Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 16 Jan 2026

Property Address: 34 Currawong Street, Ingleburn NSW 2565

Contents

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

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

Original Inspection Date:	Fri, 16 Jan 2026
Modified Date:	Sat, 17 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	34 Currawong Street, Ingleburn NSW 2565
Client's Email Address:	
Client's Phone Number:	
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	2743C
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• No access available to roof void, currently this area is excluded from the report.
• A manhole should be installed in the ceiling to enable complete access to the roof void and the area inspected.
• Subfloor inspection limited due to excessive moisture and should be re-inspected when possible; currently, this area is excluded from the report.

General Risk Warning
• Due to:
• Lack of a chemical termite management system,
• Low clearance or restricted access to parts of the roof void and subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Recommend obtaining records and maintenance history from the previous owner or strata manager.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	Unknown
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Carport, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled
Storeys	Single
Walls	Brick Veneer
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Interior

- Roof Exterior - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.

- Roof Exterior - Part

- Subfloor.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment

- Floor coverings

- Furniture

- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings

- Lack of suitable access or entry point

- 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

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Exterior walls - Rear right
Finding:	Major Defect – Significant Cracking and Potential Subsidence
Information:	Observation:

During the inspection, major cracking was identified to the rear wall of the building. Hairline cracks were also noted along the left and right sides of the property. The right rear corner of the building shows evidence of movement or potential subsidence, with the brickwork in this area exhibiting cracking consistent with structural movement.

The cracks observed are more extensive than typical cosmetic or shrinkage cracking and are likely associated with movement of the building elements. While minor cracking can occur naturally as a building settles over time, the severity, location, and pattern of the cracking in this instance indicate a potentially serious structural issue.

Excessive moisture was also noted in the subfloor and lower exterior walls in several areas, which is considered an ongoing issue. Persistent dampness can exacerbate soil movement and increase the risk of foundation instability.

Assessment and Significance:

The pattern and severity of cracking, combined with evidence of differential movement at the rear right corner, strongly suggests that the structure may have been affected by foundation movement, commonly referred to as subsidence. General subsidence is often initiated by changes in soil moisture content, including drying or saturation of the soil beneath the building.

Given the combination of significant cracking, evidence of structural movement, and ongoing moisture issues, this condition represents a major defect with the potential to compromise the structural integrity of the building. Immediate attention is required to fully understand the extent and cause of the movement and to prevent further deterioration or safety risks.

Probable Causes:

- Foundation movement due to changes in subsoil moisture levels.

• Poor site drainage or water pooling beneath the building.

• Soil type prone to shrinkage or swelling with seasonal moisture variation.

• Potential inadequacies in original foundation design or construction.

• Persistent subfloor dampness contributing to soil instability.

Implications:

If unresolved, this defect may result in:

• Further cracking and movement of structural elements, including walls, floors, and ceilings.

• Increased risk of damage to finishes, fixtures, and building services.

• Compromised structural integrity of load-bearing elements.

• Potential safety hazards to occupants or future residents.

• Escalation of repair costs if remediation is delayed.

Recommendation:

• Engage a structural engineer to assess the building and determine the cause, extent, and severity of the movement. The engineer should provide a detailed scope of remedial works.

• Consultation with a geotechnical engineer may be necessary if soil moisture changes or ground movement are evident, to provide guidance on soil stabilization or underpinning requirements.

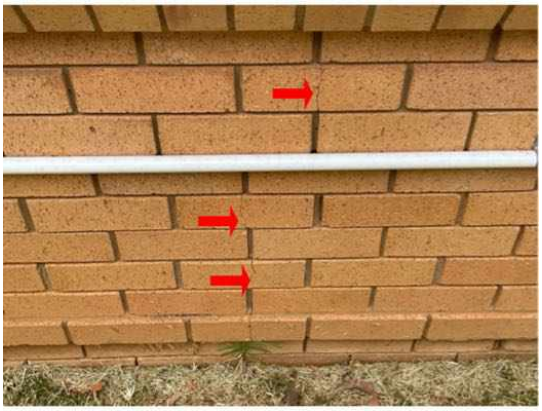
• Remedial works, including underpinning, stabilization, or foundation repair, should be carried out by a registered builder in accordance with the recommendations of the structural engineer.

