



# Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 50 Vista Ave, Copacabana NSW 2251,  
Australia



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	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.

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Original Inspection Date Mon, 23 Mar 2026

Modified Date Tue, 24 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 50 Vista Ave, Copacabana NSW 2251, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode:

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Company Email:

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Company Contact Numbers:

## Special conditions or instructions

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

The following apply: This report must be read in full and in conjunction with Section D5 – Assessment of the Overall Condition of the Property. The entire report should be reviewed to properly understand the findings, limitations, and context of the inspection.

The inspection and report reflect the condition of the property at the time of inspection only. Conditions

may change due to weather, occupancy, use, maintenance, or further deterioration. This report is valid for 90 days from the date of inspection.

This report focuses on the identification of safety hazards, major defects, and significant minor defects that may reasonably affect the property's condition, safety, serviceability, or value, or that may require repair, further investigation, or allowance in the foreseeable future. It is not an exhaustive list of all minor defects, cosmetic issues, or general wear and tear consistent with the age and use of the dwelling.

A non-invasive moisture meter was used as an auxiliary aid during the inspection. The instrument operates on a scale of 0–999, with readings above 200 considered elevated. Moisture readings are interpreted in conjunction with observable building condition and do not, on their own, confirm active leakage. As this was a visual, non-destructive inspection, concealed moisture-related damage may exist and cannot be ruled out.

The full extent of any termite damage, fungal decay, or concealed timber pest activity could not be determined due to inaccessible or concealed areas behind linings and finishes. Where applicable, further invasive inspection by a licensed pest controller may be required. Ongoing termite management and regular timber pest inspections are recommended.

Cladding observations are limited to visible condition only. Cladding type, composition, fixings, and concealed performance have not been identified or tested.

A drone was used to assist with visual inspection of roof areas where safe physical access was limited. The inspection was visual only and did not allow confirmation of concealed components or fixings. Further close-access inspection may be required.

Any verbal advice provided before or after the inspection is general in nature and does not form part of this written report.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

### 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

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Building Type	Detached
Company or Strata title	No
Floor	Part Slab and Part Subfloor
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	4
Orientation	North East
Other Building Elements	Driveway, Fence - Perforated Materials / Wire Mesh, Garage, Porch, Retaining Walls
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Eaves, Floating Floor, Internal Joinery, Porch / Patio, Skirting Boards, Stair Railing, Staircase
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Double
Walls	Brick Veneer
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 Exterior
- Roof Void - Part
- Subfloor - Part
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Subfloor - Part.
- 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:

- Above safe working height
- Areas of skillion or flat roof - no access
- Ceiling linings
- Decking
- Duct work
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Gutter Guards
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

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

### Undetected defect risk (Building)

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

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

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

### **Undetected defect risk (Timber Pest)**

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

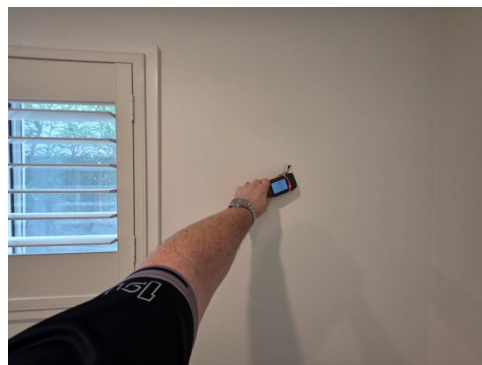
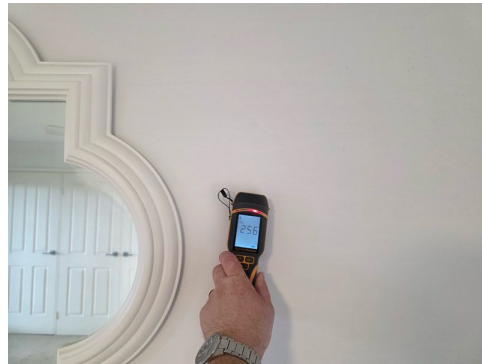
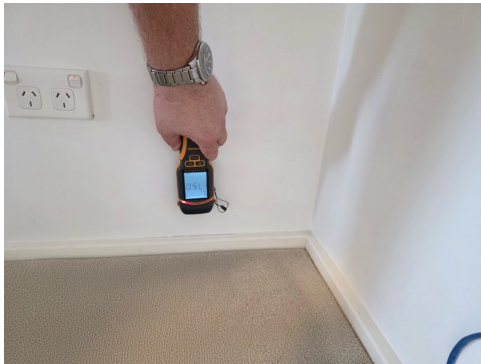
### Major Defect

