



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 26 Banksia St, Grafton NSW 2460, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 28 Jan 2026

Modified Date: Fri, 30 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 26 Banksia St, Grafton NSW 2460, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Dean Huxley Ph: 0410 535 121  
Email: Yamba@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Yamba)

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Company Address and Postcode: Yamba 2464

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Company Email: Yamba@jimsbuildinginspections.com.au

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Company Contact Numbers: 0410 535 121

## 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 should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Timber damage and activity maybe located to in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

## 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 highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Timber with hardboard areas
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Fabricated Metal Fence, Fence - Perforated Materials / Wire Mesh, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Staircase, Stair Railing, Veranda Posts
Roof	Timber Framed, Tiled
Storeys	High-Set
Walls	Timber Framed and Clad, Weatherboards
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.

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

## Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Overhanging vegetation
- Porch
- Sarking
- Wall linings

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

### Undetected defect risk (Building)

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

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

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

## Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

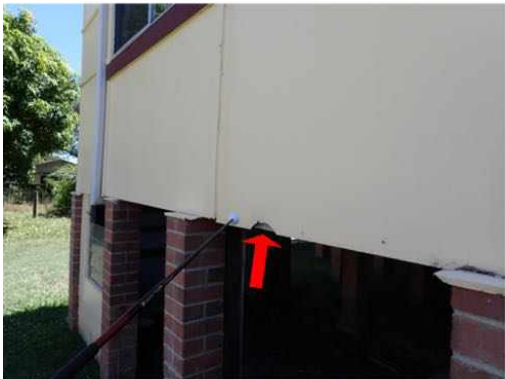
#### Finding 1.01

Building:	Main Building
Location:	Electrical meter box
Finding:	Asbestos Warning Sticker – Electrical Meter Box
Information:	An asbestos warning sticker was observed affixed to the electrical meter box. This sticker is intended to alert occupants and trades that asbestos-containing materials may be present within the building generally. No testing or confirmation of asbestos content was undertaken, as this is outside the scope of this inspection. Any future works that may disturb building materials should be approached with caution and, where required, further assessment by a licensed asbestos assessor is recommended. Any removal or disturbance works should be carried out by a licensed asbestos contractor.



#### Finding 1.02

Building:	Main Building
Location:	External cladding
Finding:	External Cladding – Damage (Possible Asbestos-Containing Material)
Information:	Damage was identified to sections of the external cladding, which may contain asbestos-containing material due to the age of the building. No testing or confirmation of asbestos content was carried out, as this is outside the scope of this inspection. Disturbance of the affected areas may pose a health risk. Further assessment is recommended prior to any repair or removal works. Any required works should be undertaken by a licensed asbestos contractor, with repairs completed by a suitably qualified builder as required.



**Major Defect**

**Finding 2.01**

Building:	Main Building
Location:	All Areas
Finding:	Bathroom Floor Tiles – Cracking
Information:	Several cracked floor tiles were identified within the bathroom. This condition may be associated with movement, impact, or deterioration of the underlying substrate and can allow moisture penetration if left unaddressed. Further deterioration may occur over time. Repair or replacement of the affected tiles is recommended as required.

Works should be carried out by a licensed tiler.



**Finding 2.02**

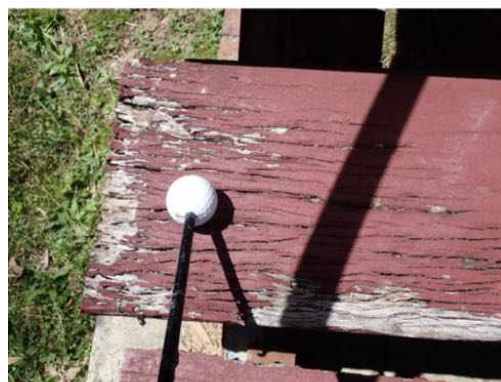
Building: Main Building  
Location: Subfloor  
Finding: Brick Piers – Out of Level  
Information: Several brick piers were observed to be leaning and out of level. This condition is a common defect, often associated with ground movement, footing settlement, or age-related deterioration. While the extent noted at the time of inspection may not be critical, further movement may occur if left unaddressed. Ongoing monitoring and further assessment as required is recommended. Rectification works should be

carried out by a licensed builder or structural engineer.



### Finding 2.03

Building:	Main Building
Location:	Entry stairs and porch
Finding:	Entry Stairs and Porch – Wood Rot
Information:	Wood rot was identified to the entry stairs and porch decking and associated framing. This condition is typically caused by prolonged moisture exposure and, if left unaddressed, may worsen and affect the durability and safety of these elements. Repair or replacement of affected timbers is recommended to prevent further deterioration. Works should be carried out by a suitably qualified carpenter or licensed builder.



### Finding 2.04

Building:	Main Building
Location:	External walls
Finding:	Timber Windows, Trims and Fascia – Wood Rot
Information:	Wood rot was identified to timber windows, external timber trims, and fascia boards at multiple locations. This condition is commonly associated with prolonged moisture exposure and deferred maintenance. If left unaddressed, further deterioration of the affected timbers may occur. Repair or replacement of damaged timber and appropriate maintenance is recommended. Works should be carried out by a suitably qualified carpenter or licensed builder.