• Address ongoing moisture issues, including subfloor dampness and drainage improvements, to prevent recurrence of foundation movement.

• A follow-up inspection should be arranged post-remediation to confirm the stability and structural integrity of the building.

Defect Classification:

Major Defect – Significant cracking, evidence of structural movement, and potential subsidence pose a serious risk to the structural integrity of the building and represent a critical concern in a pre-purchase context. Immediate investigation and remediation are strongly recommended prior to acquisition.



Finding 2.02

Building:	Main Building
Location:	Subfloor
Finding:	Major Defect – Excessive Subfloor Moisture and Inaccessible Subfloor
Information:	Observation:

At the time of inspection, excessive moisture was identified within the subfloor area. Elevated moisture levels and pooling water were present within the soil, creating damp conditions that prevented safe and reasonable access to the subfloor. As a result, the inspection was restricted to observations from the access hatch only, and the majority of the subfloor, including structural timbers and concealed areas, could not be inspected.

Despite the restricted access, visible signs of moisture-related issues were observed to the lower portions of walls in several areas, indicating ongoing water retention beneath the dwelling. These conditions were noted in the absence of recent or significant rainfall, suggesting a persistent moisture issue rather than a temporary weather-related condition.

Assessment and Significance:

The inability to access and inspect the subfloor due to excessive moisture is considered a serious concern in a pre-purchase context. Prolonged damp conditions beneath a dwelling create an environment that is highly conducive to major building defects, including concealed termite activity, fungal decay of structural timbers, and deterioration of moisture-sensitive materials.

Restricted access significantly limits the ability to assess the condition of critical structural elements. As such, there is an increased risk that defects or timber pest activity may be present but remain undetected at the time of inspection.

Probable Causes:

The excessive subfloor moisture is most likely the result of one or more of the following:

- Inadequate site drainage allowing surface water to accumulate beneath the dwelling.
- Roof or surface water not being effectively directed to the stormwater system.
- Blocked, damaged, or poorly functioning gutters, downpipes, or drains.
- Ground levels or site grading directing water toward the building perimeter.
- Insufficient subfloor clearance and ventilation restricting airflow and evaporation.

Implications:

If not promptly addressed, these conditions may:

• Create a high-risk environment for concealed termite infestation and undetected timber damage.

• Promote fungal decay and mould growth affecting subfloor timbers and potentially structural elements.

• Lead to progressive deterioration of the subfloor structure and reduced service life of the building.

• Prevent effective future inspections and ongoing monitoring for timber pests and structural condition.

Defect Classification:

Major Defect – The presence of excessive subfloor moisture, combined with the inability to safely access and inspect the subfloor, represents a significant risk to the building's structural integrity and durability. This condition has the potential to result in serious and costly damage if left unresolved.

Recommendation:

• Engage a suitably qualified drainage contractor or builder to investigate and rectify the source of subfloor moisture as a matter of urgency.

• Improve site drainage and stormwater management to prevent water accumulation beneath the dwelling.

• Increase subfloor ventilation and clearance where practicable to promote drying and reduce moisture levels.

• Once conditions are remediated and safe access is available, arrange a comprehensive follow-up subfloor inspection, including a timber pest inspection, to assess the condition of all structural timbers and concealed areas prior to purchase.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Subfloor ventilation - Too low.
Information:	Subfloor Ventilation and Ground Levels – Moisture Risk
	Observation

Subfloor wall vents in the inspected locations were found to be positioned too low due to substandard external landscaping and concrete levels increasing the likelihood that rainwater can enter the subfloor via the vents during wet conditions.