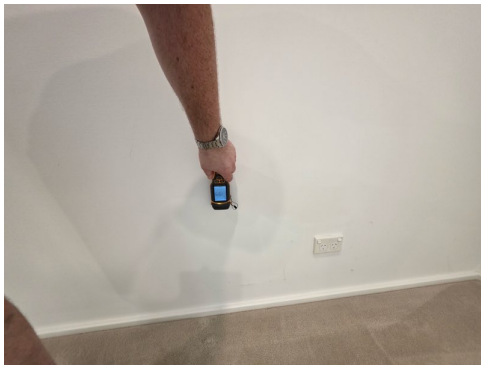
No evidence was found

### Minor Defect

#### Finding 3.01

Building:	Main Building
Location:	Multiple Areas
Finding:	Internal moisture, mould growth and ventilation concerns – Multiple areas
Information:	<p>Elevated moisture readings were recorded across multiple internal wall surfaces, with visible mould growth observed to areas including window reveals, internal doors, and fittings. Moisture readings taken to the raked ceiling in the living area were generally consistent, with elevated readings noted toward the lower sections where the ceiling meets the wall. A musty odour was noted to enclosed areas, particularly to the under-stairs area and storage areas in bedrooms 3 and 4. The dwelling was vacant at the time of inspection, which may contribute to reduced ventilation. The exact source of moisture could not be confirmed.</p> <p>Prolonged elevated moisture levels may contribute to ongoing mould growth and deterioration of finishes and materials. While no single source was confirmed, the issue appears widespread and may involve ventilation or building envelope factors. A licensed builder should be engaged to assess, investigate and advise on rectification as required. This should be done as soon as practicable.</p>







**Finding 3.02**

Building: Main Building

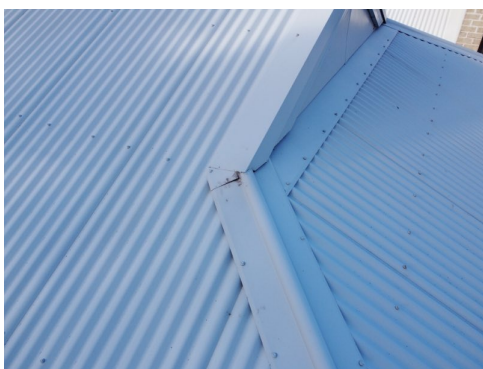
Location: Roof Exterior

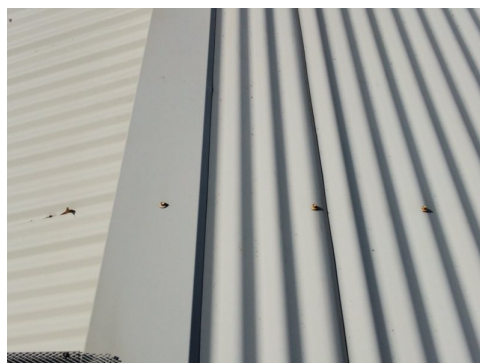
Finding: Defective roof flashings, sheeting and drainage – Main roof / Lifted flashing – Garage roof

Information: Multiple defects were observed to the roof, including incorrectly installed flashings, inadequate detailing at junctions, corrosion to fixings, and debris build-up at gutter joints. The roof sheeting appears to be lapped in the incorrect direction, which may allow wind-driven rain to enter. Fibre cement sheeting above the deck roof is in direct contact with flashing, with visible discolouration consistent with moisture wicking. A section of flashing to the garage roof was also observed to be lifted and not sitting as intended. This appears consistent with poor installation, although the flashing appeared stable at the time of inspection.

The client has advised me that a previous water stain and mould growth had been observed to the living room ceiling, which was reportedly cleaned following an alleged repair of a minor leak. No visible evidence of staining, moisture ingress or active leakage was observed at the time of inspection. However, the adequacy of any prior repairs if carried out could not be verified. Given the defects noted to the roof coverings and flashings, further investigation is recommended to confirm the roof is performing as intended as intermittent leaks may still be present.

