



# Building and Timber Pest Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: 26 Sydney Ave, Callala Bay NSW 2540,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 30 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: 26 Sydney Ave, Callala Bay NSW 2540, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Nick Pepper Ph: 0407 011 477  
Email: Jervisbay@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Jervis Bay)

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Company Address and Postcode: Vincentia 2540

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Company Email: Jervisbay@jimbuildinginspections.com.au

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Company Contact Numbers: 0407 011 477

## Special conditions or instructions

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

The following apply: Please read all defect statements and view all photos in full to understand this report completely.

The findings in this report are based on the access availability on the day of inspection. Please note some of the obstruction listed below.

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

The building compared to others of a similar age and construction appears to be in good condition. It does however have a few safety issues (findings starting with #1), major defects (findings starting with #2), requiring immediate attention. If left unmanaged secondary defects are imminent. Minor defects are a maintenance issue and can be rectified at the owners discretion.

Due to the age of the building any Builders warranty has expired. As a result of wear and tear future defects are expected. It is advised to keep monitoring the dwelling for any changes in appearance (ie roofing and wet areas) which may indicate onset of defects. Maintenance on all buildings is essential.

Areas of 'Bridging of Termite Management Systems' are at high risk of concealed termite ingress. These areas should be treated and monitored or cleared as soon as possible to reduce concealed termite activity.

Due to the location of the property it is advised you contact the Pest Controller who installed the post construction termite management system for maintenance instructions. Termite Solutions installed their product. Details are illegible.

#### Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from Inspection due to, but not limited to, include the following:

- areas bridging termite management systems.
- areas too small to enter in the roof space and walls.
- skillion roofing has no access to the roof void.
- no access to the garage roof space.
- no access through wall, floor, ceiling and roof linings.
- patios.
- stored items.
- furniture.
- insulation & sarking.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.

A further invasive inspection is recommended to these areas immediately.

## 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 relatively good and solid condition, however safety hazards, major defects and some minor issues were identified.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Footpath, Pergola, Shed
Other Timber Bldg Elements	Door Frames, Patio, Skirting Boards, Doors, Veranda Posts, Weatherboards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed), Full Brick, Timber Framed and Clad, Weatherboards
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
- Fencing
- Gardens
- Interior
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Outbuildings
- 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 low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Interior areas due to lack of access.
- Outside of the fencing.
- Roof Exterior - 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
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Chimney vents and flues
- Debris in gutters
- Debris or rubbish
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of natural or acceptable lighting
- Lack of suitable access or entry point
- Landscaping
- No safe point from which to access roof exterior
- Overhanging vegetation
- Patio

- Pipework
- Proximity of perimeter fence to building
- Roof framing - not trafficable
- Roofing material is a slip hazard - not safe to access
- Rugs
- Sarking
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings
- Webbing of roof trusses - not trafficable

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: All Areas  
Finding: Electrical Defect Suspected  
Information: At the time of inspection it appeared that there were suspected defects with the electricals. This includes;

- rear spot light electrical not connected.
- loose lighting in the kitchen requires repairs.
- Laundry light switch not operational.
- halogen downlights require protective cans over them in the roof space to prevent roof space fires from the heat they generate.

Faulty wiring, switches and damaged outlets can cause shorting out of areas of the house, damage appliances and possibly cause electrocution or fires. It is advised all suspect issues be inspected by a licensed electrician before use.





# Major Defect

## Finding 2.01

Building: Main Building  
Location: Garage  
Finding: Cladding Damaged  
Information: At the time of inspection the cladding in this area appears to be damaged.

The cladding is the main barrier protecting the structural components and interior building elements against the weather. If the cladding is compromised this can trigger costly, secondary defects including wood rot, pest and mould ingress, electrical issues and damaged interior items. Any damaged cladding should be repaired as soon as possible to prolong the life of the internal building components.

A relevant, experienced tradesman should be contacted to complete the required works.





## Finding 2.02

Building: Main Building

Location: All Areas

Finding: Water Damage.

Information: At the time of inspection apparent water damage was evident in this area;

- water staining in the rear garage looks like a spill rather than an ongoing concern.

- Water staining was identified in the renovated front garage room.

The moisture meter readings around these areas were normal.

Water damage can be in many forms from staining, peeling paint and mould to swollen materials, decay and structural damage. These kinds of defects can be the result of water penetration, either externally or internally. It is advised the cause of the water ingress be identified as soon as possible to prevent any further deterioration. A more invasive inspection may have to be conducted to determine the extent of the damage. Replacement of materials is likely.

A licensed Builder should be consulted for rectification works.





## Minor Defect

### Finding 3.01

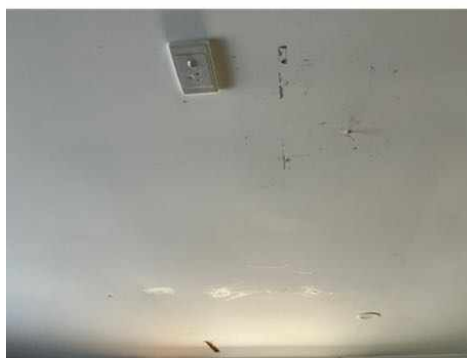
Building:	Main Building
Location:	All Areas
Finding:	Building element - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). This includes; <ul style="list-style-type: none"> <li>- sections of wall are scuffed requiring repairs.</li> </ul>

- garage door apparently does not work.

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to provide a quote to repair or replace the affected building element prior to purchase.





### Finding 3.02

Building: Main Building  
 Location: Garage  
 Finding: Building element - Not operating  
 Information: Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation. This includes;

- storeroom sink plumbing not connected

Repair and/or replacement of the faulty building element is recommended. It is highly recommended that the relevant tradesperson be engaged to perform any necessary works.