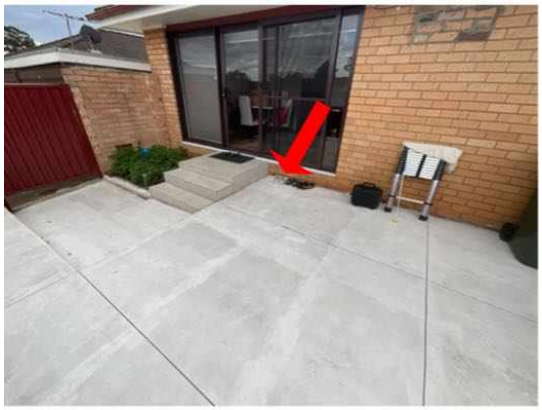
Implication

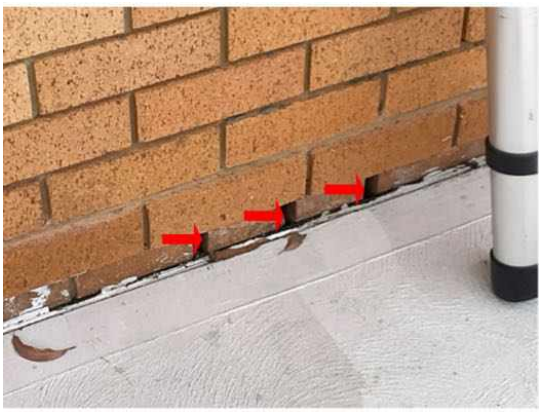
Ongoing moisture ingress into the subfloor can result in persistently elevated moisture levels. If left unrectified, these conditions may promote fungal growth, timber decay, deterioration of mortar and brickwork, and cracking or subsidence of supporting piers. Elevated moisture levels also increase the susceptibility of the property to termite and other timber pest activity. Secondary water damage is likely to occur over time if the issue remains unmanaged.

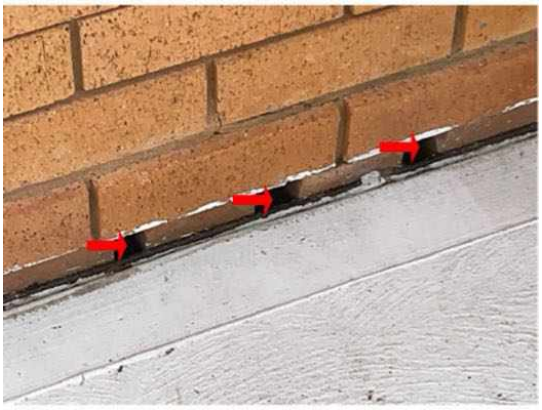
Recommendation

Perimeter landscaping and ground levels should be rectified to ensure adequate fall away from the building. As a general guide, paved surfaces should fall away from the structure by a minimum of 25 mm over the first metre, and bare ground should fall away by approximately 50 mm over the first metre. This will assist in preventing moisture from pooling against the building and entering the subfloor.

Where site drainage is inadequate or rectification is complex, a qualified plumber and landscaping contractor should be engaged to further assess the site and undertake appropriate remedial works to achieve and maintain a dry subfloor environment.







Finding 3.02

Building:	Carport
Location:	Roof Exterior
Finding:	Roof sheets - Water pooling.
Information:	Observation

Sections of the exterior roof exhibit inadequate drainage, with visible water pooling on the roof sheets at the time of inspection. This condition is commonly associated with insufficient roof plumbing capacity and/or roof structures that do not achieve effective falls due to the original construction method.

Implication

Persistent water ponding accelerates corrosion and deterioration of the affected roof sheets. If left unaddressed, this is likely to result in premature failure of the roofing material, water ingress, and the potential need for extensive and costly repair or replacement works.

Recommendation

A qualified roofing plumber should be engaged as soon as practicable to assess the roof drainage system and provide appropriate rectification measures. Depending on findings, additional works to address underlying structural or design deficiencies may also be required to ensure adequate roof drainage and long-term performance.

Finding 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof gutter - Insufficient fall or angle
Information:	It was identified that there is insufficient fall or angle in the roof gutter which is leading to pooling of water.
	The angle of the roof gutter is insufficient to facilitate the effective drainage of rain water to the roof plumbing system. Over time, if this defect is not addressed, further deterioration will develop.
	Such defects are likely to include or lead to material deterioration, leaks and/or corrosion of associated building materials.
	Consultation with a roofing plumber is recommended to reinstate the roof gutter.

Finding 3.04

Building: Carport
Location: Roof Exterior
Finding: External Timber – Wood Rot (Fungal Decay).
Information: Observation:

Evidence of wood rot (fungal decay) was identified in some external timber building elements during the inspection. This condition typically arises when timber or other cellulose-based materials are exposed to persistent moisture, creating favourable conditions for fungal growth and structural breakdown.

In this instance, the decay is likely the result of frequent exposure to rain and weathering, particularly in areas where timber appears unsealed, poorly protected, or inadequately maintained.