These conditions may allow water ingress and contribute to progressive deterioration of roofing and adjacent materials. The defects are widespread and affect the overall performance of the roof system. A licensed roofer should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.





**Finding 3.03**

Building: Main Building

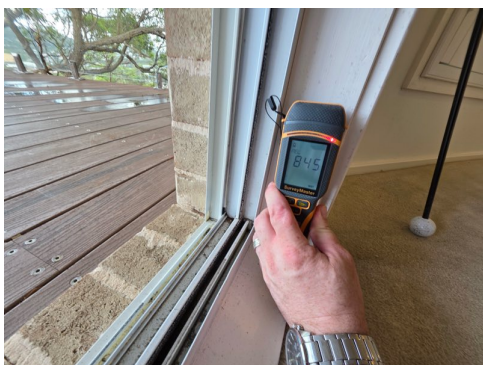
Location: Living, Bedroom 2

Finding: Elevated moisture to sliding door reveals – Multiple areas

Information: Elevated moisture readings were recorded to the sliding door reveals and sill areas in both the main living area and bedroom 2. Higher readings were noted to the lower sections, particularly on the lock side in bedroom 2. The source of moisture could not be confirmed from the visible inspection.

These conditions may indicate moisture ingress at door thresholds and may lead to deterioration of adjacent materials over time. Concealed damage cannot be ruled out. A licensed builder should be engaged to carry out further investigation and rectify as required. This should be done as soon as practicable.





### Finding 3.04

Building: Garage

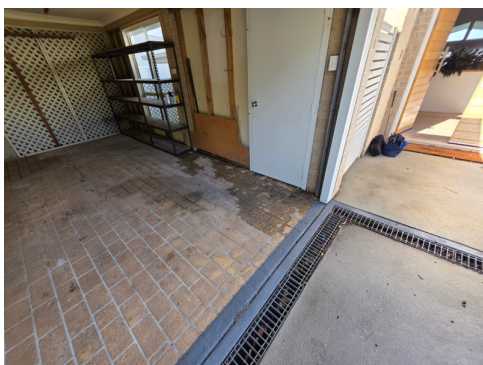
Location: Walls

Finding: Garage walls built on ground - no barrier

Information: The garage walls have been infilled without visible waterproofing measures along the bottom, and water ingress was observed entering beneath the wall along the side of the garage. The wall appears to be in direct contact with the ground without a physical barrier, which is not appropriate and may allow moisture to track into the wall structure.

Ongoing water entry may lead to deterioration of wall materials and adjacent areas. A licensed builder should be engaged to investigate and rectify as required. This should be done as soon as practicable.





### Finding 3.05

Building: Main Building

Location: Multiple Areas - Lwr Level

Finding: Flickering LED lighting – Multiple areas

Information: Multiple LED lights were observed to flicker intermittently across different areas of the property. Flickering appeared to shift between lights, with one downlight stopping as another in the same room began, and additional flickering noted in a separate room when lights were switched off. This pattern suggests a broader electrical issue rather than an isolated fitting fault.

Intermittent faults may worsen over time and may indicate underlying electrical concerns. A licensed electrician should be engaged to investigate and rectify as required. This should be done as soon as practicable.



