Jim's Building Inspections

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# Building and Timber Pest Inspection Report

Inspection Date: Wed, 14 Jan 2026

Property Address: 66B Greenview Dr, Horsley NSW 2530, Australia

## 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: Wed, 14 Jan 2026

## The Parties

| | |
|---|---|
| Name of the Client: | |
| Name of the Principal(If Applicable): | |
| Job Address: | 66B Greenview Dr, Horsley NSW 2530, Australia |
| Client's Email Address: | |
| Client's Phone Number: | |
| Consultant: | Richie Reinikka Ph: 0438 465 646<br>Email: Bowral@jimsbuildinginspections.com.au |
| | NSW Builders Registration 362826C |
| Company Name: | Jim's Building Inspections (Bowral) |
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| Company Email: | Bowral@jimsbuildinginspections.com.au |
| Company Contact Numbers: | 0438 465 646 |

## 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 conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

## 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 with safety hazards identified. Major and minor defects were also found.

#### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately 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, Duplex |
| Company or Strata title | Unknown |
| Floor | Slab - Waffle Pod or Waffle Slab |
| Furnished | Unfurnished |
| No. of bedrooms | 3 |
| Occupied | Unoccupied |
| Orientation | North |
| Other Building Elements | Driveway, Garage, Fence - Fabricated Metal Fence, Porch, Water Tanks |
| Other Timber Bldg Elements | Eaves, Internal Joinery, Patio, Porch / Patio, Skirting Boards, Architraves, Doors, Door Frames, Floating Floor, Fascias, Veranda Posts, Weatherboards, Window Frames |
| Roof | Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond) |
| Storeys | Single |
| Walls | Brick Veneer |
| Weather | Overcast |

# Section C Accessibility

## Areas Inspected

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

- Exterior

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

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

## Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

- Ceiling linings

- External concrete or paving

- Degree of roof incline too steep for safe access

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Lack of natural or acceptable lighting

- No safe point from which to access roof exterior

- No power or light globes on site

- Porch

- Sarking

- Patio

- Unsafe to Access Roof - No Fall Protection System

- 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: **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.

# Section D Significant Items

## Safety Hazard

### Finding 1.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Hallway |
| Finding: | Electrical wires exposed - manhole access |
| Information: | Electrical wiring was observed running directly across the manhole access within the ceiling void. This installation may pose a safety hazard when accessing the roof space, as personal contact or accidental damage to the wiring may occur when using the manhole.<br><br>Best practice is for electrical wiring to be routed away from access points to minimise risk. The client should engage a licensed electrician to assess the installation and, if necessary, reposition or protect the wiring in accordance with current electrical standards and safety requirements. |

### Finding 1.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite, Bathroom |
| Finding: | GPO - Suspected Non-Compliance With Wet-Area Clearances |
| Information: | A general-purpose outlet was observed installed close to a bathroom basin in a configuration that may not comply with the clearance provisions for basins with a capacity of 45 litres or less. Under AS/NZS 3000 (Wiring Rules), power outlets located near small basins must maintain a minimum 150 mm horizontal clearance from the edge of the water container, a minimum 400 mm clearance above the top of the container, and must be protected by a 30 mA safety switch.<br><br>Based on the observed proximity, the installation is suspected to fall short of the required separation distances and should be assessed by a licensed electrician to confirm compliance with AS/NZS 3000 and ensure the outlet is adequately protected |

against moisture exposure.

## Major Defect

### Finding 2.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Yard - Side |
| Finding: | Perimeter Paving - Insufficient Fall |
| Information: | The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area. |

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.

## Finding 2.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Yard - Side |
| Finding: | Water pooling - against property |
| Information: | Water appears to be pooling against the house. It is suspected that this is a result of poor site drainage but may also be due to excessive moisture from an unidentified source. |
| | Where water is pooling against the house water damage to the external wall cladding is imminent. |
| | Such water pooling also increases the risk of termite activity and the development of fungal decay in the area. |
| | Consult a Licensed Plumber regarding the cost of potential site drainage rectification works. |

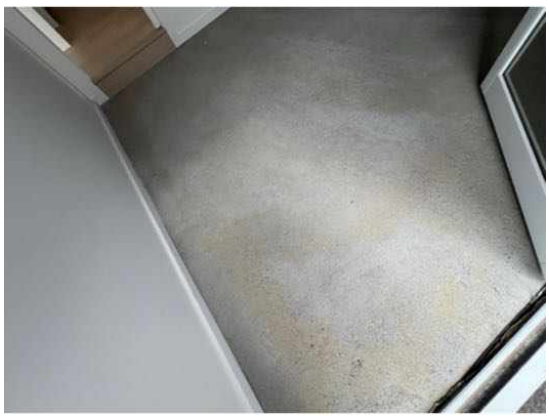

## Minor Defect

### Finding 3.01

| | |
|---|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Finish to Concrete Slab - Guide to Standards and Tolerances Part 2.11 |
| Information: | The concrete slab finish to the garage was observed to be open and porous, with areas where the surface finish appears to have been removed. |

The Guide to Standards and Tolerances Part 2.11 - Finish to concrete slabs states that the finish to a concrete slab is defective if it is not suitable for the documented applied finishes such as tiles, polished concrete, carpet or sheet flooring, including set downs where required.

