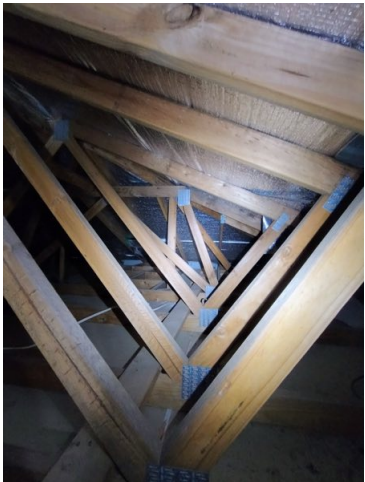
Location: All Areas

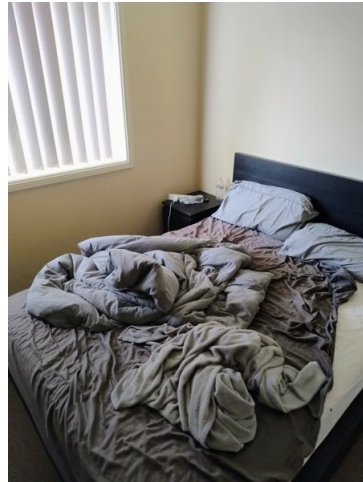
Finding: Additional Photos - Obstructions and Limitations

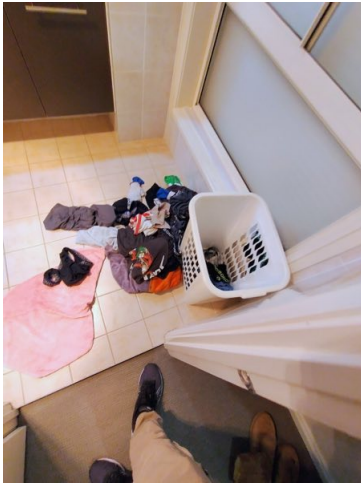
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. The insulation covered nearly all the ceiling joists, which are major structural elements of ceiling. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, it was not accessible. These obstructions and limitations can hide an array of defects and should be removed to allow a full inspection to be carried out.

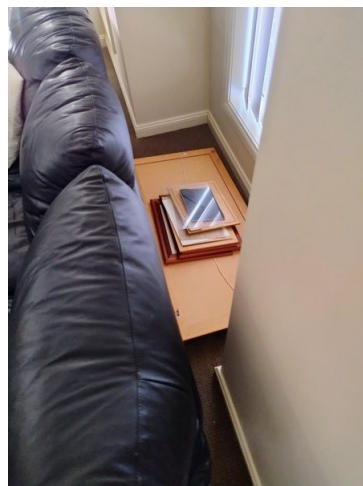
Without full access behind these obstructions, defect, activity and damage may be concealed.

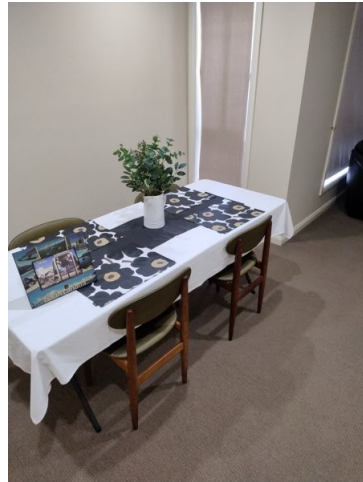
These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

