



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 605/3 Jean Wailes Ave, Rhodes NSW 2138,  
Australia



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	Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date    Fri, 20 Mar 2026

Modified Date                Mon, 23 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: 605/3 Jean Wailes Ave, Rhodes NSW 2138, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode:

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Company Email:

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Company Contact Numbers:

## Special conditions or instructions

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

The following apply: The external terrace area adjacent to the master bedroom was not accessible at the time of inspection due to the presence of workers. As a result, the condition of the terrace surface, drainage systems, and waterproofing could not be assessed. This area is considered a high-risk location for potential moisture ingress and concealed defects. A further inspection is strongly recommended once access is available.

Evidence of moisture-related deterioration and associated insect activity was observed to internal building elements adjoining the inaccessible terrace area. The exact cause and full extent of this condition could not be determined without further investigation, including potential invasive inspection. It should be noted that concealed damage may exist within wall cavities, flooring systems, or joinery elements that were not accessible at the time of inspection.

The inspection of timber pest activity is limited to a visual, non-invasive assessment. While no definitive evidence of termite activity was identified, the presence of moisture-affected materials and concealed areas increases the risk of undetected timber pest activity. An invasive inspection by a licensed timber pest controller is recommended to confirm the absence of termite activity.

Recent renovation works and the presence of tradespeople at the time of inspection may have obscured or concealed defects, including moisture ingress and timber pest activity. Areas undergoing or recently subject to works should be re-inspected once completed to ensure no underlying defects are present.

This inspection has been carried out in accordance with the agreed pre-inspection terms and conditions and is limited to a visual, non-invasive assessment of accessible areas at the time of inspection. No destructive or invasive testing was undertaken.

The inspection was conducted on the day and under the conditions prevailing at the time. As such, it is possible that certain defects, including but not limited to moisture ingress, structural issues, or timber pest activity, may not have been apparent at the time of inspection.

Building elements and areas that were concealed, obstructed, inaccessible, or not reasonably accessible (including but not limited to wall cavities, subfloor areas, roof voids, behind fixed cabinetry, beneath floor coverings, and areas obscured by furniture, stored items or finishes) were not inspected. Defects may exist in these areas that were not visible at the time of inspection.

No guarantee or warranty is provided that the property is free from defects, timber pest activity, or conditions conducive to such issues. This report represents a snapshot in time and should not be relied upon as an ongoing assessment of the property's condition.

Where defects or conditions are identified, further investigation by appropriately qualified and licensed specialists is recommended. This may include invasive inspection methods to determine the full extent of any defects.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is An invasive inspection by a licensed timber pest controller is recommended, along with ongoing monitoring.

## Section B General

### General description of the property

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Building Type	Apartment, Unit
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
Occupied	Unoccupied
No. of bedrooms	2
Orientation	North
Other Building Elements	Driveway, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Porch / Patio, Skirting Boards, Stair Railing, Staircase
Roof	Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Double
Walls	Brick Veneer
Weather	Fine

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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior

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.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Roof Void due to lack of access.
- 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:

- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items
- Tradesmen and/or other occupants preventing access to area
- Wall linings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

#### Finding 2.01

Building: Main Building

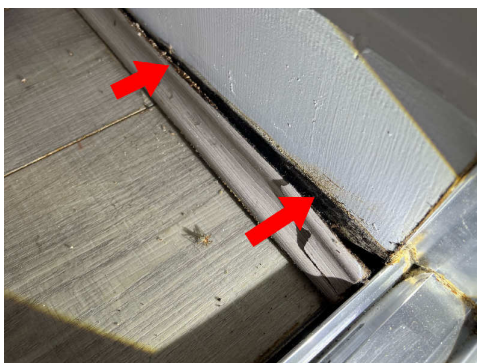
Location: Bedroom - Master

Finding: Moisture Ingress, Material Deterioration and Associated Insect Activity – Built-in Wardrobe Adjacent to Terrace

Information: Deterioration was observed to the base of the built-in wardrobe beneath the sliding door track, located adjacent to the external terrace area. The underlying board material appears moisture affected, with visible swelling, breakdown and friable condition consistent with prolonged moisture exposure. Associated with this condition, insect activity consistent with ants was noted within the damaged material. While no definitive evidence of termite activity was identified at the time of inspection, the presence of moisture-affected materials and concealed voids may provide conditions conducive to timber pest activity. The exact extent of damage could not be fully determined due to concealed construction.