The observed condition raises concern as to whether the slab finish is suitable for its intended use and capable of maintaining durability and serviceability over time. The client should consult with the builder to confirm whether the slab finish complies with the requirements of the Guide to Standards and Tolerances and the intended use of the slab.



### Finding 3.02

Building: Main Building
Location: Garage
Finding: Water staining
Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.

## Finding 3.03

Building: Main Building
Location: Garage
Finding: Doors (External) – Gaps and/or Seals Defective (NCC 3.12.3.3) (new con)
Information: External doors were identified as not fully sealed to all edges, including the main entry and garage-to-house access doors. All external doors, including those leading from garages, must be fitted with compliant weather seals in accordance with NCC 3.12.3.3 to prevent air and moisture ingress. The client should bring this matter to the certifier's attention to seek clarification on whether the installation meets compliance with the NCC.

## Finding 3.04

Building: Main Building

Location: Garage

Finding: Plasterboard - damaged

Information: Sections of plasterboard were observed with visible damage, including dents, gouges, or abrasions. All wall and ceiling linings are required to be presented in an as-new condition at the time of handover, free from visible damage or surface irregularities when viewed from a normal viewing position. The client should consult with the builder to confirm how the damaged areas will be repaired to achieve an acceptable finish prior to handover.

## Finding 3.05

Building: Main Building

Location: Entry

Finding: Lock - Not working

Information: The lock in this area was not operational at the time of inspection. Where locks have deteriorated to a point where they are no longer usable, the security of the property is immediately compromised.

Repair or replacement of the lock is highly recommended. Consultation with a locksmith or general handyman is required to gain further advice on any added

security that may be available for the area.

## Finding 3.06

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Flexible sealants to junctions - poorly applied (AS 3958.1) |
| Information: | Sealant was observed to be poorly applied to the kitchen sink, presenting as uneven, smeared, or incomplete. |

Flexible sealant is required at junctions to allow for movement while maintaining a watertight finish. As outlined in NSW Standards and Tolerances 12.7, flexible or waterproof sealants are defective if not installed where required by the NCC, AS 3958.1, or the manufacturer's installation requirements.

All affected areas must be properly sealed prior to handover.

## Finding 3.07

Building: Main Building
Location: Kitchen
Finding: Gas cooktop Installation - substandard or incomplete
Information: The installation of the gas cooktop appears to have been completed to a substandard level of workmanship or is incomplete. The gas top is not secured to the bench top.

Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.

## Finding 3.08

Building: Main Building
Location: Kitchen
Finding: Flexible sealants to junctions - poorly applied (AS 3958.1)
Information: Sealant was observed to be poorly applied to tiled areas, presenting as uneven, smeared, or incomplete.

Flexible sealant is required at junctions to allow for movement while maintaining a watertight finish. As outlined in NSW Standards and Tolerances 12.7, flexible or waterproof sealants are defective if not installed where required by the NCC, AS 3958.1, or the manufacturer's installation requirements.

All affected areas must be properly sealed prior to handover.

## Finding 3.09

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen, Bedroom 1, Hallway, Bedroom 3, Ensuite, Bathroom, Garage, External - Bed 1 |
| Finding: | Painting - Defective (AS 2311) |
| Information: | Areas were identified where the surface finish of the painting was found to be defective. This includes areas of over-painting, paint runs, areas starved of paint, sags and/or wrinkling of paint finish etc. |

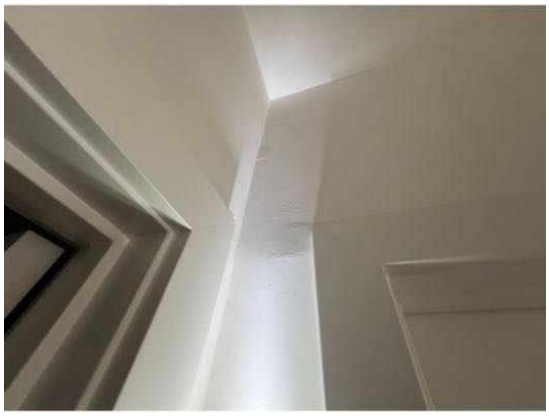
During New Construction Inspections, any irregularity in the paint finish that is detected from a "normal viewing position" is considered a detraction from the area's overall appearance and is therefore considered to be a defect.

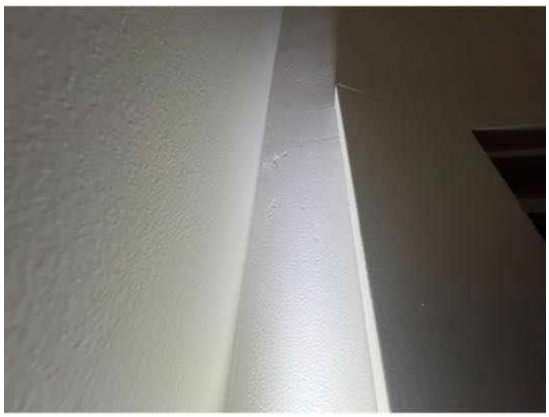
The builder should have the painting contractor perform touch-ups to affected areas prior to final handover to bring the paint finish to an acceptable standard.



