Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 12 Mar 2026

Property Address: 60 Hay Street, Lawson NSW 2783

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:	Thu, 12 Mar 2026
Modified Date:	Fri, 13 Mar 2026

The Parties

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Name of the Principal(If Applicable):	
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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

• Immediate action is advised where timber pest activity or damage has been identified.
• 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.

General Risk Warning
• Due to:
• Lack of a chemical termite management system,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.

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 good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is 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	No
Floor	Concrete, Part Slab and Part Subfloor, Brick Stumps or Piers, Masonry Piers, Slab - Suspended Slab, Slab on ground, Strip Footings, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Fence - Perforated Materials / Wire Mesh, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Flat, Coated Metal, Timber Framed
Storeys	Double
Walls	Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

- Roof Exterior - Part

- Subfloor

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access

- Exterior Roof Surface - Second Storey.

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

Obstructions and Limitations

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

- Above safe working height

- Areas of skillion or flat roof - no access

- Ceiling linings

- Fixed Furniture - Built-in Cabinetry

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Rear Door
Finding:	Safety Hazard – Unprotected Second Storey Door Opening
Information:	

Observation

At the time of inspection, it was observed that a door located at the rear of the dwelling on the second storey opens directly to the exterior with no balcony, landing, platform, or protective barrier installed. The door is operational and can be opened from inside the dwelling. This creates an unprotected opening at height where a person could inadvertently step through the doorway.

Implication

An unprotected opening at an elevated level presents a significant safety hazard. Occupants, visitors, or tradespeople may unknowingly open and use the doorway, which could result in a fall from height. Falls from upper levels can lead to serious injury or worse. Openings of this nature would generally require a compliant balcony, landing, or protective barrier system in accordance with applicable building and safety standards to reduce the risk of accidental falls.

Recommendation

It is strongly recommended that this doorway not be used until appropriate safety measures are installed. Consideration should be given to securing or restricting the door to prevent access until suitable works are completed. If a balcony or external landing is intended for this location, the installation should be carried out by a suitably qualified and registered builder and designed to meet the relevant building code and safety requirements. Prompt attention to this issue is recommended to eliminate the fall risk and ensure the area is safe for occupants and visitors.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Cracking Minor.
Information:	Observation:

Cracking was identified in sections of the external brickwork at the time of inspection. Cracking of this nature is relatively common in buildings of similar age and construction type.

Possible Causes:

Such cracking is often associated with minor footing movement or site-related conditions, including:

- Ineffective site or roof drainage

• Subfloor or plumbing leaks

• Soil erosion or settlement beneath footings

• Reactive clay soils that expand and contract with changes in moisture content

Implications:

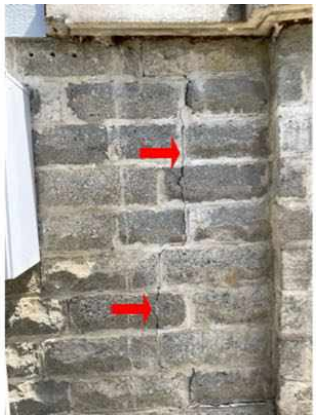
While the observed cracking does not currently indicate a major structural defect, it may serve as an early indicator of underlying movement or moisture-related issues that could worsen over time if left unaddressed.

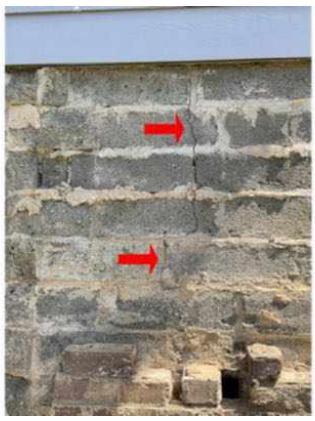
Recommendation:

• Although cracking appears minor and non-structural at this stage, it is recommended that the area be monitored

• 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.





Finding 3.02

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Defect – Minor Cracking and Spalling to Concrete (Indicative of Early Concrete Deterioration)
Information:	

Observation

At the time of inspection, cracking and minor spalling of the concrete surface was observed in sections of the concrete structure. The condition is consistent with early stages of deterioration commonly referred to as “concrete cancer.” The extent of the visible damage appeared minor at the time of inspection and was limited to localised areas of the concrete surface. This assessment was based on a visual inspection only, and no destructive testing or specialised investigation of the internal reinforcement was undertaken.