Given the proximity to the terrace and the apparent waterproofing concerns externally, it is considered likely that moisture ingress from the adjoining external area has contributed to the deterioration observed. This condition is of concern as ongoing moisture ingress can result in further material degradation and may attract timber pests or other insects. It is recommended that the source of moisture ingress, including any waterproofing defects, be identified and rectified as a priority. Damaged materials should be repaired or replaced as required. An invasive inspection by a licensed timber pest controller is recommended to further assess concealed areas and confirm the absence of termite activity.





## Minor Defect

### Finding 3.01

Building: Main Building

Location: Balcony

Finding: Sliding Screen Door – Difficult Operation

Information: The sliding screen door was found to be stiff and difficult to operate at the time of inspection. The door does not slide freely along its track, requiring increased force to open and close. This condition was observed at the balcony access point and appears likely due to debris build-up within the track, worn or misaligned rollers, or general lack of maintenance.

If left unaddressed, continued use may result in further wear to the rollers or track components, and may eventually lead to failure of the sliding mechanism. In some cases, excessive force can also cause damage to the door frame or track assembly. It is recommended that a suitably qualified handyman or door specialist assess the door, clean the track, and adjust or replace rollers as required to restore smooth operation.



### Finding 3.02

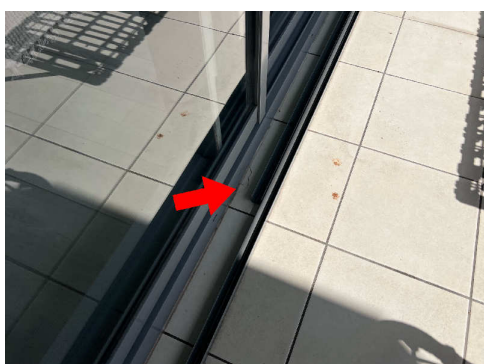
Building: Main Building

Location: Balcony

Finding: Cracked Floor Tile – Balcony Sliding Door Threshold

Information: A floor tile adjacent to the sliding door threshold at the balcony was observed to be cracked. The cracking appears localised to a single tile and is likely due to impact damage, substrate movement, or stress at the doorway transition point where foot traffic is concentrated.

Cracked tiles can allow moisture ingress beneath the tiled surface, potentially leading to deterioration of the substrate or loosening of surrounding tiles over time. Additionally, the uneven surface may present a minor trip hazard if the damage worsens. It is recommended that a suitably qualified tiler assess and replace the affected tile and check surrounding tiles for any signs of movement or loss of adhesion.



### Finding 3.03

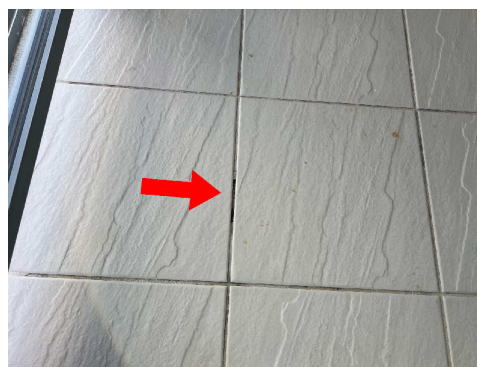
Building: Main Building

Location: Balcony

Finding: Deteriorated Grout and Sealant – Balcony Tiling and Door Junction

Information: Grout between the balcony floor tiles and sealant along the junction of the sliding door frame were observed to be deteriorated and worn in sections. Localised gaps, cracking, and breakdown of sealant were noted, particularly along the door threshold and perimeter edges of the tiled surface.

Deterioration of grout and sealant can allow water to penetrate beneath the tiles and into adjoining building elements, potentially leading to moisture-related damage, tile loosening, or deterioration of the substrate over time. The door threshold area is particularly vulnerable due to exposure to weather and foot traffic. It is recommended that a suitably qualified tiler or sealant specialist remove and replace the affected grout and reapply appropriate flexible sealant to all junctions to maintain water resistance.



