



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 29 Jan 2026

Property Address: 23 North St, Casino NSW 2470, 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: Thu, 29 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: 23 North St, Casino NSW 2470, 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. Live timber activity and further damage maybe located 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.

The garage roller door and rear door were locked at the time of inspection, with no key provided, and there was no electrical power available to operate the roller door. As a result, the operation and condition of the roller door and rear door could not be fully assessed. The ceiling manhole was located within the garage; however, due to the garage being inaccessible at the time of inspection, the ceiling space could not be inspected. Defects may exist but were not observable under these conditions. Further inspection is recommended once access and power are available.

## 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 poor condition with 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, Timber with concrete areas
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Footpath, Garage, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
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
- Subfloor - Part
- The Site
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.
- Garage due to lack of access.
- Roof Exterior - Part
- Roof Void due to lack of access.
- 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
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Lack of clearance - subfloor
- No power or light globes on site
- Solar Panels
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.
- 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

#### Finding 1.01

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 carried out by a licensed asbestos contractor, with repairs completed by a suitably qualified builder as required.



### Major Defect

#### Finding 2.01

Building: Main Building

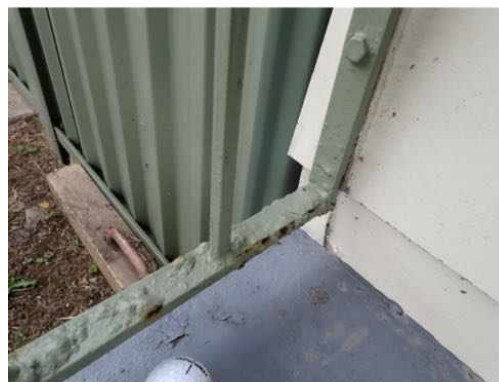
Location: Concreted areas  
Finding: Concrete Areas – Major and Minor Cracking  
Information: Major and minor cracks were identified to the concrete ramps, front patio, and rear concreted areas. This condition may be associated with ground movement, shrinkage, or age-related deterioration. Cracking may worsen over time and allow moisture ingress if left unaddressed. Ongoing monitoring and repair or replacement as required is recommended. Works should be carried out by a licensed concreter or suitably qualified contractor.





Finding 2.02

Building:	Main Building
Location:	Front patio area
Finding:	Front Patio Balustrade – Rusting
Information:	Rust was identified to the steel balustrade at the front patio. This condition is typically associated with age and weather exposure and may worsen over time if left untreated. Cleaning, rust treatment, and protective coating are recommended to help prevent further corrosion. Works should be carried out by a suitably qualified metal tradesperson or experienced handyman.



### Finding 2.03

Building:	Main Building
Location:	Roof
Finding:	Roof – Poor Condition
Information:	The roof was observed to be in poor condition, with rust identified to isolated sections of corrugated iron, as well as to downpipes and gutters. Gutters were also found to be blocked. These conditions may lead to reduced roof service life, water overflow, and an increased risk of water ingress if left unaddressed. Cleaning of gutters and repair or replacement of affected roofing and drainage components is recommended. Works should be carried out by a licensed roofing contractor or suitably qualified roof plumber.





**Finding 2.04**

Building: Main Building  
Location: Garage rear door  
Finding: Rear Garage Door – Impact Damage  
Information: Impact-related damage was identified to the rear garage door. This condition may affect the appearance and operation of the door and could worsen over time if left unaddressed. Repair or replacement of the damaged door is recommended as required. Works should be carried out by a carpenter or suitably qualified tradesperson.



### Finding 2.05

Building:	Main Building
Location:	Entry door
Finding:	Entry Door – Poor Condition
Information:	The entry door was observed to be in poor condition. This may affect its appearance and operation and may worsen over time if left unaddressed. Repair or replacement of the door and associated hardware is recommended as required. Works should be carried out by a carpenter or suitably qualified tradesperson.



### Finding 2.06

Building:	Main Building
Location:	Timber flooring
Finding:	Timber Flooring – Poor Condition and Termite Damage
Information:	Sections of the timber flooring were found to be in poor condition, with evidence of termite damage identified. This condition may be associated with timber pest activity, age, wear, or moisture exposure and may worsen over time if left unaddressed. Further assessment is recommended to determine the extent of damage. Repair or replacement of affected flooring sections should be carried out as required by a licensed timber pest technician and a suitably qualified carpenter or flooring contractor.