Implications:

If left untreated, decayed timber can:

• Compromise the structural integrity of the affected elements

• Spread to adjoining or previously unaffected timbers

• Lead to more extensive and costly repairs

Recommendation:

• It is recommended that all damaged or decayed timber elements be promptly repaired or replaced to prevent further deterioration.

• A qualified carpenter should be engaged to assess the full extent of the damage and undertake all necessary remedial works.

• Ongoing maintenance, including sealing, painting, or treating exposed timbers, is advised to prolong the service life of both affected and adjacent building components.

Finding 3.05

Building: Yard
Location: Yard - Right Side
Finding: Site/Yard Drainage – Below Average.
Information: Defect – Below Average Site Drainage

Observation:

Site drainage in the inspected areas appears to be below average, with no surface drains observed at the time of inspection. Ground surfaces and paved areas adjacent to the building do not appear to be adequately graded to facilitate effective surface water runoff.

Limitations:

• The general adequacy of site drainage is not fully assessed under the scope of a Standard Property Inspection Report.

• Observations are based solely on conditions present at the time of inspection.

• In dry conditions, drainage issues may not be visible, but may become apparent during periods of heavy or sustained rainfall.

Observations & Risks:

• Water should not be allowed to accumulate against the base of external walls or around the perimeter of the dwelling.

• Prolonged moisture exposure can contribute to:

• Dampness and structural deterioration

• Movement of footings or erosion of subsoils

• Conditions that are conducive to timber pest activity, including termites, which are attracted to moist environments

• Best practice site drainage includes:

• Paved surfaces falling away from the building by at least 25mm over the first metre

• Bare ground sloping away by at least 50mm over the first metre

Failure to meet these minimum drainage falls increases the risk of water ingress, foundation issues, and secondary building defects.

Recommendation:

• A licensed plumber and/or landscaping contractor should be engaged to:

• Evaluate the current site grading and surface runoff conditions

• Install or upgrade surface water drainage (e.g. strip drains, spoon drains, grated channels) as required

• Improve grading around the building to ensure water flows away from the structure

Addressing these issues proactively will assist in protecting the structural integrity of the building, while also reducing environmental conditions favourable to termite activity.

Finding 3.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Cracking

Information:

Severity: Minor

Condition: Localised cracking observed

Observation:

Step cracking was identified in the brickwork in this area at the time of inspection. This form of cracking typically follows the mortar joints in a stepped pattern and is a common indicator of movement in the adjacent footings or wall structure.

Visible mortar failure between the affected bricks further indicates that stresses and tension have developed within the wall.

Assessment:

Step cracking, like other forms of masonry cracking, may be attributed to a range of factors, including but not limited to:

- Footing or foundation movement (most common cause)
- Tree root intrusion or vegetation close to the building
- Water leaks from plumbing or stormwater
- Inadequate site or subfloor drainage
- Soil erosion
- The presence of reactive or expansive soils

This type of cracking should be viewed as a potential early warning sign that further investigation into underlying causes may be warranted.

Note on Scope:

While we report on visually apparent cracking at the time of inspection, it is important to note that this report does not constitute a structural assessment. We are not structural engineers.

Recommendation:

• For a more detailed assessment, consultation with a qualified Structural Engineer is advised to determine if movement is ongoing and whether any remedial action is necessary

Note: This assessment is based on a visual inspection only. We are not Structural Engineers and cannot determine the structural implications of cracking without further specialist evaluation. Early assessment and, if required, preventative action can help avoid future deterioration and minimise repair costs.

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: Overflow Management – Risk of Termite Activity..

Information: Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Excessive moisture conducive conditions..
Information:	Excessive moisture was noted in the subfloor area. High moisture levels create conducive conditions for termite activity, fungal growth, and timber decay.

This is typically caused by poor site drainage and/or inadequate ventilation, which allow water to stagnate beneath the structure.

Recommendation:

Refer to the Building Section of this report for detailed findings and recommendations regarding drainage improvements and moisture management.

Related Building Defects:

• Major Defect – Excessive Subfloor Moisture and Inaccessible Subfloor

Finding 6.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor ventilation - Improvement recommended..
Information:	Subfloor – Moisture & Ventilation:

Observation: Damp Conditions in Subfloor – Ventilation Improvement Recommended

During the inspection of the subfloor area, damp conditions were observed in several locations, suggesting moisture ingress from external grounds. Improving ventilation in the subfloor area may assist in drying out excess moisture and preventing further moisture retention.