#### Finding 3.04

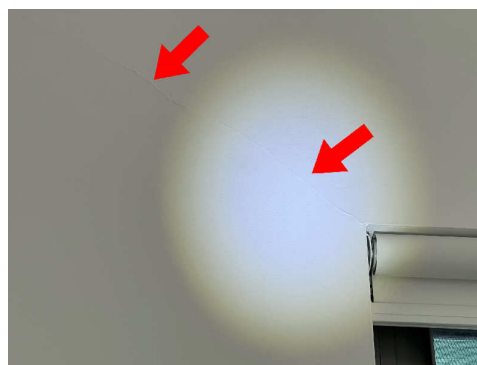
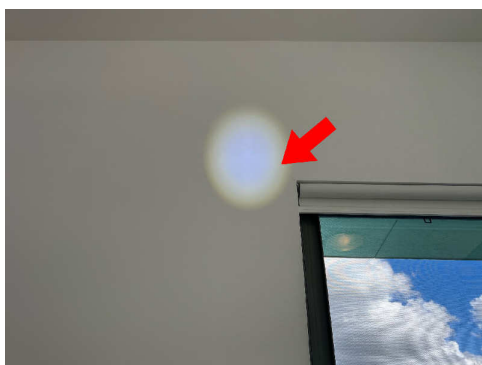
Building: Main Building

Location: Living Room

Finding: Minor Cracking to Internal Wall – Adjacent to Fixed Window Panels

Information: Minor cracking was observed to internal wall surfaces adjacent to fixed window panels, including above and beside the glazing. The cracks are fine and linear in nature and appear consistent with typical movement at junctions between the wall substrate and fixed window framing.

Cracking in these areas commonly occurs due to minor building movement, thermal expansion and contraction, or differential movement between dissimilar materials (e.g. plaster and aluminium window framing). While the cracks appear cosmetic at the time of inspection, they may worsen over time or allow minor moisture ingress if left unsealed. It is recommended that a suitably qualified painter or plasterer carry out patching and repainting as required, with ongoing monitoring to ensure the cracks do not increase in size.



### Finding 3.05

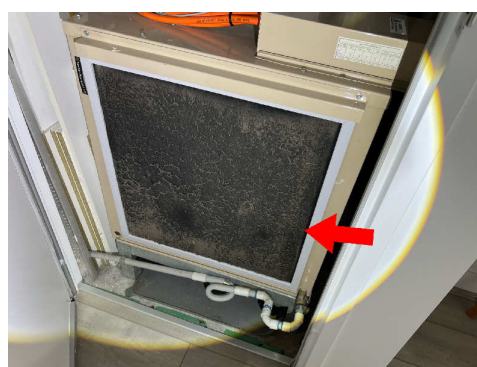
Building: Main Building

Location: Hallway

Finding: Air Conditioning Unit – Dirty Filter and Internal Components

Information: The internal air conditioning unit located within the cupboard was observed to have a significant build-up of dust and debris on the return air filter and internal components. The level of contamination indicates the unit has not been cleaned or serviced for some time.

A dirty air conditioning system can restrict airflow, reduce efficiency, and place additional strain on the unit, potentially leading to premature wear or failure. It may also impact indoor air quality by circulating dust and contaminants throughout the dwelling. It is recommended that a suitably qualified HVAC technician carry out a full service, including cleaning or replacement of filters and inspection of internal components to ensure proper operation.



### Live Timber Pest Activity

No evidence was found

### Timber Pest Damage

No evidence was found

### Conditions Conducive to Timber Pest Activity

### Finding 6.01

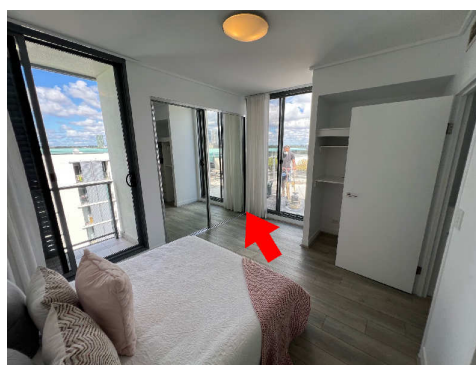
Building: Main Building

Location: Bedroom - Master

Finding: Conducive Conditions to Timber Pest Activity – Inaccessible Terrace Area

Information: The external terrace area adjacent to the bedroom was not accessible at the time of inspection due to the presence of workers. As a result, the condition of the terrace surface, drainage and waterproofing systems could not be assessed. Notwithstanding this limitation, the internal moisture-related deterioration and insect activity observed to the adjoining built-in wardrobe indicates that moisture ingress may be occurring from this external area.