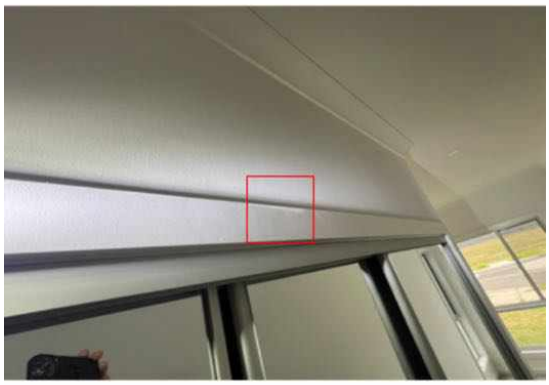
Bedroom 1

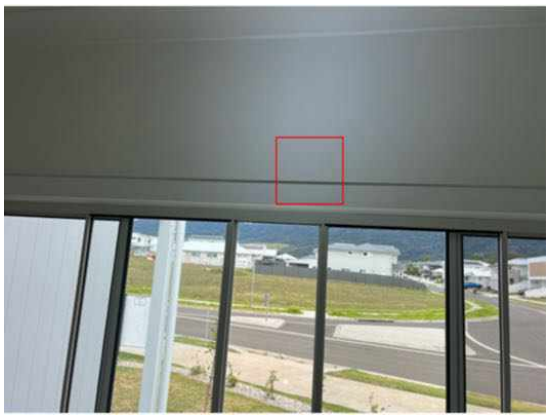

Hallway

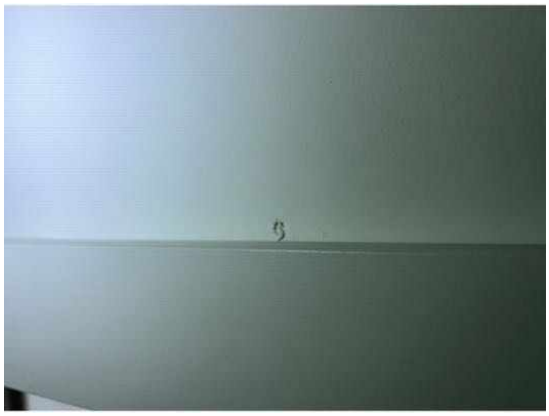





Bedroom 3

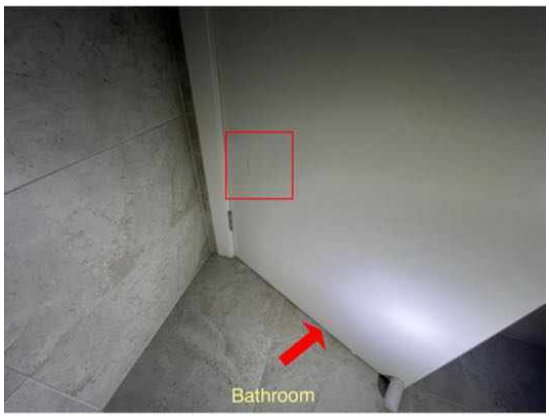


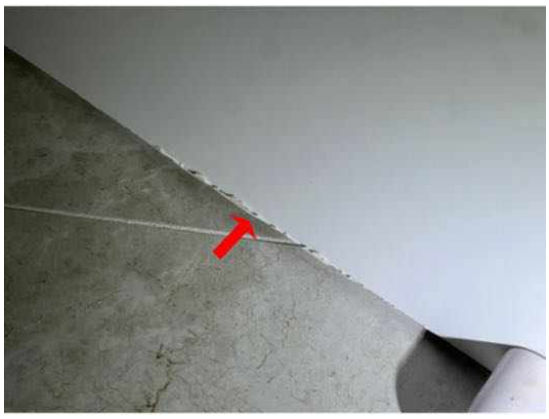


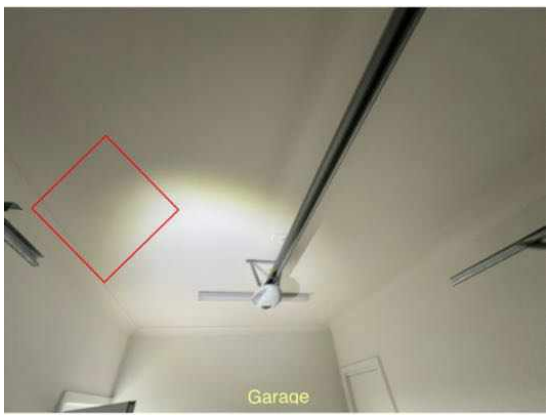



Ensuite


Damage


Bathroom




Garage

## Finding 3.10

| | |
|---|---|
| Building: | Main Building |
| Location: | Media |
| Finding: | Levelness of Timber Floor – Guide to Standards & Tolerances Part 15.8 |
| Information: | The finished timber flooring was identified as not level within acceptable tolerances in isolated areas. |

The Guide to Standards & Tolerances Part 15.8 states that new floors are defective if, within the first 24 months of handover, they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint must not exceed 20 mm within 24 months of handover.