### Finding 3.06

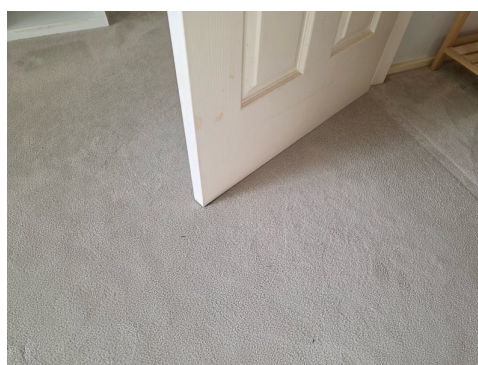
Building: Main Building

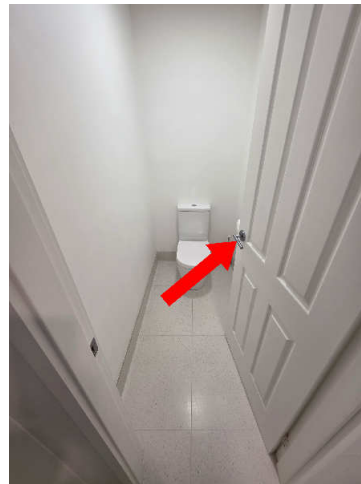
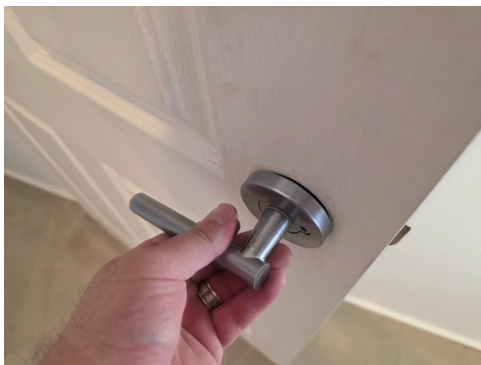
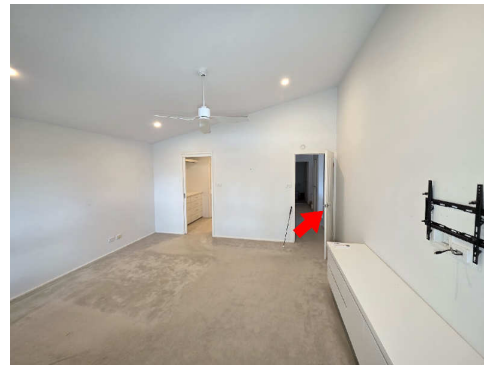
Location: Doors

Finding: General door alignment and hardware issues – Throughout property

Information: Multiple internal doors were observed to be rubbing against floor coverings, and several door handles were loose at the time of inspection. These conditions are consistent with minor wear and general use.

If left unaddressed, wear to door edges, finishes, and hardware may continue. A qualified carpenter should be engaged to adjust and secure components as required. This should be done as soon as practicable.





**Finding 3.07**

Building: Main Building

Location: Bedroom

Finding: Damaged window seals – Bedroom 1

Information: The rubber seals to one bedroom window were observed to be damaged and partially missing. This appears consistent with age-related wear.

This may reduce the effectiveness of the window seal against weather and air infiltration. A qualified carpenter should be engaged to assess and replace seals as required. This should be done as soon as practicable.



### Finding 3.08

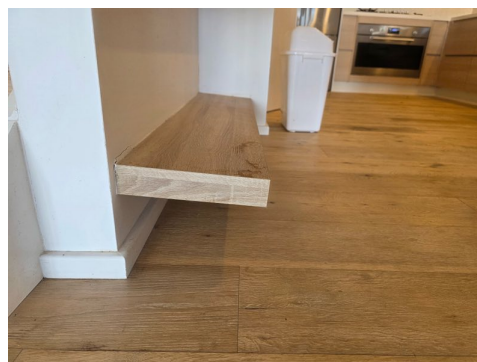
Building: Main Building

Location: Kitchen

Finding: Damaged and unstable floating shelf – Kitchen

Information: A floating shelf in the kitchen was observed to be damaged, not level, and pulling away from the wall. This may be due to inadequate fixings or loading over time.

The shelf may continue to loosen and could detach if not addressed. A qualified carpenter should be engaged to secure or replace as required. This should be done as soon as practicable.



### Finding 3.09

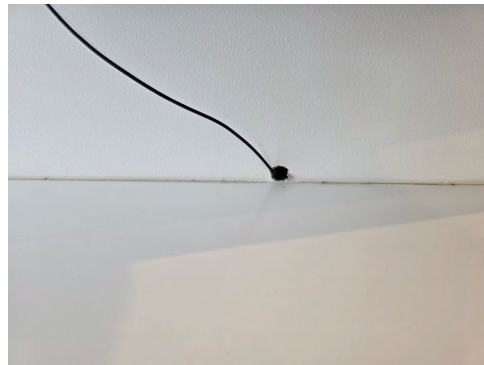
Building: Main Building

Location: Multiple Areas

Finding: Minor wall damage – Living room and laundry

Information: Minor damage to wall linings was observed, including small holes and surface imperfections consistent with impact.

This is cosmetic in nature but may affect presentation. A qualified carpenter should be engaged to repair as required. This should be done at the owner's discretion.