Inaccessible external areas with potential waterproofing or drainage issues are considered conducive to timber pest activity, particularly where moisture may accumulate and affect adjacent building elements. It is recommended that the terrace area be inspected once access is available, with particular attention to waterproofing, drainage and any defects that may allow moisture ingress. Any identified issues should be rectified as required to reduce the risk of ongoing damage and potential timber pest activity.







### Finding 6.02

Building: Main Building

Location: All External Areas

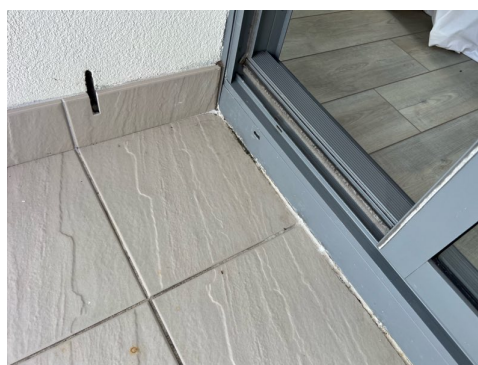
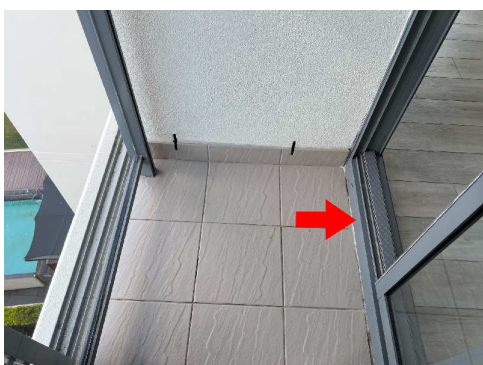
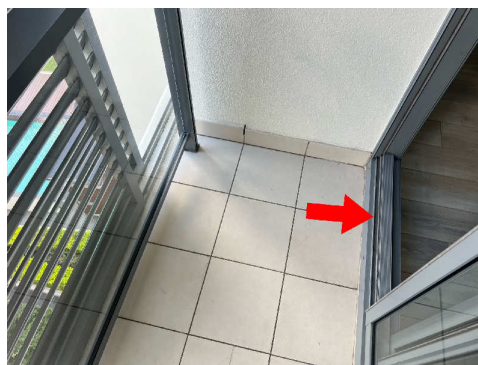
Finding: Bridging or breaching of termite barriers - adjacent internal flooring

Information: Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.



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

No evidence was found

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

No evidence was found

**Evidence of a previous termite management program**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Pest Controller
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

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

#### Building Inspection Summary

The property was found to be in fair condition when compared to others of similar age and construction; however, several defects were identified during the course of the inspection, including one significant major defect.

The most notable issue relates to moisture ingress affecting the built-in wardrobe within the master bedroom, adjacent to the external terrace. The affected materials show clear signs of deterioration consistent with prolonged moisture exposure, and associated insect activity was observed. While the terrace area was inaccessible at the time of inspection, it is considered likely that defects associated with external waterproofing, drainage, or sealing may be contributing to moisture ingress into the internal areas.

Additional defects were noted to the balcony area, including cracked tiles and deteriorated sealant and grout at the door threshold, which may allow water penetration if not addressed. Minor defects including operational issues with the sliding screen door, minor internal cracking, and a poorly maintained air conditioning unit were also observed.

Given the presence of moisture-related deterioration and the limitations in accessing key external areas, further investigation is recommended, including assessment of the terrace waterproofing and rectification of identified defects to prevent ongoing damage.

Overall, the property presents with manageable defects; however, the identified moisture ingress issue should be addressed as a priority to prevent further deterioration.

#### Timber Pest Inspection Summary

No definitive evidence of active termite activity or termite-related damage was identified at the time of inspection.

However, moisture-related deterioration was observed to internal building elements, along with associated insect activity consistent with ants. While these insects are not considered timber-destroying pests, the presence of moisture-affected materials and concealed voids creates conditions that are

conducive to timber pest activity, including termites.

In addition, external areas adjacent to the affected location were inaccessible at the time of inspection, which increases the risk of undetected timber pest activity and potential moisture ingress from concealed sources.

Due to these factors, the property is considered to present an increased risk of timber pest activity. It is recommended that an invasive inspection be carried out by a licensed timber pest controller to assess concealed areas and confirm the absence of termite activity. Ongoing monitoring and rectification of moisture sources is also strongly advised.