Implication

Concrete cancer is a commonly used term describing deterioration of reinforced concrete. It typically occurs when moisture penetrates the concrete and reaches the embedded steel reinforcement. Over time, the steel reinforcement may corrode (rust), causing it to expand and place pressure on the surrounding concrete. This expansion can lead to cracking, delamination, and spalling of the concrete surface.

In some cases, chemical reactions within the concrete or exposure to environmental conditions may also contribute to cracking, allowing further moisture penetration and accelerating deterioration. If left unmanaged, these processes may progressively weaken the concrete element and potentially lead to more significant structural deterioration or safety concerns over time.

Recommendation

Although the condition presently appears minor, it is recommended that the affected areas be monitored and that remedial treatment be considered to prevent further deterioration. Repair methods typically involve removal of the affected concrete,

treatment or cleaning of any exposed reinforcement, and reinstatement using suitable repair mortars or specialist products designed for structural concrete repair. In some cases, resin injection or patch repair systems may be used depending on the extent and severity of the damage.

A suitably qualified contractor experienced in concrete repair or remedial building works should be engaged to further assess the condition and carry out any necessary repairs. Early intervention is generally recommended to limit the progression of deterioration and reduce the potential for more extensive repairs in the future.

Finding 3.03

Building:	Main Building
Location:	Rear Elevation
Finding:	External Timber Elements – Weather Exposure and Condition
Information:	

Observation:

External timber elements were observed in various locations around the property. Some of these timbers appear to lack adequate protective treatment (e.g., paint or sealant), leaving them exposed to the effects of weathering.

Defect Type:

Maintenance Issue / Minor Defect

Implication:

Untreated or poorly protected external timbers are susceptible to accelerated deterioration due to exposure to moisture, UV radiation, and general weathering. If left unattended, ongoing deterioration may occur, potentially resulting in the need for premature replacement of affected timbers.

Recommendation:

It is recommended that exposed and untreated timber elements be sealed or painted

by a suitably qualified painting contractor or handyman as soon as practicable to prevent further deterioration.

Where timber components have already deteriorated beyond practical repair, a licensed carpenter should be engaged to carry out necessary repairs or replacement.

Finding 3.04

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Inspection Summary
Information:	Subfloor

Access & Limitations

At the time of inspection the subfloor area was accessible and entry was gained via three separate access points around the structure. The inspection was carried out by visual means only from the accessible areas of the subfloor. No intrusive testing, dismantling of building components, or excavation of soil was undertaken. Areas that were concealed, obstructed, or otherwise not safely accessible may contain defects that were not visible at the time of inspection.

Moisture Levels

Damp conditions were observed within sections of the subfloor area at the time of inspection. Localised moisture was noted to the ground surface and surrounding subfloor environment. Subfloor dampness can occur due to a range of factors including inadequate site drainage, limited subfloor ventilation, surface water entry, or seasonal ground moisture. Moisture levels in subfloor areas may vary depending on weather conditions, recent rainfall, and seasonal changes.

Ventilation

Subfloor ventilation was assessed as generally adequate at the time of inspection based on the visible ventilation openings and the apparent airflow within accessible areas. Adequate ventilation is important to assist in the evaporation of ground moisture and to reduce the risk of mould growth, timber deterioration, and elevated humidity levels beneath the structure. It should be noted that alterations to landscaping, installation of garden beds, or blockage of vents may reduce ventilation effectiveness over time.

Drainage & Water Entry

Evidence of dampness and indications of previous water entry were observed within the subfloor area. Moisture beneath the structure is likely the result from surface water runoff, inadequate site drainage, or groundwater movement. Prolonged or repeated water entry may contribute to elevated humidity levels and may lead to deterioration of building materials over time if not addressed.

Timber Framing & Structural Elements

The exposed timber framing and structural elements within the accessible areas of the subfloor appeared generally sound at the time of inspection. No significant structural movement, major distortion, or advanced deterioration was observed in the visible components. As with all subfloor inspections, the assessment was limited to the areas that were visible and accessible, and concealed structural elements may not have been fully assessed.