### Finding 2.07

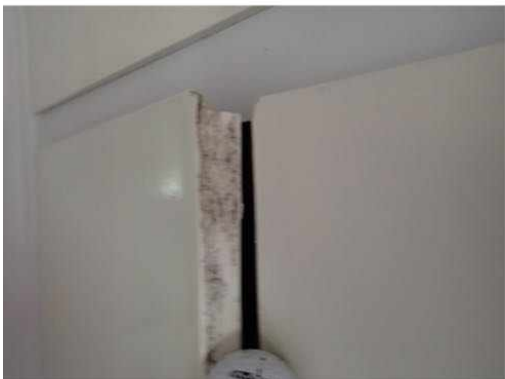
Building:	Main Building
Location:	Dining room
Finding:	Sliding Door – Poor Condition
Information:	The sliding door was observed to be in poor condition and difficult to operate. The door latch was found to be broken and poorly fixed. These issues may affect security and ongoing usability of the door. Repair or replacement of the door hardware, and adjustment of the door as required, is recommended. Works should be carried out by a carpenter, glazier, or suitably qualified tradesperson.



**Finding 2.08**

Building: Main Building  
 Location: Robes and linen cupboards  
 Finding: Robes and Linen Cupboards – Poor Condition  
 Information: The robes and linen cupboards were observed to be in poor condition. Defects identified included missing and loose handles, swollen and damaged doors, and deteriorated shelving. These issues may affect usability and appearance and may worsen over time if left unaddressed. Repair or replacement of affected components is recommended as required. Works should be carried out by a carpenter or cabinet maker.





Finding 2.09

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Plumbing Pipes Inadequate Support
Information:	Bricks were identified being used as supports for plumbing pipes within the subfloor, and were not securely fastened to the underside of the floor. This is a poor practice and may compromise the adequacy of support and ongoing performance of the plumbing. Further assessment is recommended, with rectification works required to ensure compliant plumbing installation and adequate support. Works should be carried out by a licensed plumber.



### Finding 2.10

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Kitchen Waste Pipe Cut
Information:	The kitchen waste pipe was observed to be cut within the subfloor area. This condition may affect proper waste discharge and could lead to leaks, blockages, or moisture-related damage if left unaddressed. Further investigation and rectification of the pipework is recommended. Works should be carried out by a licensed plumber.



### Finding 2.11

Building:	Shed
Location:	Garden shed
Finding:	Garden Shed – Poor Condition
Information:	The garden shed was observed to be in poor condition. This may be associated with age, weather exposure, and general wear and may worsen over time if left unaddressed. Repair or replacement of the shed is recommended as required. Works should be carried out by a suitably qualified tradesperson or experienced handyman.



## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen – Fair Condition with Defects
Information:	The kitchen was observed to be in fair condition overall; however, several defects were identified, including missing silicone, poor application of grout, broken bin drawer fittings, and a small crack in the laminate benchtop. While these issues are generally minor, they may affect functionality and durability if left unaddressed. Rectification of the identified defects is recommended as required. Works can be carried out by a suitably qualified carpenter, cabinet maker, or handyman.



Finding 3.02

Building: Main Building  
Location: All areas  
Finding: Internal Cladding – Cracking  
Information: Minor cracks were identified to internal wall cladding, with a larger crack noted to the bathroom ceiling. This is a common defect for a home of this age and is typically associated with movement, shrinkage, or age-related wear. Cracks may worsen over time if left unaddressed. Monitoring and repair as required is recommended. Works should be carried out by a plasterer or suitably qualified tradesperson.