For further information, advice and clarification please contact Greg Hallal on 0418 240 401

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

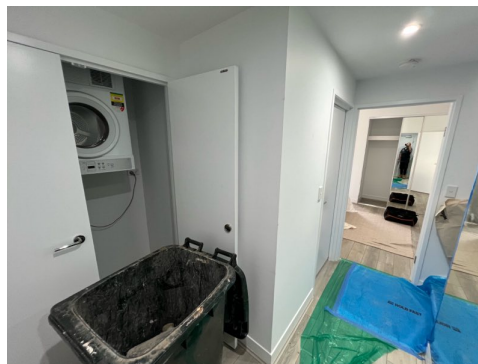
### Noted Item

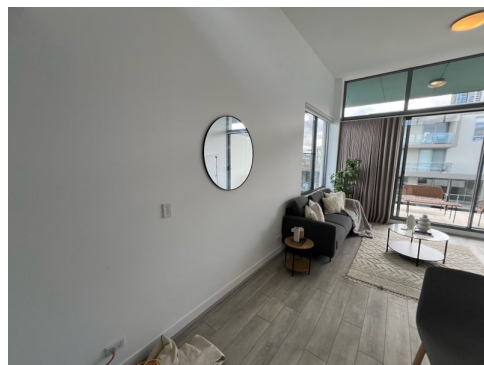
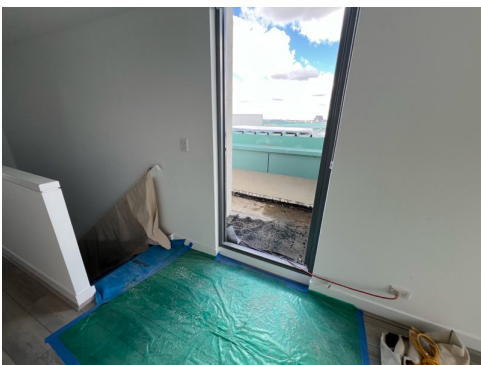
Building: Main Building

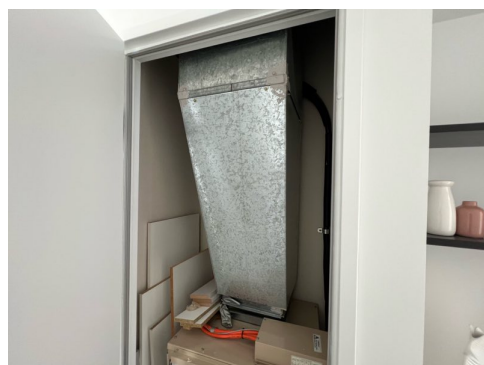
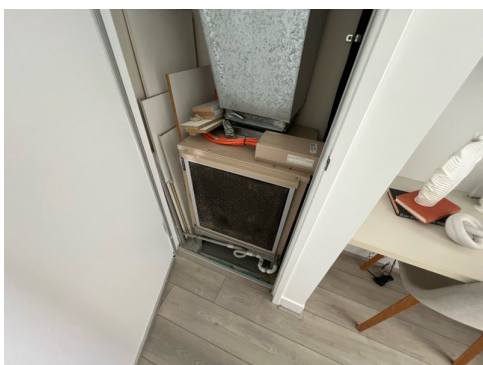
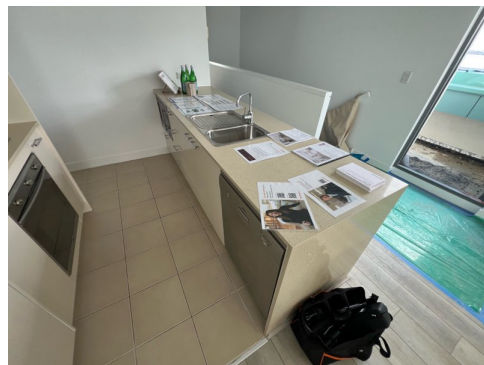
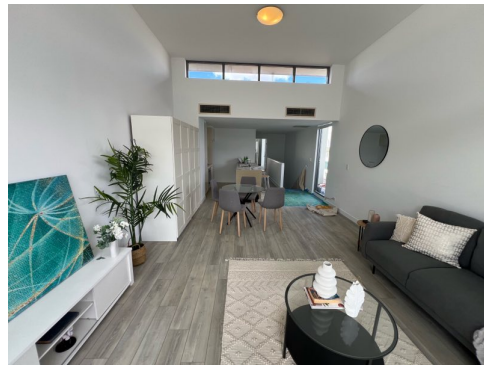
Location: All Internal Areas