Mould, Mildew & Soil Conditions

Localised mould or mildew was observed within parts of the subfloor environment. The presence of mould or mildew in subfloor areas is commonly associated with elevated moisture levels and limited airflow. While the observed growth appeared localised at the time of inspection, ongoing damp conditions can encourage further biological growth and may contribute to timber deterioration if left unmanaged.

Pipework & Plumbing

Visible plumbing pipework within the accessible subfloor areas appeared to be in serviceable condition at the time of inspection, with no active leaks observed. Older pipework was noted within the subfloor space, which may be typical for properties of similar age. Drainage lines appeared serviceable based on a visual assessment only. It should be noted that the dwelling was vacant at the time of inspection and plumbing fixtures were not in regular use. As a result, intermittent or pressure-related leaks may not have been evident during the inspection. It is recommended that the plumbing system be checked again once normal occupancy and regular water usage resumes, and a qualified plumber may be engaged if concerns arise.

Electrical & Services

Visible electrical services within the accessible subfloor areas did not present any obvious concerns at the time of inspection. The assessment of electrical components was limited to a visual observation only and did not include testing of the electrical system. Any further assessment of electrical installations should be carried out by a licensed electrician if required.

General Condition

Overall, the subfloor area was assessed as being in average condition for a structure of this type and age. However, moisture ingress beneath the structure was noted and should be monitored and addressed to minimise the potential for ongoing dampness or associated deterioration of building materials. Loose stored materials, timber offcuts, and general debris observed within the subfloor should be removed to improve airflow, reduce moisture retention, and minimise the potential for pest harbourage.

Additional Information

Photographs were taken at the time of inspection for reference and documentation purposes. Subfloor conditions can vary significantly depending on weather events, seasonal moisture levels, and site drainage conditions. Areas that were not accessible or visible during the inspection may contain defects that could not be identified at the time of the assessment.








Finding 3.05

Building:	Main Building
Location:	Bedroom & Family Room
Finding:	Door - Binding and/or Jamming.
Information:	Functional Defect Identified

Binding and/or jamming of this door was observed during standard operation and appeared to be rubbing or binding. This issue impairs the normal functionality of the door and may lead to secondary damage to adjacent building elements, such as scuffing or tearing of floor coverings, or stress to door hardware and framing.

Possible Causes

Binding or jamming may result from a range of factors, including but not limited to:

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

• Differential movement in the building structure (e.g. due to settlement, subfloor deflection, or foundation issues)

Recommendations

• If the issue appears to be related to major structural movement, it is recommended that a registered builder with experience in re-stumping or subfloor repairs be engaged to assess the extent of the movement and provide a quotation for necessary remedial works.

• Where the issue is minor in nature, a qualified carpenter or general handyperson may be appointed to carry out corrective works at the client's discretion.

Prompt assessment and remediation are advised to prevent further deterioration or related damage.

Finding 3.06

Building:	Main Building
Location:	Roof Exterior
Finding:	Minor Defect – Blocked Guttering.
Information:	Observation:

During the inspection, the guttering was found to be blocked at this location. Debris accumulation was observed, restricting the effective flow of rainwater through the gutter system.

Implication:

Roof plumbing components, including gutters and downpipes, are designed to collect and discharge roof water away from the building. Where gutters become blocked, water can pool and overflow during rainfall events. This overflow may lead to wetting of eaves, fascia boards, and adjacent exterior wall surfaces. Prolonged or repeated moisture exposure can contribute to deterioration of building materials, including rusting of metal components and decay of timber elements.

Elevated moisture levels associated with blocked gutters may also create conditions conducive to termite and other timber pest activity. Where gutter guard systems are installed, debris may still accumulate on top of or pass through the guard, requiring

regular maintenance to ensure ongoing performance.

Recommendation:

This defect is considered minor; however, timely maintenance is advised. Blocked gutters should be cleared to restore effective drainage and reduce the risk of moisture-related deterioration. Cleaning may be undertaken by the homeowner or a general handyperson in the short term. For further assessment or if ongoing drainage issues are identified, consultation with a licensed plumber is recommended to determine whether additional remedial works or system improvements are required.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Yard - Front
Finding:	Visible evidence of termite workings

Information:

Finding:

Visible evidence of termite workings (e.g., mud leads, galleries, or frass) was observed in tree stumps located to the front of the property at the time of inspection.