The client should consult with the builder to confirm how the installation complies with the Guide to Standards & Tolerances.


## Finding 3.11

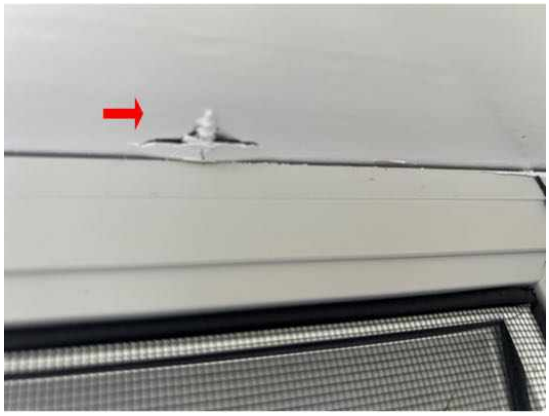
| | |
|---|---|
| Building: | Main Building |
| Location: | Bedroom 1, Bedroom 2 |
| Finding: | Doors - Striker plates misaligned. Doors rattle when closed. |
| Information: | The striker plates to a few doors throughout the home appear to have become misaligned and has consequently resulted in the door's operation being compromised.<br><br>This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.<br><br>Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter. |

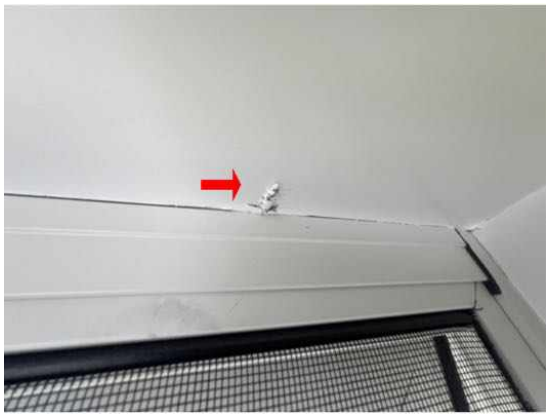
## Finding 3.12

| | |
|---|---|
| Building: | Main Building |
| Location: | Bedroom 2, Bedroom 3 |
| Finding: | Window Reveal - Protruding Fixing |
| Information: | A protruding screw was observed to the timber window reveal, indicating substandard workmanship and incomplete finishing.<br><br>Fixings in this condition detract from the overall aesthetic presentation of the window and may present a minor injury risk, particularly where the window is accessed, |

operated, or cleaned.

It is recommended that the protruding fixing be rectified to improve presentation and reduce the risk of injury.





## Finding 3.13

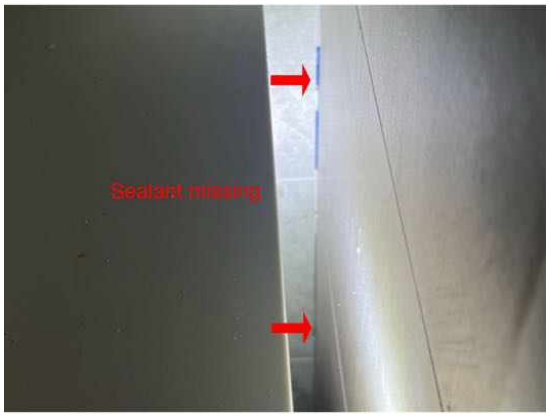
| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite |
| Finding: | Ceiling - Damaged |
| Information: | Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). |

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 plasterer, painter or handyman should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

## Finding 3.14

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite |
| Finding: | Flexible sealants to junctions - not installed (AS 3958.1) |
| Information: | Sealant was incomplete at junctions within wet areas. As outlined in NSW Standards and Tolerances 12.7, flexible or waterproof sealants are defective if not installed where required by the NCC, AS 3958.1, or the manufacturer's installation instructions.<br><br>All required wet area junctions must be fully sealed with compliant materials prior to handover. |




## Finding 3.15

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite, Bathroom |
| Finding: | Tap - Water hammer |
| Information: | This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. |

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

## Finding 3.16

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Pipe penetrations through external walls and inside cupboards (ST 7.3) |
| Information: | Pipe penetrations through walls and joinery were observed without proper sealing or finish. |

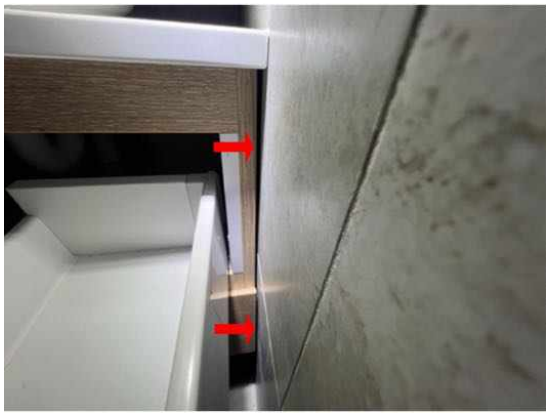
As outlined in NSW Standards and Tolerances 7.3, penetrations are defective if not properly grouted, not neatly cut to minimum size, or not fitted with tight-fitting cover plates or collars.