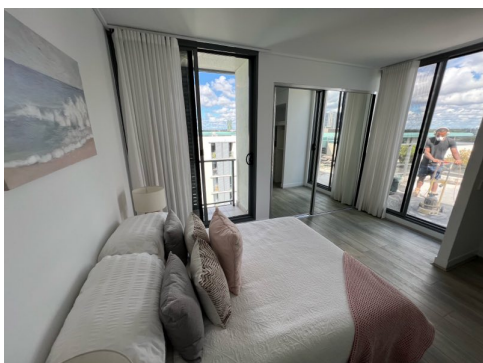
Finding: Additional Photos - Obstructions and Limitations

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









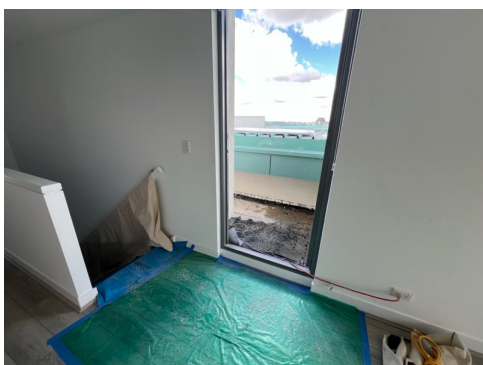
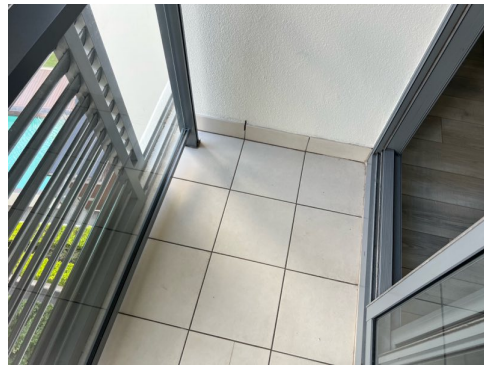
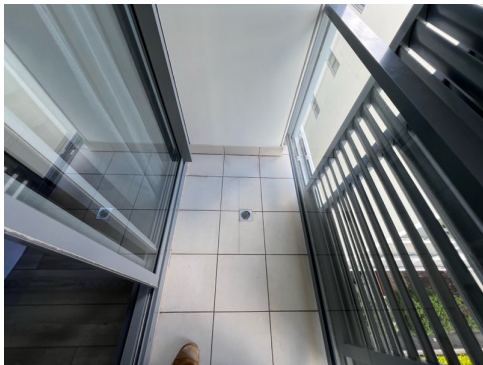
## Noted Item

Building: Main Building

Location: All External Areas

Finding: Additional Photos - Obstructions and Limitations

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





## Noted Item

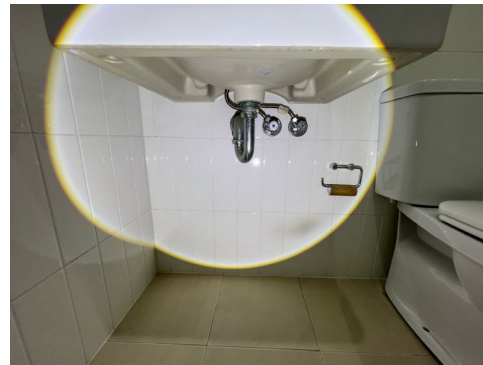
Building: Main Building

Location: All Wet Areas

Finding: All wet areas

Information: All taps, mixers, and toilets were tested for correct operation, except where access was restricted. The shower recess waterproofing was assessed by conducting noninvasive moisture readings to the walls in and around the shower recess. No abnormal or significant moisture variations were detected within the areas tested. In addition, a visual inspection of the surrounding wall surfaces did not reveal any visible signs of recent or ongoing water damage where inspection was possible.

Based on the above observations, there is no conclusive evidence to suggest the presence of an active shower recess leak at the time of inspection, other than any issues already identified elsewhere in this report. It is therefore reasonable to assume that the shower waterproofing is currently performing as intended. However, it should be noted that if the shower has not been used for an extended period prior to the inspection, moisture readings may not accurately reflect underlying conditions and may result in misleading outcomes. As this inspection is limited to visual and noninvasive methods in accordance with pre-purchase inspection standards, it is not possible to definitively confirm the absence of leaks. If a higher level of certainty is required, a specialist invasive inspection is recommended.