**Finding 2.05**

Building: Main Building  
Location: Base brick work wall  
Finding: Base Brickwork – Large Cracking  
Information: Several large cracks were identified in the base brickwork. This condition may be associated with ground movement, footing settlement, or age-related deterioration. Ongoing monitoring and further assessment are recommended, and rectification works should be carried out as required by a licensed builder or bricklayer in consultation with a structural engineer.





Finding 2.06

Building: Main Building  
Location: Roof  
Finding: Roof Tiles – Poor Condition  
Information: Roof Tiles – Poor Condition

The roof tiles were observed to be in poor condition, with several cracked tiles, missing or deteriorated bedding, misaligned tiles, and lichen growth identified. Surface rust was also noted to the metal roof valleys. These defects may compromise the roof's weatherproof performance and increase the risk of water ingress if left unaddressed. Repair or replacement of affected tiles, bedding, and corroded metal components, along with cleaning of lichen growth, is recommended. Works should be carried out by a licensed roofing contractor or suitably qualified roof tiler.





### Finding 2.07

Building:	Main Building
Location:	Roof
Finding:	Entry Tin Roof – Rusting
Information:	Rust was identified to the entry tin roof. This condition is typically associated with age and weather exposure and may worsen over time, potentially leading to corrosion-related perforation and water ingress if left unaddressed. Maintenance, including rust treatment, protective coating, or replacement of affected sheets as required, is recommended. Works should be carried out by a licensed roofing contractor or suitably qualified roof plumber.



### Finding 2.08

Building:	Main Building
Location:	Right hand side of building
Finding:	Hot Water Unit – Overflow Pipe Constantly Discharging
Information:	The overflow pipe to the hot water unit was observed to be constantly running at the time of inspection. This condition may indicate a faulty pressure relief valve, excessive system pressure, or a defect with the hot water unit. Ongoing discharge can lead to increased water usage and potential damage to surrounding areas if left unaddressed. Further investigation and rectification are recommended. Works should be carried out by a licensed plumber.



### Finding 2.09

Building:	Main Building
Location:	Rear of building
Finding:	Eaves and Fascia – Wood Rot from Exposed Timber
Information:	Wood rot was identified to the timber eave framing and fascia boards at this location. The deterioration appears to be associated with damaged cladding that has exposed the timber to ongoing moisture. If left unaddressed, further decay may occur. Repair or replacement of affected timbers and rectification of the damaged cladding is recommended to prevent further deterioration. Works should be carried out by a suitably qualified carpenter or licensed builder.



### Finding 2.10

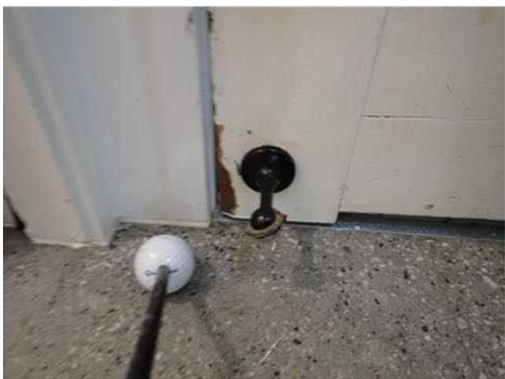
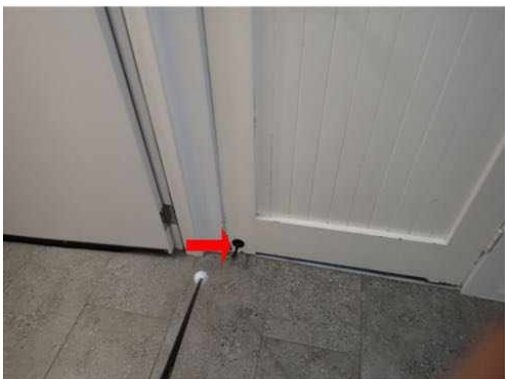
Building:	Main Building
Location:	Fences
Finding:	Fences – Poor Condition
Information:	The fences were observed to be in poor condition overall. This condition is consistent with age and weather exposure and may worsen over time if left unaddressed. Repair or replacement of affected sections is recommended as required. Works should be carried out by a fencing contractor or suitably qualified tradesperson.



## Minor Defect

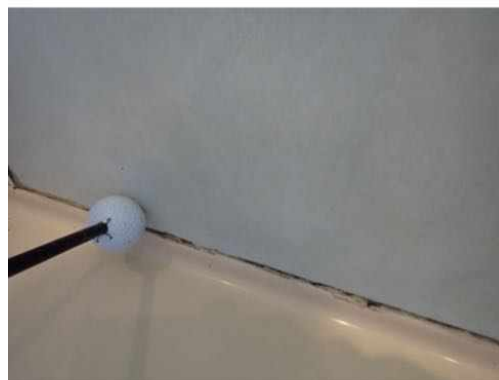
### Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Door Hardware – Poor Installation and Loose Fixings
Information:	Poorly fitted door hardware was identified, including loose door handles and stops, along with missing screws to some hinges. These issues may affect the proper operation and durability of the doors if left unaddressed. Adjustment and refixing or replacement of the affected hardware is recommended as required. Works can be carried out by a carpenter or suitably qualified handyman.



