



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 14/27 James St, Enmore NSW 2042,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 28 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 14/27 James St, Enmore NSW 2042, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Dung Le Ph: 0456 456 733  
Email: Hurstville@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Hurstville)

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Company Address and Postcode: Hurstville 2220

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Company Email: Hurstville@jimsbuildinginspections.com.au

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Company Contact Numbers: 0456 456 733

## 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: Please read all defect statements and pictures in full to understand this report completely. Should you have any difficulty 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.

The Pre-Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and 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.

This report is only valid as of the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

## Section A Results of Inspection - summary

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

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

### Overall Condition

#### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with a safety hazard and some minor defects were found.

#### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. A termite treatment should always be considered even in a low-risk environment.

## Section B General

### General description of the property

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Building Type	Residential, Unit
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Company or Strata title	Yes
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Floor	Concrete
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Furnished	Furnished
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No. of bedrooms	2
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Occupied	Unoccupied
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Orientation	North East
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Other Building Elements	Party Walls
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Other Timber Bldg Elements	Doors, Internal Joinery
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Roof	Pitched, Timber Framed, Tiled
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Storeys	Single
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Walls	Full Brick, Rendered
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Weather	Fine
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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior
- 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.
- Ceiling Cavity - Part.
- Roof Exterior.
- 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
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Fixed ceilings

- Evidence of recently painted walls or ceilings
- Floor coverings
- Insulation
- Fixed Furniture - Built-in Cabinetry
- Furniture
- No safe point from which to access roof exterior
- Rugs
- Suspected Asbestos Debris

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **Low**

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:	Bedroom 1
Finding:	Window - Cracked
Information:	A significant crack was identified in the main bedroom window at the time of inspection. Such cracking is generally the result of impact damage and is likely to worsen if not rectified.

The risk of the windowpane further cracking or shattering increases significantly over time, posing a potential safety hazard. Additionally, the damaged glass may compromise the weather-tightness of the building, increasing the likelihood of minor water ingress.

It is recommended that a qualified glazier be engaged to repair or replace the window promptly. Caution is advised for anyone coming into contact with the cracked glass to prevent potential injury.



### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building:	Main Building
Location:	Bedroom 1
Finding:	Door - Binding

Information: Binding of this door was observed during normal operation. This defect affects the door's functionality and may cause secondary damage to surrounding building elements, such as floor coverings.

Causes of door binding can vary and may include minor issues like poor installation, worn hinges, or general wear and tear.

It is recommended that a qualified carpenter or general handyperson be engaged to assess and carry out any necessary minor repairs at the client's discretion.



### Finding 3.02

Building: Main Building  
 Location: Bedroom 2  
 Finding: Door - Missing  
 Information: It was noted that the door to Bedroom 2 was missing or not installed at the time of inspection. 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.

A qualified carpenter or handy person should be appointed to carry out the installation of a new door at client's discretion.



### Finding 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Sealant - Missing
Information:	It was noted on inspection that the sealant in this area was missing at the time of inspection.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

A building contractor should be appointed to complete these works as soon as possible. Alternatively, the homeowner can carry out the work as required following manufacturers instructions.



### Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Door - Not latching
Information:	It was noted that the door in this area was not latching during operation at the time of inspection.

It is suspected that this defect has occurred due to minor misalignment or issues with the associated latching mechanism. Such defect is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform

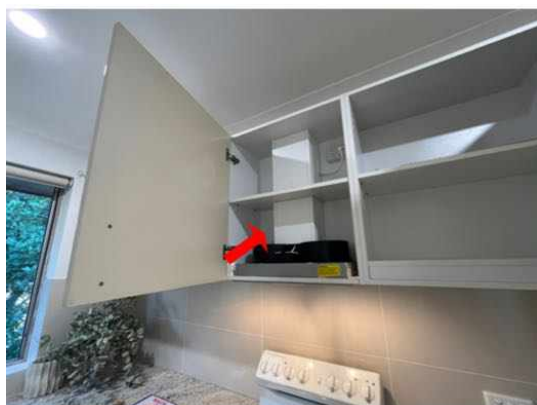
rectification works as necessary, at client's discretion.



### Finding 3.05

Building: Main Building  
 Location: Kitchen  
 Finding: Rangehood Exhaust - Not vented externally  
 Information: At the time of the inspection, it was noted that the rangehood exhaust was not ducted to the external area. The current setup can negatively impact the functionality of the exhaust fan that allows the emission of steam and evaporative moisture into the interior areas.

It is recommended that a licensed electrician be consulted to adequately install the exhaust duct to allow the emission of gases into the external environment. Works should be completed at the client's discretion.



### Finding 3.06

Building: Main Building  
 Location: Kitchen  
 Finding: Kitchen drawer - Deteriorated  
 Information: It was observed that the kitchen drawer showed evidence of deterioration at the time of inspection.