All plumbing penetrations must be finished in accordance with these requirements.



## Finding 3.17

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Joinery - Missing Filler (wall) |
| Information: | No filler has been installed between the joinery doors/drawers and the adjoining surface at the time of inspection. This component is typically included to provide a buffer, preventing direct contact between moving parts and adjacent surfaces while also concealing gaps for a more seamless finish.<br><br>The absence of a filler may lead to doors or drawers rubbing against the adjoining surface, potentially causing wear and impacting functionality over time. Additionally, the visible gap detracts from the overall aesthetic appeal of the installation.<br><br>It is recommended that a qualified cabinet maker or joiner be engaged to install an appropriate filler to improve both the functionality and appearance of the joinery. |



## Finding 3.18

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Freestanding Bath - not secure |
| Information: | The freestanding bath was identified as not being securely fixed to the floor at the time |

of inspection, allowing noticeable movement. This condition may result from improper installation or inadequate fixing materials.

If left unmanaged, the movement of the bath could lead to damage to associated plumbing, tiles, or surrounding building elements, as well as reducing its usability.

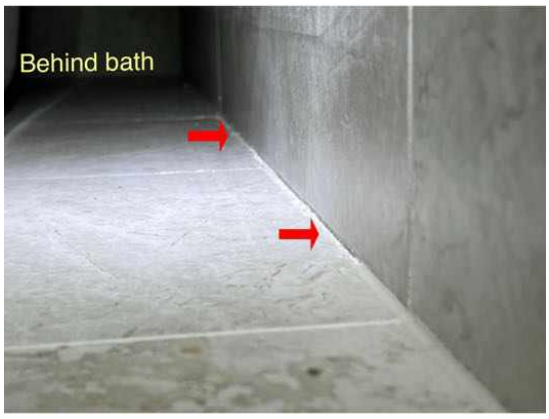
It is recommended that a licensed plumber be engaged to secure the bath to the floor to prevent further movement and ensure its long-term stability.

## Finding 3.19

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Flexible sealants to junctions - poorly applied (AS 3958.1) |
| Information: | Sealant was observed to be poorly applied to tiled areas, presenting as uneven, smeared, or incomplete. |

Flexible sealant is required at junctions to allow for movement while maintaining a watertight finish. As outlined in NSW Standards and Tolerances 12.7, flexible or waterproof sealants are defective if not installed where required by the NCC, AS 3958.1, or the manufacturer's installation requirements.

All affected areas must be properly sealed prior to handover.





## Finding 3.20

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Bath spout - Loose |
| Information: | The bath spout was observed to be loose at its connection point at the time of inspection. This condition is commonly caused by poor installation, deterioration of sealant, or movement in the fixture over time. |
| | A bath spout may lead to water leakage behind the wall/floor, potentially causing moisture damage and deterioration of associated building elements if left unmanaged. |
| | It is recommended that a licensed plumber be engaged to assess and properly secure the spout to prevent further movement and potential water ingress. |

## Finding 3.21

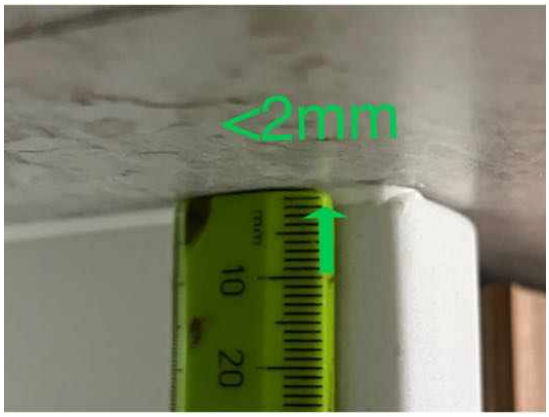
| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Grouting and joints - poorly applies (AS 3958.1) |
| Information: | Grout was observed with pinholes, voids, and an uneven finish in several areas. |

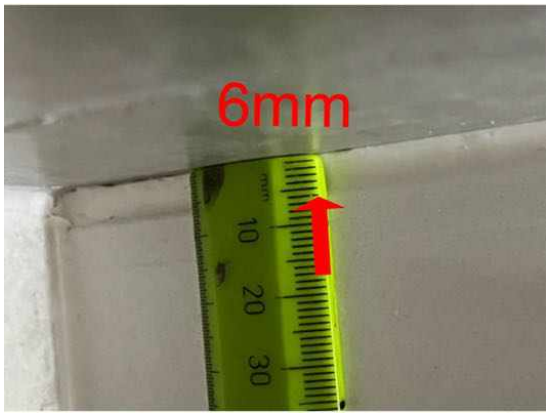
As outlined in NSW Standards and Tolerances 12.6, and in accordance with AS 3958.1 Clause 5.7, finished grout is defective if it is not uniform in colour, smooth, and free from voids, pinholes, or low spots.