### Finding 3.03

Building: Main Building  
 Location: Roof Exterior  
 Finding: Gutters - Blocked  
 Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to

pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



### Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Delamination of timbers
Information:	Delamination is one means by which composite materials (e.g. layered timber composites) may fail over time. In laminated materials, repeated cyclic stresses may lead to the formation of mini-structures of separate layers, with significant loss of mechanical toughness. Water penetration or the presence of excessive moisture also generally contributes to delamination.

Where building materials have become delaminated, they lose their structural strength, and are likely to have a variety of appearance and serviceability defects as a result.

Delamination of timbers may be repaired where the area affected is minor and/or easily accessible, by gluing and screwing layers back together. However, this is an interim repair, and where delamination has occurred, the client should plan for the replacement of affected timbers sooner than would otherwise be expected.

All timber structures affected by delamination should be replaced as soon as possible to avoid any further damage. Repair and replacement estimates should be sought from a registered builder or qualified carpenter.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	Bridging of Termite Management System
Information:	Bridging of termite management system occurs when a termite management system or inspection zone are covered by exterior objects where termites can enter a structure undetected. Due to the bridging this property it is considered High Risk for concealed termite ingress which should be treated and inspected every 6-12 months.

Generally this takes the form of finished ground levels external paving, concrete, fencing posts, gardens, vegetation, plumbing, stored items etc being retrospectively installed above the ant cap level or weep and ventilation holes.

Where bridging of the termite management system has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.



### Finding 6.02

Building: Main Building

Location: Exterior walls

Finding: Air-conditioning unit - Condensation Pipe Leak

Information: Leaking from an external air-conditioning unit condensation pipe is a normal function of the unit, however this should be plumbed into the house drainage or directed away from the house structure.

Heavy leaking from the air-conditioning unit is likely to produce damp conditions in the surrounding area conditions which are conducive to termite attack. If left unattended, such leaking can develop into water pooling below the unit, creating potential for subsequent water damage to associated building elements.

A refrigeration mechanic or licensed plumber should be appointed to assess the condition of the unit and to perform any remedial works as necessary. While discharge from an air-conditioning unit can generally be managed through basic plumbing work, such appointments are deemed necessary to identify any major issues.



### Finding 6.03

Building:	Main Building
Location:	Exterior walls
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.





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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- 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 building compared to others of a similar age and construction appears to be in good condition. It does however have a few safety issues (findings starting with #1), major defects (findings starting with #2), requiring immediate attention and minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

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

#### Timber Pest

As this dwelling is HIGH susceptibility to termite ingress the following items are highly recommended:

- maintain the termite management system. Termite Solutions installed their product. Details are illegible.
- Treat, repair or replace any Fungal decay/wood decay.
- Remove or treat any materials bridging the termite management system (to prevent concealed termite entry).
- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months.

#### Additional information:

- Trees within 50m of the house that are on other properties cannot be inspected.

#### Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from Inspection due to, but not limited to, include the following:

- areas bridging termite management systems.
- areas too small to enter in the roof space and walls.

- skillion roofing has no access to the roof void.
- no access to the garage roof space.
- no access through wall, floor, ceiling and roof linings.
- patios.
- stored items.
- furniture.
- insulation & sarking.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.

A further invasive inspection is recommended to these areas immediately.

For further information, advice and clarification please contact Nick Pepper on: 0407 011 477

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
 Location: Garage  
 Finding: No Access for Inspection  
 Information: Note that due to low clearance and poor access some areas could not be inspected.  
 This includes;

- no access to the garage roof space.

The condition of this area is unknown. Alternatively access to this area is highly recommended for a more comprehensive inspection of the building.



#### 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.

#### Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from Inspection due to, but not limited to, include the following:

- areas bridging termite management systems.
- areas too small to enter in the roof space and walls.
- skillion roofing has no access to the roof void.
- no access to the garage roof space.
- no access through wall, floor, ceiling and roof linings.
- patios.
- stored items.
- furniture.
- insulation & sarking.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.

A further invasive inspection is recommended to these areas immediately.







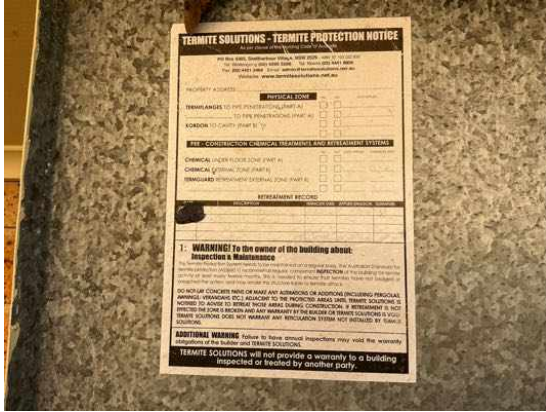
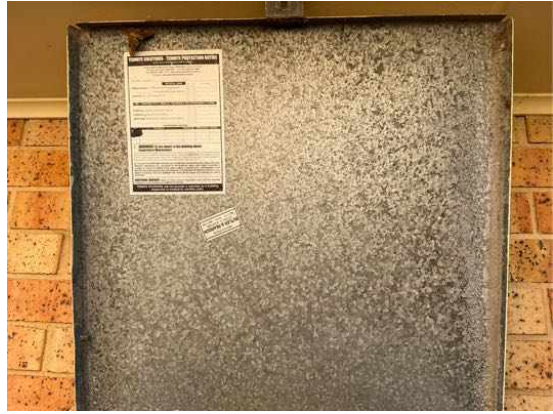
## The following items were noted as - Evidence of a previous termite management program

### Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. Termite Solutions installed their product. Details are illegible.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



## 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.