Timber Pest Risk Assessment:

• Excessive subfloor moisture creates a conducive environment for both timber decay (wood rot) and termite activity.

• Adequate subfloor ventilation plays a vital role in maintaining a dry environment, helping to prevent deterioration of structural timbers and reducing the risk of timber pest infestation.

Common Causes of Poor Subfloor Ventilation:

• Inadequate or poorly placed vents at the time of construction

• Obstruction of vents by vegetation, soil, or building additions

• Low subfloor clearance, limiting airflow

• Debris, stored items, or construction materials impeding ventilation

Recommendations:

Improvement of subfloor ventilation can typically be achieved by:

• Exposing or unblocking existing vents

• Installing additional vents to increase passive airflow

• Installing mechanical (forced airflow) ventilation systems where passive measures are insufficient

• Removing debris or obstructions from within the subfloor area

A registered builder or ventilation specialist should be engaged to inspect the subfloor and undertake any necessary works to improve airflow and prevent ongoing moisture retention.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Yard
Finding:	Wood Rot (Fungal Decay) – General Observation..
Information:	Wood rot, also known as fungal decay, occurs when timber or other cellulose-based materials are exposed to persistent damp or wet conditions. Prolonged moisture encourages fungal growth, leading to the breakdown and deterioration of affected timber.

Rot-affected timbers, including building elements, landscaping timber, or externally stored materials, can create conditions conducive to termite and other timber pest activity, increasing the risk of infestation and potential structural damage.

It is strongly recommended to remove all susceptible or decayed timber and, where appropriate, replace with non-susceptible or treated materials to prevent recurrence.

Please refer to the relevant defects noted in the Building Section of this report for further details and specific recommendations, including:

- External Timber – Wood Rot (Fungal Decay).

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Licensed Plumber

- As identified in summary and defect statements

- Registered Roofing Contractor

- Reinspection by Jim's Building Inspections

- Structural Engineer

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Several minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• Major cracking and movement were observed at the rear and sides of the building, with damp subfloor areas. This indicates potential subsidence, posing a risk to structural integrity. Immediate assessment and remediation by a structural engineer is recommended.

• Excessive moisture was observed in the subfloor, restricting safe access and preventing a full inspection. Persistent damp conditions increase the risk of timber decay, concealed termite activity, and other structural damage. Urgent investigation and remediation of subfloor moisture, drainage, and ventilation is recommended, followed by a full subfloor and timber pest inspection.

SAFETY HAZARDS

• None identified at the time of inspection.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared inadequate as moisture issues entering underneath the house
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes in average condition.

Recommended actions:
• Adjust gutters and remove any debris.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in fair condition overall, with no major visible defects from ladder-accessed areas.
• Due to limitations a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• Discernible or significant structural cracking observed.
• Moisture retention to lower brickwork were noted, likely related to drainage issues.
• Further investigation is advisable

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Subfloor
• Inaccessible and is excluded from the report
• Excessive moisture and water pooling was identified from the access hatch – ongoing issue
• Improve drainage to reduce timber pest risk.
• Subfloor ventilation is in below average condition and should be improved

• Recommended actions:
• Improve subfloor drainage
• Install additional ventilation (passive or mechanical)

• Engage drainage specialist for site-specific solutions
• Re-inspect the area when made accessible

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• The HWS (DOM: 19/07/2016)
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in good condition with minor wear and tear.
• No evidence of active ceiling leaks or water damage observed at the time of inspection.
• Recently painted walls and ceilings was noted in some areas which may conceal moisture stains.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors
• All accessible windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition above average
• Bathroom recently renovated? consider confirming waterproofing certification.
• No elevated moisture readings were found behind the shower at the time of inspection.
• Monitoring after more frequent use is advised, and further invasive inspection may be warranted if leaks recur.
• Recommend sealing tiles and grout to prevent moisture ingress.
• No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

Kitchen
• The kitchen was in good condition overall with no visible defects.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

Timber Decay
• Wood rot observed in the carport area.
• Continued exposure to moisture could worsen the decay and increase pest risk.
• All affected timbers should be removed and replaced with treated or non-susceptible materials.
• Wood Rot is conducive to termite activity and should be addressed urgently by removing and replacing affected timbers with treated or non-susceptible materials.