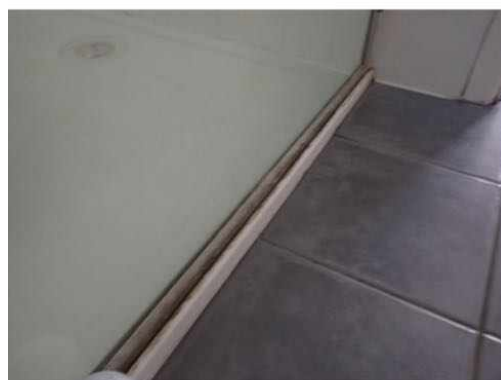
### Finding 3.03

Building:	Main Building
Location:	Internal painted areas
Finding:	Internal Painted Surfaces – Poor Condition
Information:	General internal painted surfaces were observed to be in poor condition. This appears to be consistent with age, wear, and deferred maintenance. Repainting and associated surface preparation is recommended to improve finish and protect underlying materials. Works should be carried out by a painter or suitably qualified tradesperson.



### Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom – Deteriorated Silicone
Information:	Deteriorated silicone sealant was identified within the bathroom. This condition may allow moisture penetration behind tiled surfaces and contribute to ongoing deterioration if left unaddressed. Removal and replacement of the failed silicone is recommended to maintain adequate water resistance. Works should be carried out by a licensed tiler or suitably qualified tradesperson.



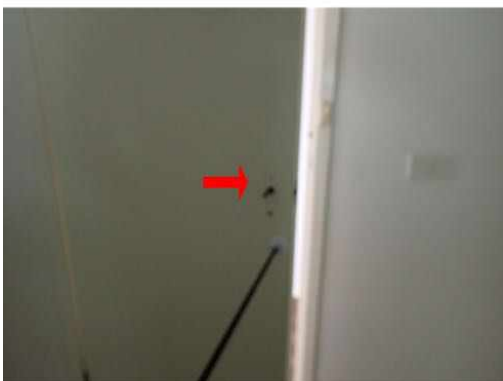
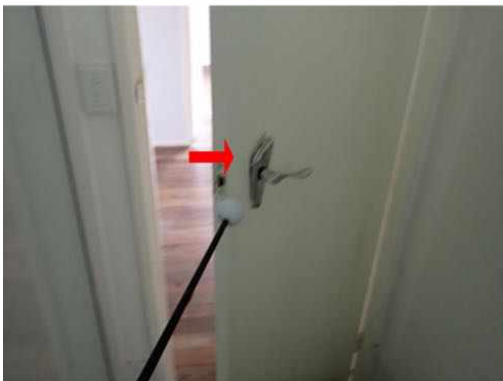
### Finding 3.05

Building:	Main Building
Location:	Bedroom
Finding:	Bedroom Sliding Door – Not Operating
Information:	The sliding door to the bedroom was not operating correctly at the time of inspection. This condition may be due to worn rollers, misalignment, or damaged tracks and may affect usability and security if left unaddressed. Repair or adjustment of the door is recommended as required. Works should be carried out by a carpenter, or suitably qualified tradesperson.



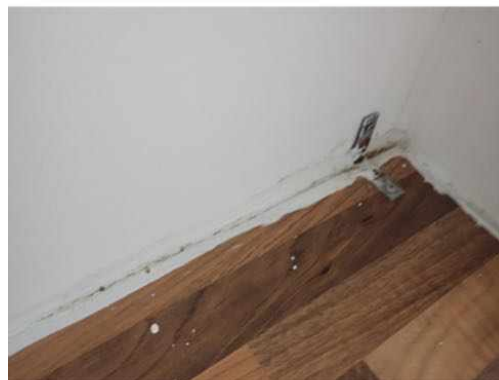
### Finding 3.06

Building: Main Building  
Location: Bathroom and the laundry  
Finding: Bathroom and laundry Door Handles – Damage  
Information: Damage was identified to the bathroom and laundry door handles. This condition may affect the operation and security of the door and could worsen over time if left unaddressed. Repair or replacement of the damaged handle is recommended as required. Works should be carried out by a carpenter or suitably qualified handyman.



### Finding 3.07

Building:	Main Building
Location:	Laundry
Finding:	Laundry Cabinet – Poor Condition
Information:	The laundry cabinet was observed to be in poor condition, with missing doors and untidy silicone work to the benchtop. These defects affect functionality and appearance and may worsen over time if left unaddressed. Repair or replacement of the cabinet components and rectification of the silicone work is recommended as required. Works should be carried out by a cabinet maker, carpenter, or suitably qualified tradesperson.