There was no visible evidence of live termite activity within the tree stumps at the time of inspection. The findings are therefore classified as inactive—meaning that while no live termites were detected, evidence of past activity or damage is present, including mudding or damage consistent with termite attack.

Implications:

Although the workings appear inactive, the presence of termite evidence in tree stumps near the structure is a concern, as:

• It may indicate a current or previously active subterranean termite colony in the vicinity.

• Subterranean termites can travel from external sources (such as trees or stumps) to the main building structure.

• The tree stumps may still harbour live termites internally, which are not always visible without invasive testing.

• If untreated, the area may remain conducive to future termite infestation, increasing the risk to nearby timber structures.

Recommendations:

• Remove the affected tree stumps as a precautionary measure to eliminate any potential termite harbourage.

• Engage a licensed pest controller to carry out further assessment, including:

• Test drilling of the tree to confirm the presence or absence of a concealed termite nest.

• Applying a localized chemical treatment if any activity is detected.

• Implement or review a termite management plan for the property, especially if one is not already in place.

• Continue annual termite inspections in accordance with AS 3660.2, or more frequently in high-risk areas.

Important Note:

Inactive termite workings do not guarantee that the area is free of live termites. Termite colonies may be nearby or dormant, and activity may recommence without warning. Only ongoing monitoring and preventive measures can mitigate this risk.

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Subfloor
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:	Yard
Finding:	Tree Stumps and Termite Risk..
Information:	Tree stumps that are in direct contact with soil and exposed to moisture create conditions highly conducive to termite activity. These stumps offer both a food source and shelter, making them an ideal environment for termite infestation.

When subjected to excessive moisture, tree stumps are prone to decay and fungal

growth (wood rot), which further attracts subterranean termites. In some cases, tree stumps in ground contact can even serve as nesting sites for active termite colonies.

Recommendations

• It is strongly recommended that all tree stumps on the property, particularly those in contact with soil, be removed as soon as possible to reduce the risk of attracting termites to the structure.

• Where removal is not feasible, a further invasive inspection—such as drilling and internal testing—should be conducted to determine the presence of termite activity.

• If termite activity is confirmed or suspected, chemical treatment of the stump should be carried out by a licensed pest technician to prevent further infestation.

Finding 6.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Timber Debris & Termite Risk..
Information:	Observation: Presence of Timber Debris in Subfloor

During the inspection, evidence of termite workings was found in loose timber debris within the subfloor area. These materials appear to have been left behind post-construction or renovation, and are not part of the structural framework.

Timber Pest Risk Assessment:

Loose or discarded timber in subfloor environments—especially those that are moist or poorly ventilated—creates ideal conditions for timber pest activity, particularly:

• Termite Attraction: Timber in contact with soil or exposed to elevated moisture provides a readily accessible food source and potential nesting site for subterranean termites.

• Fungal Decay: Untreated or exposed timbers are susceptible to wood rot and fungal decay, which may compromise subfloor conditions and facilitate termite infestation.

Recommendation:

It is strongly recommended that all residual and loose timber debris be immediately removed from the subfloor and surrounding areas.

Maintaining a clean, dry, and well-ventilated subfloor is a key preventative measure in reducing the risk of timber pest activity. Proactive management of conducive conditions is significantly more effective—and more cost-efficient—than remediating damage caused by an active infestation.

Finding 6.04

Building:	Main Building
Location:	Subfloor
Finding:	Timber Pest Report – Moisture Conditions Noted..
Information:	Excessive moisture was detected in some building elements during the inspection. High moisture levels can create conducive conditions for timber pest activity, particularly subterranean termites, and can also lead to fungal growth and timber decay.

Moisture issues may result from inadequate drainage. It is essential that moisture sources be identified and addressed promptly to reduce the risk of timber pest infestation and structural deterioration.

Refer to the following related defect(s) in the Building Section of this report for further details and recommendations:

• Subfloor - Inspection Summary

Recommendation:

Further evaluation by a licensed plumber or drainage specialist is advised to investigate and remediate moisture ingress. Ongoing monitoring of these areas is also recommended.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Rear Elevation
Finding:	Fungal Decay (Wood Rot) – Conducive Conditions for Timber Pests..