**Finding 3.10**

Building: Main Building

Location: Deck

Finding: Surface rust to steel elements – Deck structure

Information: Surface rusting was observed to steel components within the deck structure. No significant section loss was evident.

If left untreated, corrosion may progress over time. A licensed builder should be engaged to treat and protect affected elements. This should be done as soon as practicable.





### Finding 3.11

Building:	Main Building
Location:	Toilet (WC)
Finding:	Continuous filling toilet cistern – Upper level WC
Information:	The toilet cistern continued to fill after flushing.

This may result in unnecessary water usage and wear on components. A licensed plumber should be engaged to repair as required. This should be done as soon as practicable.



### Finding 3.12

Building: Main Building

Location: Deck

Finding: Deck - Structural assessment required for elevated deck

Information: An elevated external deck was observed at the property. Even if the structure appears sound or recently built, it may still pose a safety risk if inadequately supported. A detailed structural assessment is required to confirm its stability and load-bearing capacity.

A structural engineer should be engaged to carry out a structural assessment of the decks. Until this has been completed and any necessary rectification works undertaken, users should take care not to overload the structure.





### Finding 3.13

Building: Garage

Location: Rear Wall

Finding: Damaged wall sheeting – Garage rear wall

Information: A hole was observed in the garage wall sheeting with framing exposed.

This may allow moisture entry and pest access if left unaddressed. A qualified carpenter should be engaged to repair the wall. This should be done as soon as practicable.



### 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:	Yard - Front, Back
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds, particularly those constructed from untreated timber, were noted adjacent to the dwelling. These create a highly conducive environment for termite activity due to the combination of retained soil moisture from watering, direct soil contact, and the organic material in the soil and timber edging. Such conditions increase the risk of concealed termite ingress into the property, as termites can travel through the garden beds and enter the structure undetected.

Where practical, garden beds should be removed, relocated, or modified so that they do not abut the dwelling. Where this is impractical or undesirable, the risk of concealed termite activity remains. In these cases, a licensed pest controller should establish an ongoing termite management plan, and regular timber pest inspections should be carried out every 6–12 months to assist in protecting the property against infestation.

Where practical, garden beds should be removed, relocated, or modified so that they do not abut the dwelling. Where this is impractical or undesirable, the risk of concealed termite activity remains. In these cases, a licensed pest controller should establish an ongoing termite management plan, and regular timber pest inspections should be carried out every 6–12 months to assist in protecting the property against infestation.



### Finding 6.02

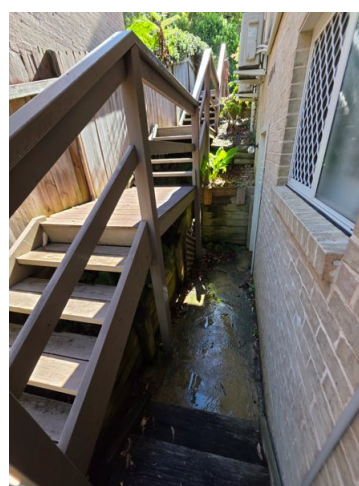
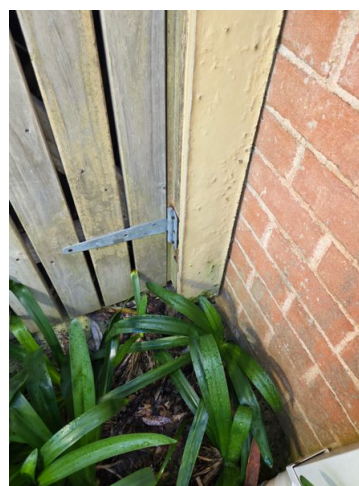
Building:	Main Building
Location:	Yard
Finding:	Ground - Timber materials in direct ground contact

## Information:

Timber elements in direct contact with the ground, and consequently exposed to moisture or dampness, create conditions conducive to termite activity. Whether timber is used as part of a building structure, such as a fence or retaining wall, or stored as unused material, it can attract termite infestations.

When exposed to excessive moisture, timber begins to decay and develop wood rot. Any timber in direct contact with the ground - especially untreated or non-durable timber - provides an easy entry point for subterranean termites into the material.