If left in such conditions, further deterioration is likely to occur. It is recommended that the affected drawer be repaired or replaced as soon as possible.



### Finding 3.07

Building: Main Building

Location: Roof Void

Finding: Roof leak - Identified (Monitor)

Information: An inactive roof leak was identified in the roof void at the time of inspection, indicated by the presence of a water stain on the insulation. It is suspected that a defective or malfunctioning whirlybird fan was responsible for this leak.

Where water leaks are active, rain penetration is likely to cause water damage to associated structures and building elements in this area, which can have a range of implications.

It is recommended that the area be closely monitored for any recurring leaks. A qualified building contractor should also be appointed to further assess the water-damaged ceiling and provide any repair works as necessary.



### Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - Not identified
Information:	There was no evidence of a termite management system found at the property at the time of inspection. The application of a post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attacks on any timber building elements throughout the property.

A durable notice should be placed in the switchboard to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system had been installed, with no evidence to suggest preventative work taking place.

It is recommended that the client inquire about the above finding with the strata managing company regarding any current or previous termite management system that has been put in place for the building. The client may consider gaining further advice from a licensed pest technician as to the costs and procedures involved with this application.



### Finding 6.02

Building:	Main Building
Location:	Roof Void
Finding:	Roof Leak - Identified (Monitor)

Information: An inactive roof leak was identified in the roof void at the time of inspection, indicated by the presence of a water stain on the insulation. It is suspected that a defective or malfunctioning whirlybird fan was responsible for this leak.

Where water leaks are active, rain penetration is likely to cause water damage to associated structures and building elements in this area, which can have a range of implications. Such conditions create an environment that is conducive to termite and timber pest activities.

It is recommended that the area be closely monitored for any recurring leaks. A qualified building contractor should also be appointed to further assess the water-damaged ceiling and provide any repair works as necessary.



### **Evidence of fungal decay activity and/or damage**

No evidence was found

### **Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Asbestos Inspector
- Licensed Electrician
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

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

#### - BUILDING SUMMARY

The unit compared to others of a similar age and construction, appears to be in good condition. It does have a safety hazard and some minor defects; these have been noted in the body of the report and will require addressing. If left unmanaged, some of these defects may become costly in the future and develop into more major defects over time.

A safety hazard with the cracked window glass pane in the main bedroom was noted; attention from a qualified glazier is needed.

It is highly recommended that a licensed electrician and plumber rectify any identified issues and inspect any newly purchased property alongside the new owners. This will help reduce the risk of electrical and plumbing problems in the future and provide guidance on the proper use, care, and maintenance of all electrical and plumbing systems. This will assist in prolonging the lifespan of these items, enhancing safety, and protecting your investment.

No excessive moisture was detected around the showers at the time of inspection. However, as the property has been unoccupied and shower use has been minimal, it is recommended to monitor the bathroom areas once regular use resumes and consider reinspection if any signs of moisture develop.

Suspected asbestos-containing material (ACM) was identified at the property. The client is advised to

act with caution, particularly when undertaking any works involving damage to building materials, renovations, demolition, or general maintenance, due to the suspected presence of asbestos.

#### - TIMBER PEST SUMMARY

The accessible areas of the building were inspected for timber pest activity using sounding techniques, a moisture meter, and visual inspection. No observable evidence of termite or timber pest activity was detected at the time of inspection. However, some areas noted in the report were identified as conducive to timber pest activity.

Given the risk of subterranean termite infestation, preventative works are considered necessary. Consultation with a qualified timber pest technician is recommended to establish a Termite Management System in accordance with current Australian Standards. The client should also further investigate any high-risk areas where access was restricted or not possible.

Several limitations and obstructions impeded the inspection. Where feasible, these should be removed and a further inspection arranged. Indicative images below depict some of the obstructions encountered.

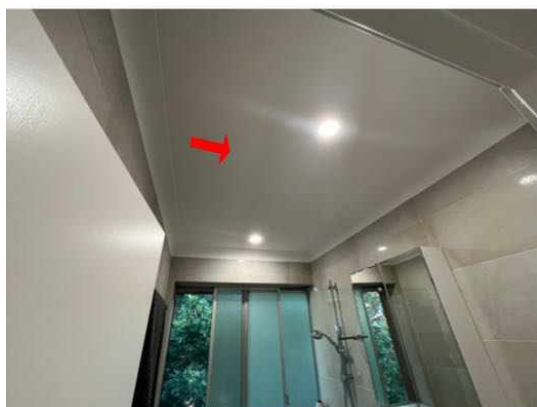
For further information, advice and clarification please contact Dung Le on: 0456 456 733

## Section D Significant Items

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

#### Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Exhaust fan - Not Installed
Information:	It was observed that an exhaust fan had not been installed in this bathroom at the time of inspection. However, an operable window was installed in this bathroom in place of the exhaust fan. The client is recommended to keep the window open while the bathroom is in use to prevent the development of mould.



#### Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Water Proofing Membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including:

- Membrane used and Manufacturers Specifications.
- The Installer and Installation Certification.

With older properties where this information is unavailable, all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



### Noted Item

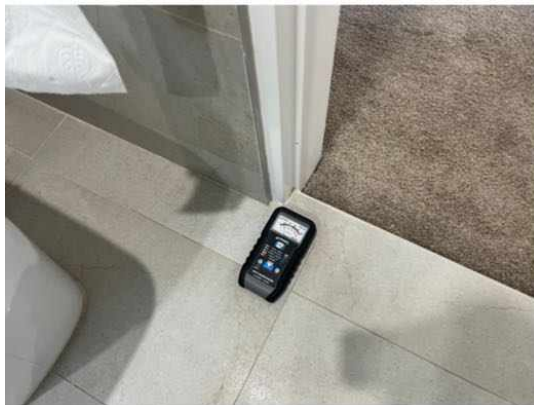
Building: Main Building

Location: Bathroom

Finding: Moisture Reading

Information: The accessible areas of the bathroom were inspected for evidence of excessive moisture using a moisture meter and visual inspections. There was no evidence of excessive moisture identified at the time of inspection.

However, as the property has been unoccupied and shower use has been minimal, it is recommended to monitor the bathroom areas once regular use resumes and consider reinspection if any signs of moisture develop.





### Noted Item

Building: Main Building  
Location: Roof Void  
Finding: Suspected Asbestos Identified on Site - Loose-fill Insulation (Information Only)  
Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. It was noted that loose-fill insulation was installed in the roof cavity of the property.

As Asbestos Reporting is outside the scope of this report, it is strongly advised that a separate asbestos inspection and condition audit be carried out, which can include the taking of samples for definitive confirmation of the presence of asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear, renovations, demolition and general maintenance activities due to the suspected presence of asbestos.



### Noted Item

Building: Main Building  
Location: All Internal Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference. Please discuss these

photos with your building consultant for clarification.



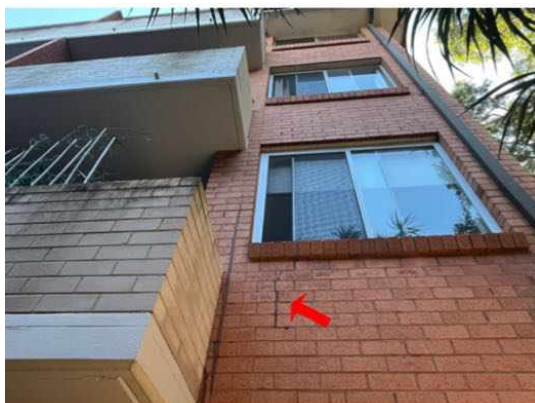
## Noted Item

Building:	Main Building
Location:	Exterior wall - left side (Common area)
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified in the brickwork in this area at the time of inspection. Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

Where step cracking is minor, it is recommended that the affected area be closely monitored over the next 12 months. If the conditions continue to deteriorate over the monitoring period (crack widening, lengthening or more numerous), a structural engineer should be engaged for advice on remedial works as required.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer as soon as possible for rectification works.

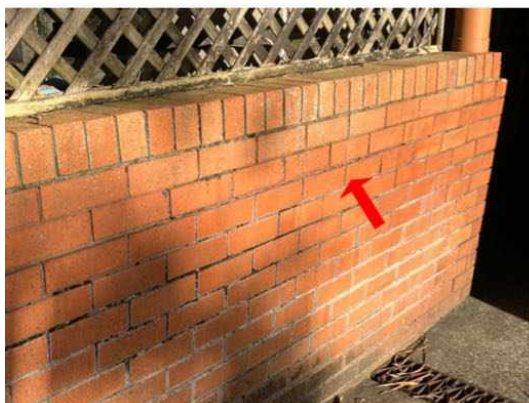


## Noted Item

Building:	Main Building
Location:	Fencing - Left side (Common area)
Finding:	Retaining walls - Noticeable cracks
Information:	It was observed that the brickworks to the front left retaining wall had noticeable cracks at the time of inspection.

Noticeable cracks are a common occurrence to external brickwork and are a likely result of age, expected settlement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to this area of the retaining wall to prevent any further damage.



### Noted Item

Building:	Main Building
Location:	Fencing - side & rear
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that the fencing in this area had deteriorated. Typically fencing deteriorates due to age, wear and rot which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, further damage will likely occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



**Noted Item**

Building: Main Building  
 Location: All Common Areas  
 Finding: Additional Photos  
 Information: Additional photos are provided for your general reference. Please discuss these photos with your building consultant for clarification.



**Noted Item**

Building: Main Building  
 Location: All Internal Areas

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





## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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