All affected grout must be repaired to achieve a consistent and compliant finish prior to handover.

## Finding 3.22

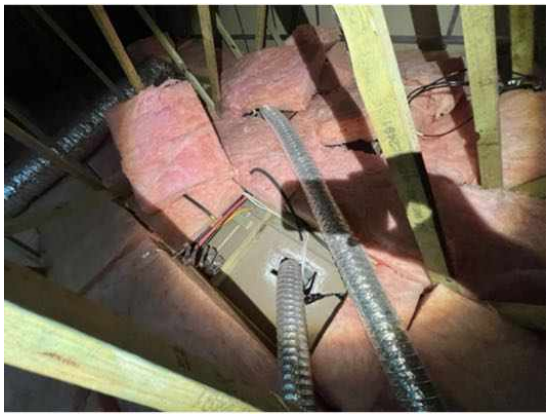
| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Internal Fixing - Bench Tops, Doors and Drawer Fronts - Guide to Standards & Tolerances Part 11.4, AS 4386.1 (new con) |
| Information: | Cabinet doors, drawer fronts, or bench tops were observed with inconsistent gaps or misalignment visible from a normal viewing position. The Guide to Standards & Tolerances Part 11.4 states that, unless otherwise specified, cabinet door and drawer fronts are defective if they are not aligned or do not have consistent gaps between them at handover. Where the time limit for defects in bench tops, cabinet doors, drawer fronts, and similar joinery is not documented, it is to be taken as six months from completion. Reference can also be made to AS 4386.1 Domestic Kitchen Assemblies - Kitchen Units, which sets out performance and construction requirements for domestic cabinetry.<br><br>The client should consult with the builder to confirm how the installation complies with the Guide to Standards & Tolerances and AS 4386.1. |






## Finding 3.23

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Void |
| Finding: | Insulation - Displaced or Incomplete Coverage - AS 4859.1 (new con) |
| Information: | Sections of insulation were observed to be displaced or incorrectly positioned, likely as a result of post-installation disturbance by other trades. AS 4859.1 Materials for the Thermal Insulation of Buildings requires insulation to maintain continuous and uniform coverage without gaps or compression that could compromise performance. Research indicates that a 5% gap in insulation coverage can result in up to a 50% reduction in the overall thermal efficiency of the building. The client should consult with the builder to confirm that insulation has been reinstated to comply with AS 4859.1 |

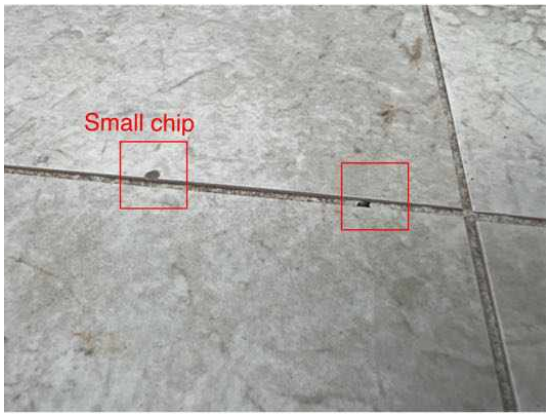


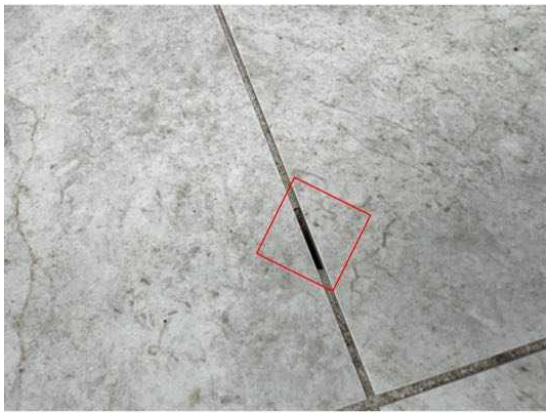
## Finding 3.24

| | |
|---|---|
| Building: | Main Building |
| Location: | Porch |
| Finding: | Grout - Missing (AS 3958.1) |
| Information: | It was observed that grout is missing in certain areas between tiles. |

Guide to the Installation of Ceramic Tiles specifies that grout joints must be fully filled to provide structural integrity, water resistance, and an acceptable finish.

Missing grout may lead to moisture ingress, tile movement, or deterioration of the surrounding finishes. The affected areas should be re-grouted to ensure durability and compliance with AS 3958.1.



## 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: | Ensuite |
| Finding: | Moisture in Shower (Photos shown in previous defect section) |
| Information: | Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause. |

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Consultation with a qualified plumber or bathroom specialist is advised to identify the cause of damp and to perform remedial works as required.