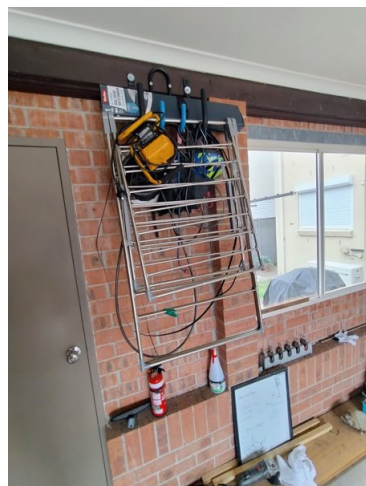
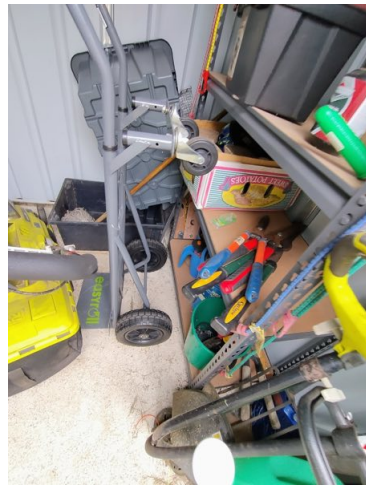
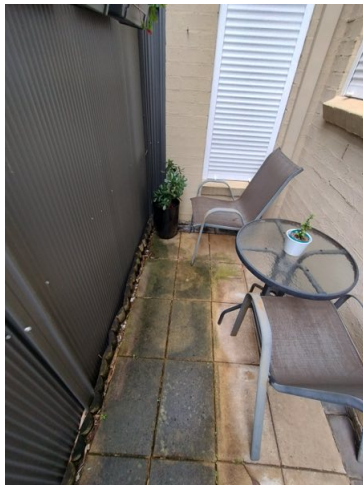


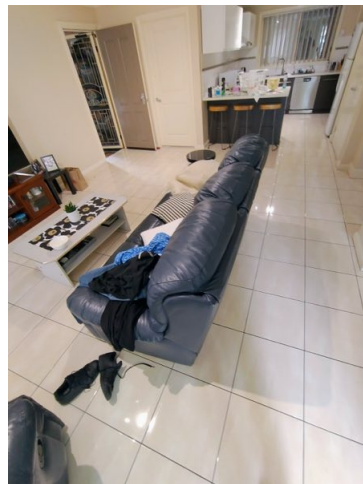
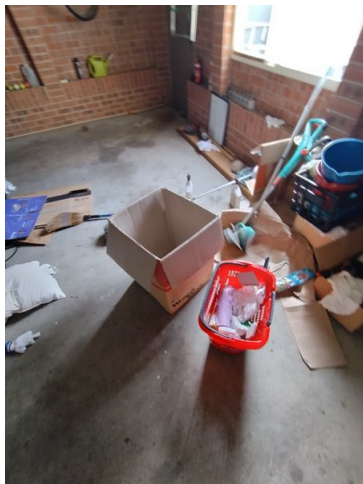
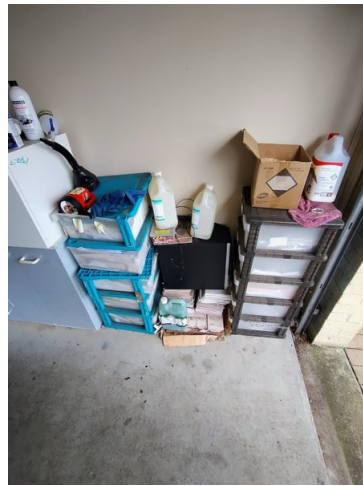
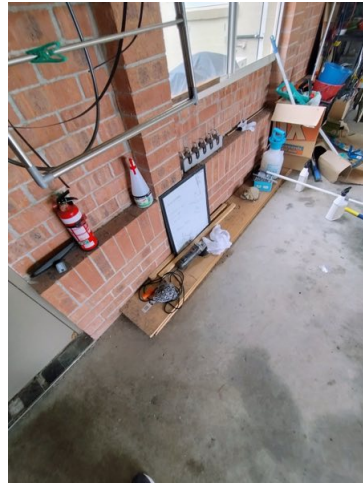
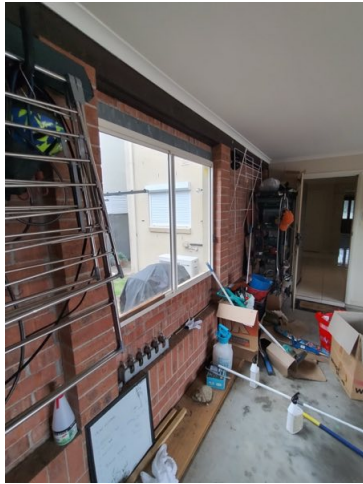