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.
• However, as the property may have been vacant or unused, moisture issues may only become apparent after extended use. Monitoring is essential.
• Note: Properties left vacant may not show leaks until plumbing is in regular use. Recommend post-settlement monitoring and potential follow-up inspection.

Obstructions & Limitations
• No access provisions made available to the roof void.
• Limited access to subfloor areas due to excessive moisture.
• Full access is required to allow for a more comprehensive assessment and recommend the area(s) re-inspected.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.

KEY RECOMMENDATIONS
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Improve subfloor ventilation and drainage
• Replace / repair decayed or rotted timbers.
• Consider installing or confirming a termite management system.
• Engage a roofer for closer inspection of roof tile condition.
• Seek documentation for bathroom renovations (e.g., waterproofing certificates).
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of termite workings / damage was absent at the time of inspection..
Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Wood borer activity - not identified..

Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: All Areas
Finding: Termite Management System - Missing Durable Notice..
Information: Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

• The type of termite management system installed (e.g. chemical barrier, physical barrier, reticulation system, baiting system)

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Proposal for Termite Risk Management – AS 3660.2 Compliance..
Information:	Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof void - No access hatch available..
Information:	Observation: No Access Hatch to Roof Void

At the time of inspection, no access hatch was identified to allow entry into the roof void area. As a result, no inspection of the roof space was possible.

Important Note:

Due to the lack of access, the roof void remains uninspected. This means that termite activity, timber pest damage, or structural defects may be concealed and not detectable during this inspection.

Recommendation:

It is strongly recommended that a roof void access hatch be installed to allow for safe and complete entry. Once installed, a re-inspection should be carried out to assess the internal roof timbers and identify any potential timber pest activity or related issues.

Noted Item

Building: Main Building
Location: Kitchen
Finding: Kitchen Sink – Overall Condition & Recommendations.
Information: Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit

• Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.

• It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.

Noted Item

Building: Main Building
Location: Laundry
Finding: LaundryTub - Obstructions and Limitations.
Information: Photographic Evidence – Obstructions & Limitations

The following photographs illustrate obstructions and limitations that impeded a full inspection of certain areas of the property at the time of assessment.

These obstructions—such as stored items, fixed structures, or restricted access areas—may conceal defects, including issues with tap fittings, plumbing, or drainage systems.

Recommendation:

It is strongly advised that these obstructions be removed to enable a complete inspection of the affected areas. Once access is granted, a re-inspection—particularly of tap fittings and drainage components—is recommended to ensure no concealed defects or leaks are present.

Noted Item

Building: Main Building
Location: Bathroom
Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information: Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be good.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

• Mould growth to the vanity wall sealant junction was noted

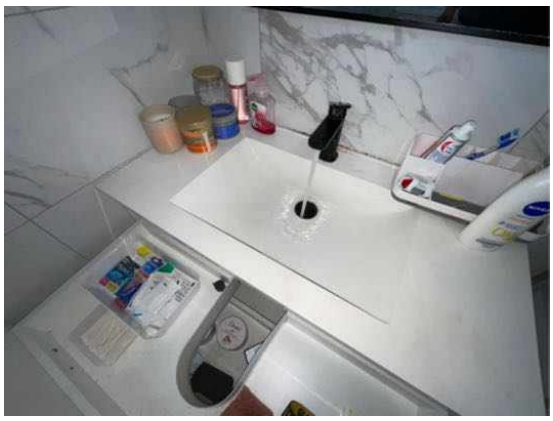
• The exhaust fan cover is missing.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report

to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Ceiling Condition & Observations.
Information:	All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

• At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions

present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information:	Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.

Noted Item

Building: Main Building
Location: All Areas
Finding: Smoke Detectors / Alarms.
Information: Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Noted Item

Building: Main Building
Location: All Areas
Finding: Shower Recess Waterproofing – Visual Assessment Only.
Information: A visual inspection of the shower recess and surrounding walls was carried out where accessible. No evidence of recent water damage was observed at the time of inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

• Commissioning a special purpose (invasive) inspection by a qualified professional

• Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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