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

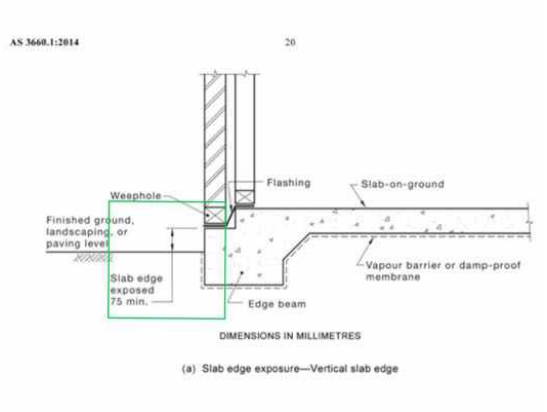
## Finding 6.02

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Slab Edge - Exposure |
| Information: | An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. |

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that

termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.




## Finding 6.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Porch, Alfresco |
| Finding: | Bridging of physical termite barriers - Concrete Patio |
| Information: | The tiled concrete pad to the patio and alfresco including other areas directly abuts dwelling causing bridging. Bridging is the span of a physical termite barrier or inspection zone so that subterranean termites have an entry point over or around that barrier.<br><br>Where a concrete patio is retrospectively installed against an external wall, this provides a concealed entry point for termites.<br><br>The client should consider obtaining further advice from a timber pest technician regarding treatments required in this area. It is recommended that obtaining such advice be a short-term priority. |

## Finding 6.04

| | |
|---|---|
| Building: | Main Building |
| Location: | Porch, Alfresco |
| Finding: | Bridging of termite barrier - Posts. |
| Information: | Posts that are attached to home from ground to structure without a 75mm inspection |

zone (metal stirrup) causes a bridging point. Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

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

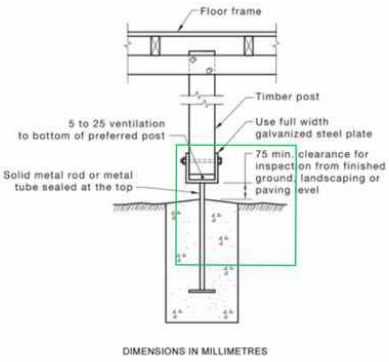
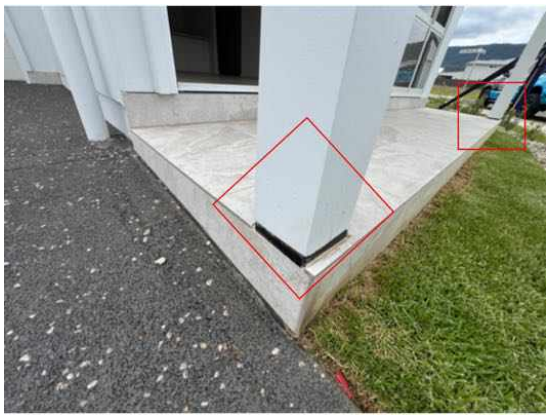



FIGURE 3.1(D) METAL STIRRUP AS ALTERNATIVE TO SHEETING FOR POSTS



## Finding 6.05

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Bridging (water Tank)- Attachments to Buildings |
| Information: | Water tank against home eliminates the inspection zone (area) and caused bridging and concealed entry. Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system. |

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences,

service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector

## Finding 6.06

| | |
|---|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Evidence of excessive moisture was present at the time of inspection (Photos shown in previous defect section) |
| Information: | Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property. |

## Finding 6.07

| | |
|---|---|
| Building: | Main Building |
| Location: | Yard - Side |

Finding: Water pooling - against property (Photos shown in previous defect section)

Information: Water appears to be pooling against the house. It is suspected that this is a result of poor site drainage but may also be due to excessive moisture from an unidentified source.

Where water is pooling against the house water damage to the external wall cladding is imminent.

Such water pooling also increases the risk of termite activity and the development of fungal decay in the area.

Consult a Licensed Plumber regarding the cost of potential site drainage rectification works.

## Finding 6.08

Building: Yard

Location: All External Areas

Finding: In ground contact

Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

## Evidence of fungal decay activity and/or damage

No evidence was found

## Evidence of wood borer activity and/or damage

No evidence was found

# Section D Significant Items

## D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Gas

- Registered/Licensed Builder

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
The building when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in a GOOD condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

- Electrical wires exposed at manhole access
- Suspected Non-Compliance GPO to vanity basin With Wet-Area Clearance provision
- Perimeter Paving, Insufficient fall away from structure with falls falling towards structure.
- Water pooling against property needs to be addressed, water damage to the external wall cladding is imminent.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means. Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

ADDITIONAL INVASIVE AND NON INVASIVE TESTS

These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

# Section D Significant Items

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

### Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | Ensuite |
| Finding: | Moisture in Shower |
| Information: | Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause. |

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Consultation with a qualified plumber or bathroom specialist is advised to identify the cause of damp and to perform remedial works as required.

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.




## Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | Exterior walls - front |
| Finding: | Hot Water Unit - Not Installed / Gas Appliance Not Assessed |
| Information: | The hot water unit had not been installed at the time of inspection. As a result, the gas appliance and associated gas installation could not be assessed. |

This inspection does not include commissioning, testing, or verification of gas appliances, and no gas appliance operation was carried out. Assessment of gas appliance installation, connections, commissioning, and safe operation falls outside the scope of this inspection and requires confirmation by an appropriately licensed gasfitter.