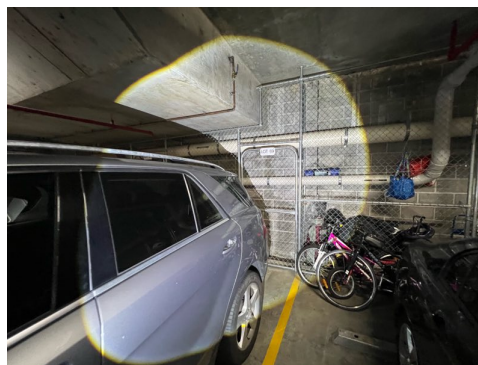
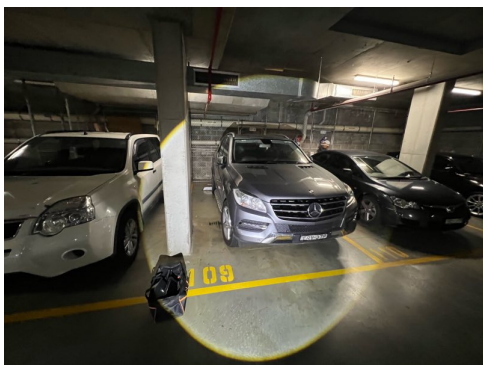
### Noted Item

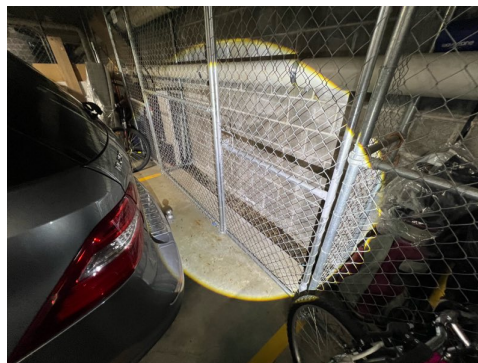
Building: Main Building

Location: Garage/Storage

Finding: Additional Photos

Information: Additional photos are provided for your general reference





## Noted Item

Building: Main Building

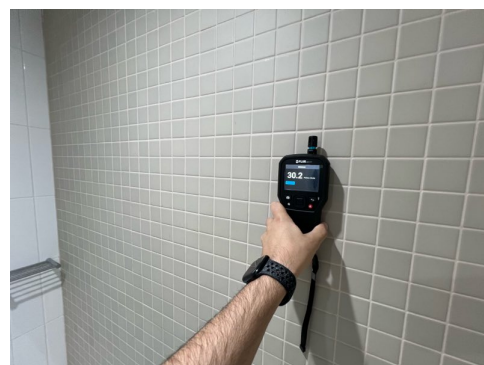
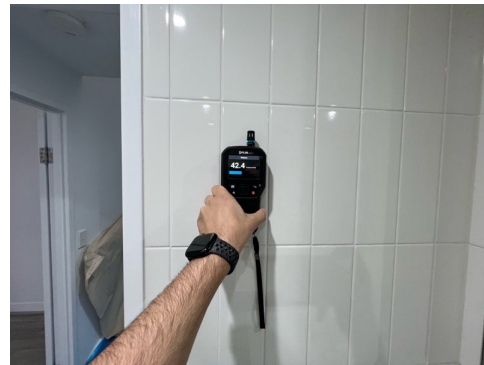
Location: All Wet Areas