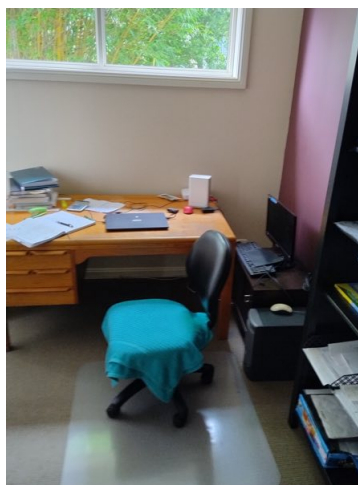
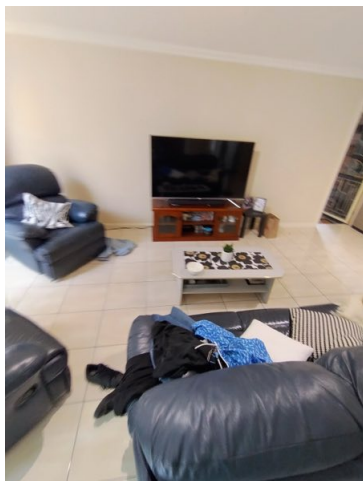












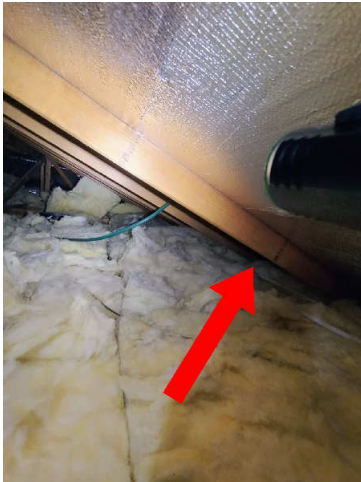
Noted Item

Building: Main Building

Location: Roof Void From Ensuit

Finding: Roof void access limitations

Information: Very Limited access to the roof void was present from Ensuit due to facts including but not limited to access hatch size or placement and obstructions at the entry of roof space, The low pitch of the roof near the rood void entrance was not allowing to enter into the roof space.for this reason access to the roof void was minimal.



Noted Item

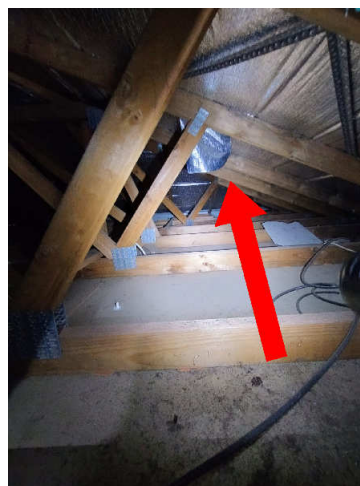
Building: Main Building
Location: Garage Roof Space
Finding: Sarking - Damaged

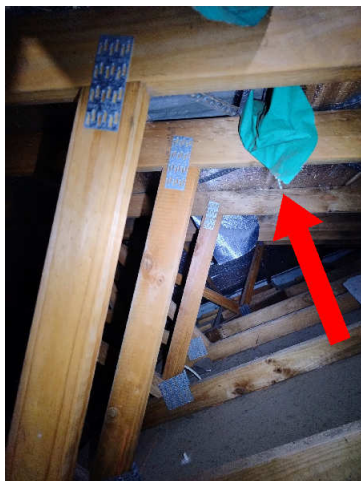
Information:

Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household, it observed to be damaged at multiple location in roof void of garage.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.





Noted Item

Building: Main Building

Location: Exterior walls - rear

Finding: Plumbing work - appears defective

Information: Plumbing work behind the air condition unit found defective at the time of inspection. Whilst we are not licensed plumbers it appears that work which is not compliant with the relevant plumbing regulations and or the contract documents has occurred. The area of suspected non-compliance or poor workmanship should be referred to the builder and or the Building Surveyor or Certifier. The builder is required to provide a Certificate of Compliance when required by the relevant regulations.



Definitions to help you better understand this report

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| 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 |

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| 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. |

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| 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.