Information:

Findings:

• Fungal decay, commonly referred to as wood rot, occurs when timber and other cellulose-based materials are exposed to ongoing damp or humid conditions.

• Affected materials may include building elements, landscaping timbers, or externally stored timber.

Implications:

• Wood rot not only compromises the structural integrity of affected timbers but also creates ideal conditions for termite activity and other timber pests.

• Damp and decaying timber is particularly attractive to subterranean termites, which prefer moist environments and can use rotting timber as a bridge into the structure.

Recommendations:

• Prompt removal of decayed or untreated timber is recommended to eliminate conducive conditions.

• Where necessary, replace susceptible materials with non-susceptible or treated timber suitable for external use.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• External Timber Elements – Weather Exposure and Condition

Note: Regular maintenance and replacement of deteriorating external timber is essential in reducing the risk of termite activity and ensuring long-term structural durability.

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 specialising in Roof Plumbing

- As identified in summary and defect statements

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- 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. Minor defects, safety hazard, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• None identified at the time of inspection.

SAFETY HAZARDS
• A second storey door at the rear of the dwelling opens directly to the exterior where no balcony, landing, or protective barrier is installed. This creates a significant fall hazard as the door can be opened from inside and may be used inadvertently. The condition is considered unsafe and non-compliant with typical safety requirements for elevated openings. It is recommended that the door be secured to prevent use and that a compliant balcony, landing, or barrier be installed by a suitably qualified and registered builder.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared average on the day of inspection..
• Moisture appears to be entering the subfloor
• 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 were in serviceable condition with no active leaks noted.

Recommended actions:
• Clean gutters and remove 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 good condition overall, with no major visible defects

External Walls
• External masonry walls appeared generally sound.
• Cracking observed, monitoring recommended.

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

Subfloor
• Subfloor appeared well-ventilated at the time of inspection.
• Evidence of water ingress – ongoing monitoring during heavy rainfall diverting surface water runoff is advised.
• Stored timber debris should be removed to reduce timber pest risk.

• Recommended actions:
• Improve site/subfloor drainage
• Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• The HWS (DOM: 23/08/2021)
• 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.

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 good
• 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, at the time of inspection.
• Termite workings (e.g. mud packing) were observed in a tree stump at the front of the property.
• Tree stumps are highly conducive to infestation and should be removed immediately.

Timber Decay
• Wood rot observed in the exterior rear subfloor door.
• 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.

Trees & Landscaping
• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.

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
• Defects found should be rectified promptly to avoid escalation.
• Consider obtaining documentation for termite management system.
• 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:	Yard
Location:	Yard - Front
Finding:	Recommendation – Trees and Termite Risk..
Information:	Large or mature trees present on the property, particularly those with a trunk diameter exceeding 100mm, may pose a potential risk for concealed termite activity. Termites commonly nest within tree trunks, stumps, or root systems, which can provide a concealed access point into nearby structures. It is strongly recommended that all sizeable trees within close proximity to the dwelling or other structures be assessed for signs of termite activity. This can be performed through non-invasive methods such as borescope testing, moisture detection, or probing by a licensed pest control technician experienced in timber pest detection. If termite activity is identified, appropriate treatment, removal, or risk management measures should be carried out. Regular inspections and monitoring of trees and surrounding areas are also advised to minimise the risk of future timber pest issues.

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 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: Subfloor
Finding: Subfloor ventilation - Adequate..
Information: Observation: Subfloor Ventilation

• Subfloor ventilation plays a critical role in preventing damp or wet conditions, which are known to be conducive to timber pest activity.

• The ventilation system observed on-site provides passive airflow, assisting in the drying of subfloor soils following periods of rain or other moisture events.

• Termites require moist, humid environments to forage and establish colonies. Therefore, maintaining a dry subfloor significantly reduces the risk of termite activity.

Conclusion:

• Subfloor ventilation appeared to be adequate and functioning satisfactorily at the time of inspection.

• No immediate concerns were noted regarding airflow or vent obstruction.

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls,

ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

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:	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;

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.

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.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

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

• The shower screen door is binding requiring adjustment.

• The condition of grout appeared to be good

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

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.

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.

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.