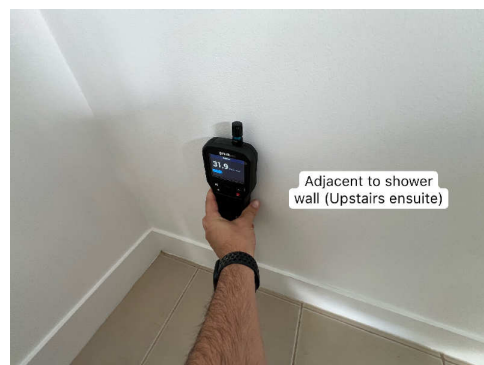
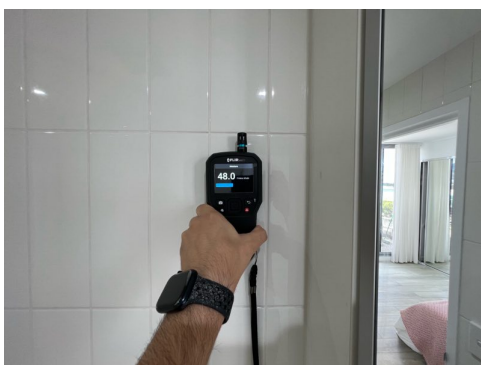
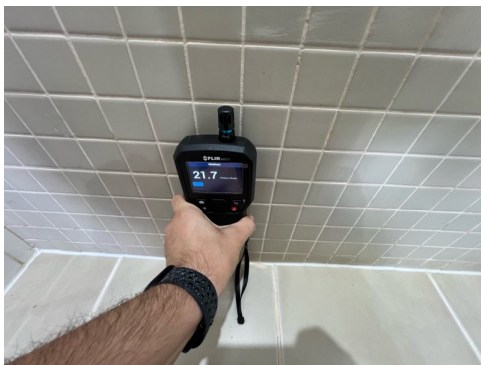
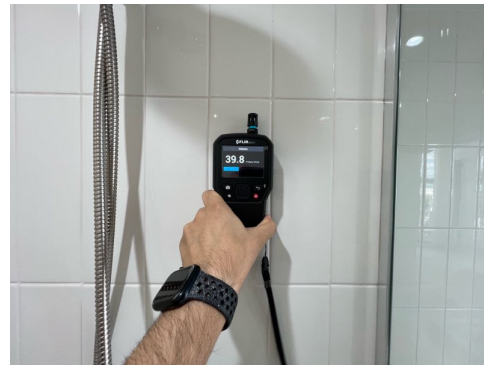
Finding: Moisture Meter Readings - For Information Only

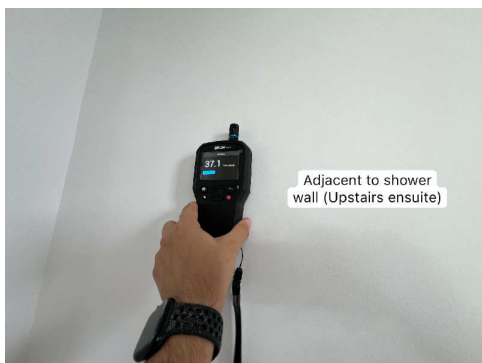
Information: Moisture testing was undertaken to selected accessible internal surfaces using a noninvasive moisture meter at the time of inspection. Readings obtained provide an indicative assessment only and are intended as a guide to assist in identifying areas that may warrant further investigation.

No invasive testing was carried out, and moisture readings can be influenced by a range of factors including material type, surface finishes, environmental conditions, and recent use of wet areas. As such, the results are provided for information purposes only and do not constitute a definitive assessment of concealed moisture conditions. Concealed defects may exist that were not evident at the time of inspection.









## Noted Item

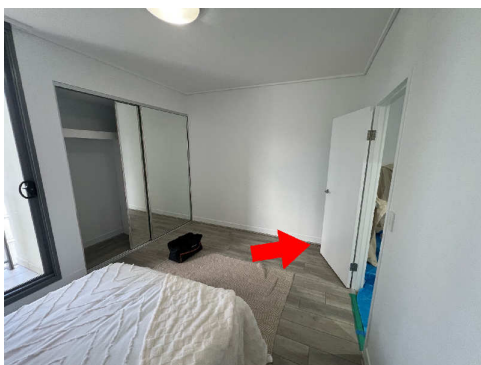
Building: Main Building

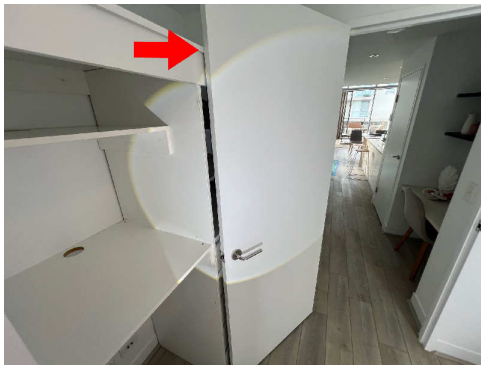
Location: Bedrooms

Finding: Door stop - Missing

Information: The door stop is missing stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.





## 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.