Once the hot water unit is installed, confirmation should be obtained that the appliance and associated gas services have been installed and commissioned in accordance with applicable requirements, prior to handover.

## Noted Item

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Gutter - Clear and clean |
| Information: | At the time of inspection, the gutters were found to be clear of debris and in a clean condition. Blocked gutters are a common cause of water ingress and associated damage to eaves, walls, and internal ceilings. While no concerns were noted at present, it is essential that gutters are routinely maintained and kept free of debris to ensure proper stormwater flow and to avoid potential overflow issues during periods of heavy rainfall. |

## Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

## Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance

for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

## Noted Item

Building: Main Building
Location:
Finding: FYI - Taps, drainage and toilets tested
Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

## Noted Item

Building: Main Building
Location:
Finding: FYI - Windows and doors were tested for operations
Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

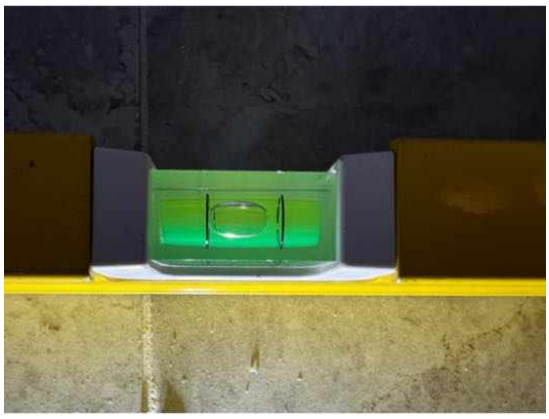
Unless identified in a seperate items, no rememedial work is required on these items.

Photos may be shown in additional photos section.

## Noted Item

Building: Main Building
Location:
Finding: FYI - Additional Photos
Information: Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.


omega

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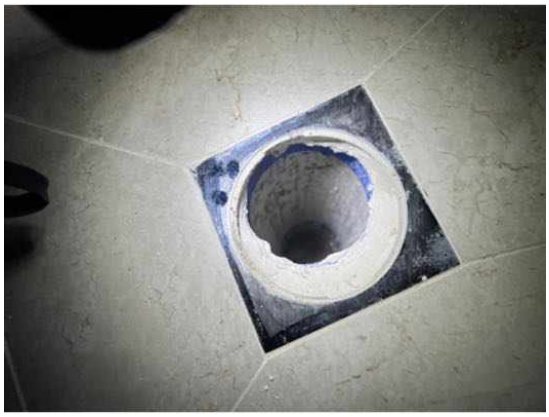

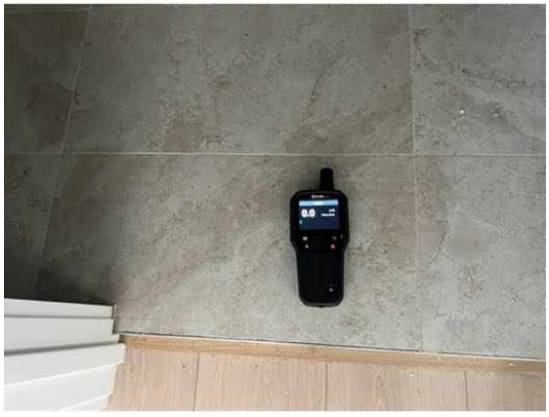

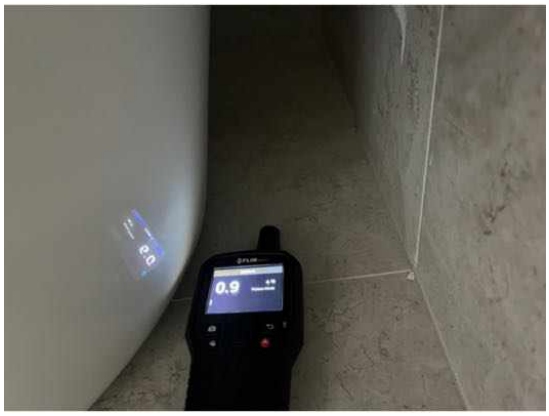








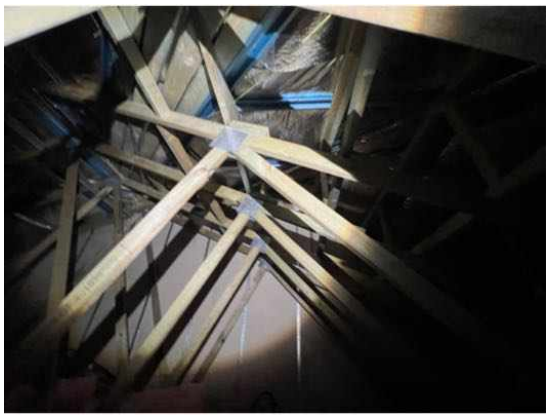


RAINWATER








## 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. |

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 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.