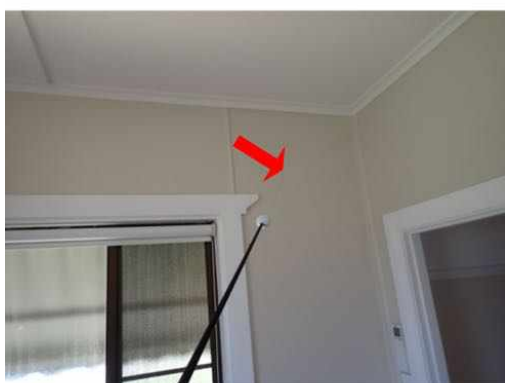
Finding 3.02

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom – Deteriorated Silicone
Information:	Deteriorated silicone sealant was identified within the bathroom. This condition may allow moisture to penetrate behind tiled surfaces, increasing the risk of damage to underlying materials over time. Removal and replacement of failed silicone is recommended to maintain adequate water resistance. Works should be carried out by a licensed tiler or suitably qualified tradesperson.



### Finding 3.03

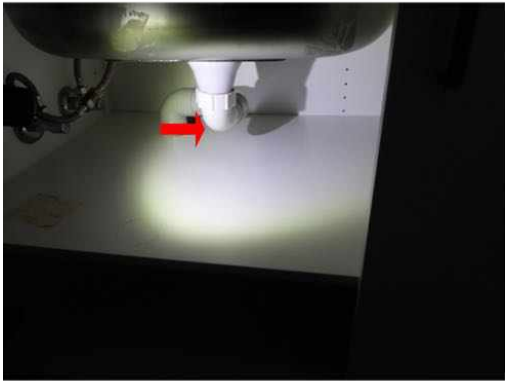
Building:	Main Building
Location:	Bedroom
Finding:	Internal Wall Cladding – Bedroom Cracking
Information:	Cracking was identified in the internal wall cladding within the bedroom. This appears to be a minor defect, commonly associated with shrinkage, age-related wear, or possible structural movement. Cracks may worsen over time if left unaddressed. Monitoring and repair as required is recommended. Works can be carried out by a carpenter or suitably qualified tradesperson.





**Finding 3.04**

Building: Main Building  
Location: Kitchen and laundry  
Finding: Kitchen and Laundry Waste Pipes – Minor Leaks  
Information: Minor leaks were identified to the kitchen and laundry waste pipes at the time of inspection. While limited in extent, ongoing leakage may lead to moisture damage to surrounding materials and promote mould growth if left unaddressed. Further investigation and repair of the affected pipework is recommended. Works should be carried out by a licensed plumber.



**Finding 3.05**

Building:	Main Building
Location:	Front entry stairs
Finding:	Entry Stairs – Surface Rust to Steel Stringers
Information:	Surface rust was identified to the steel stringers of the entry stairs. This condition is typically associated with weather exposure and age. While minor at the time of inspection, ongoing corrosion may occur if left untreated. Cleaning, rust treatment, and protective coating are recommended to help prevent further deterioration. Works should be carried out by a suitably qualified metal tradesperson or general handyman.



### Finding 3.06

Building:	Main Building
Location:	Back right hand corner
Finding:	Downpipe – Back Right-Hand Corner Damage
Information:	Damage was identified to the downpipe located at the back right-hand corner of the building. This condition may affect effective stormwater discharge and could lead to water overflow and moisture issues to adjacent building elements if left unaddressed. Repair or replacement of the damaged downpipe is recommended. Works should be carried out by a licensed plumber or suitably qualified handyman.



### Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

No evidence was found

## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Timbers – Minor Wood Rot
Information:	Minor wood rot was identified to subfloor timbers at several locations. This condition is commonly associated with properties of this age and is typically related to prolonged moisture exposure or inadequate ventilation. While minor at the time of inspection, ongoing deterioration may occur if moisture issues persist. Monitoring and repair or replacement of affected timbers as required is recommended. Works should be carried out by a suitably qualified carpenter or licensed builder.





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

**Finding 8.01**

Building: Main Building  
Location: Subfloor  
Finding: Flooring – Isolated Borer Damage  
Information: Borer damage was identified to the flooring at several isolated locations. This indicates timber pest activity, which may affect the condition and durability of the timber if ongoing. While the damage appeared limited at the time of inspection, further activity cannot be ruled out. Monitoring and assessment are recommended, with treatment or repairs carried out as required. Works should be undertaken by a licensed timber pest technician and/or suitably qualified carpenter.





## Section D Significant Items

### D4 Further Inspections

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

- Asbestos Inspector
- Licensed Bricklayer
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Registered Roofing Contractor
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

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

- At the time of inspection, the property was found to be in fair condition when compared to homes of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the area 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.





## 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.