To minimize the risk of termite attack, it is recommended to remove any materials that could foster termite activity. If removal is impractical or undesirable, it is strongly advised that termite or timber pest inspections be conducted every 6 to 12 months to protect the property from potential infestation.





### Finding 6.03

Building: Main Building

Location: Deck

Finding: Bridging - Vegetation

Information: Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.



#### Finding 6.04

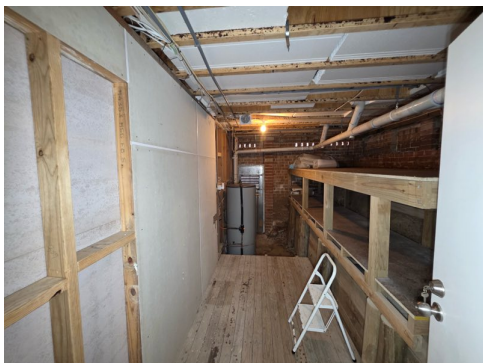
Building: Main Building

Location: Subfloor

Finding: Ventilation - Inadequate subfloor ventilation

Information: Subfloor ventilation appears to be inadequate in one or more areas beneath the dwelling. Poor airflow can result in elevated moisture levels, which in turn create conditions conducive to fungal decay and termite activity. Signs of dampness or musty odours may also indicate restricted air movement.

Improved cross-ventilation should be established to help manage moisture and reduce the risk of concealed timber pest attack. A licensed builder should assess the subfloor and install additional vents or mechanical ventilation as needed. This should be addressed as soon as practicable.



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

No evidence was found

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

No evidence was found

**Evidence of a previous termite management program**

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
- Licensed Electrician
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

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

The inspection identified elevated moisture readings across multiple internal areas, accompanied by visible mould growth to surfaces including internal doors. A musty odour was noted, particularly to the under-stairs area, bed 3 and the storage/laundry area behind bedroom 4. Elevated readings were also recorded to window and door reveals in the living room and bed 2, which may indicate localised moisture ingress at these openings. While the dwelling was vacant at the time of inspection, which may contribute to reduced ventilation, the widespread nature of the readings means an underlying moisture source cannot be ruled out and requires further investigation.

Defects were also identified to the roof coverings and flashings, including installation issues and detailing deficiencies that may allow water ingress over time. Although no active leakage was observed internally at the time of inspection, the condition of the roof presents an increased risk of moisture entry if not addressed.

Other defects observed throughout the property were generally consistent with maintenance items and isolated issues typical of a dwelling of this type and age. These should be attended to as part of ongoing maintenance; however, the primary focus should be on investigating and addressing the source of moisture and ensuring the roof is performing as intended.

For further information, advice and clarification please contact James Kerins on 0429 360 124

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

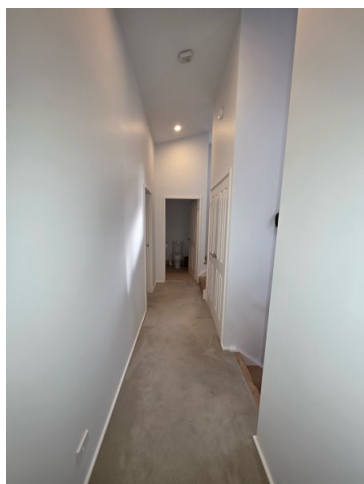
### Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the 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.







## Noted Item

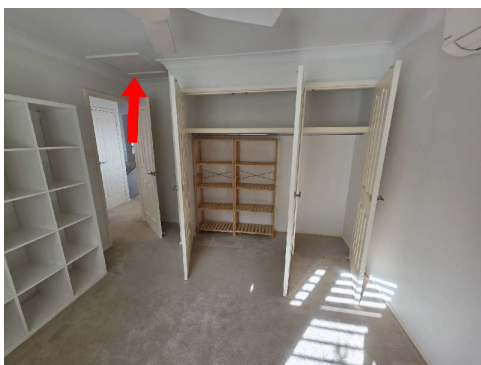
Building: Main Building

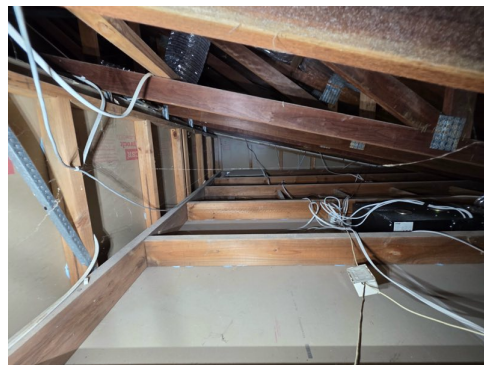
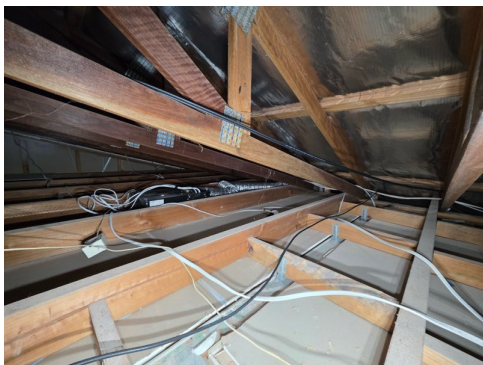
Location: Roof Void

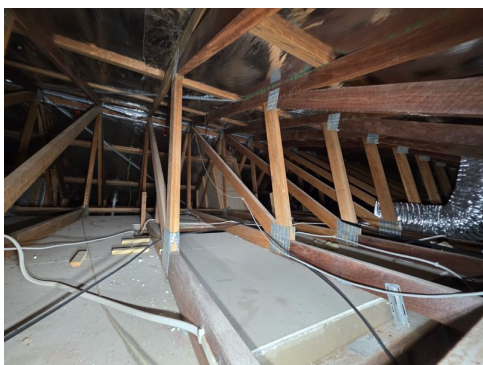
Finding: Roof void access limitations – Truss configuration

Information: The roof void was accessed via the ceiling hatch; however, due to the truss configuration, access was restricted and only one side of the roof space was able to be viewed from this vantage point at the time of inspection.

As a result, areas beyond the line of sight were not visible and could not be assessed. Conditions or defects may exist in concealed or obstructed sections of the roof void that were not observable. This should be taken into consideration when relying on this report.







### Noted Item

Building: Main Building

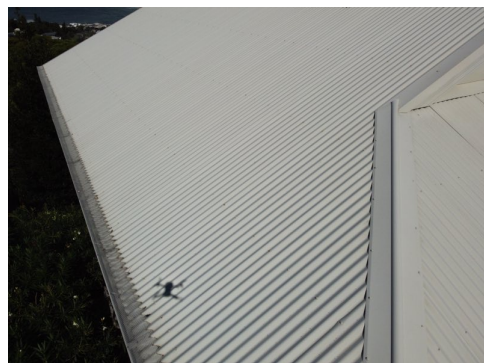
Location: Roof Void

Finding: Additional Photos - Roof Exterior

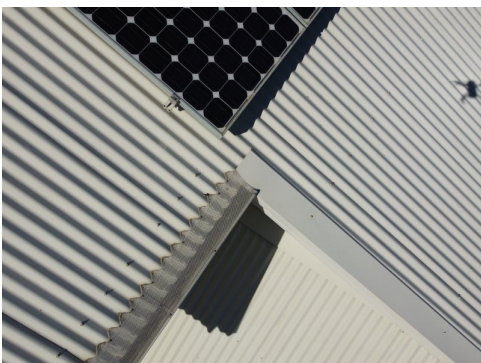
Information: Additional photos of the roof exterior are provided for your general reference

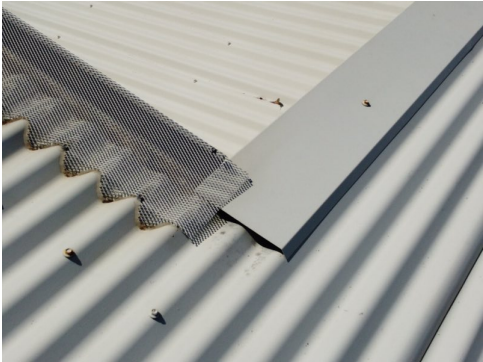














### Noted Item

Building: Main Building

Location: Subfloor

Finding: Access - Subfloor partially inaccessible

Information: The subfloor was partially inaccessible due to restricted access and crawl space at the time of inspection. As a result, concealed structural defects, timber damage, or conditions conducive to deterioration could not be ruled out in this area.





## 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.