## Live Timber Pest Activity

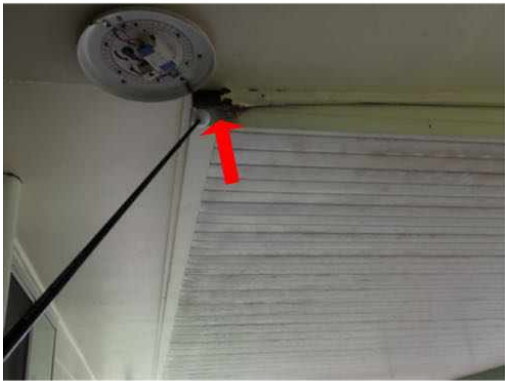
No evidence was found

## Timber Pest Damage

### Finding 5.01

Building:	Main Building
Location:	Fascia boards
Finding:	Fascia Boards and External Timber Trims – Termite Damage and Wood Rot
Information:	Termite damage and wood rot were identified to fascia boards and external timber

trims at isolated sections. This condition indicates timber pest activity and moisture exposure, which may lead to further deterioration if left unaddressed. Further assessment is recommended to determine the extent of damage. Repair or replacement of affected timbers should be carried out as required. Works should be undertaken by a licensed timber pest technician and a suitably qualified carpenter or builder.





### Finding 5.02

Building:	Main Building
Location:	Laundry
Finding:	Linen Cupboard Door Frame – Termite Damage
Information:	Termite damage was identified to the linen cupboard door frame. This indicates timber pest activity, which may lead to further deterioration if left unaddressed. Further assessment is recommended to determine the extent of damage and whether active infestation is present. Repair or replacement of the affected timber should be carried out as required. Works should be undertaken by a licensed timber pest technician and a suitably qualified carpenter.



### Finding 5.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Structural Termite Damage
Information:	Multiple areas of termite damage were identified throughout the subfloor. The extent and nature of the damage are considered structural, indicating a reduction in the load-bearing capacity of affected timbers. Further invasive investigation is required to determine the full extent of damage and whether active infestation is present. Rectification works, including repair or replacement of affected structural timbers, will be required as necessary. Assessment and treatment should be carried out by a

licensed timber pest technician, with rectification works completed by a licensed builder in consultation with a structural engineer if required.







### **Conditions Conducive to Timber Pest Activity**

No evidence was found

### **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

- Asbestos Inspector
- 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 poor 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:	Electrical Meter box
Finding:	Electrical Supply – Power Disconnected at Time of Inspection
Information:	The electrical power to the property was disconnected at the time of inspection. As a result, the operation of electrical fixtures, fittings, appliances, and systems could not be fully assessed. Any defects relating to the electrical installation may exist but were not observable under these conditions. It is recommended that the electrical system be tested once power is restored. Assessment and any required rectification should be carried out by a licensed electrician.



#### Noted Item

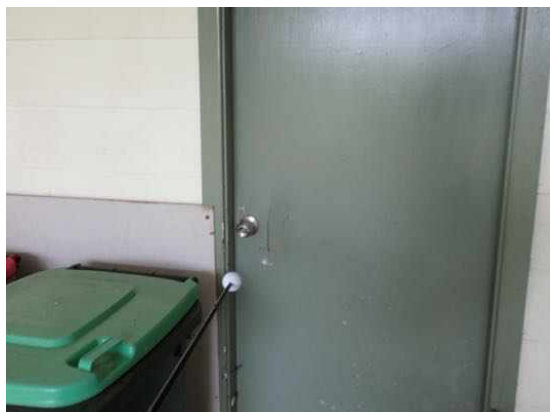
Building:	Main Building
Location:	Garage roller door
Finding:	Garage Roller Door and Ceiling Space – Not Tested / Not Inspected
Information:	The garage roller door was locked at the time of inspection, and there was no electrical power available to operate the door. As a result, the operation and condition of the door and motor (if fitted) could not be fully assessed. In addition, the ceiling manhole was located within the garage, and due to the lack of access, the ceiling space could not be inspected. Defects may exist but were not observable under these conditions. Any required assessment or repairs should be carried out by a garage door specialist or suitably qualified tradesperson once access and power are available.



**Noted Item**

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





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

### Noted Item

Building:	Main Building
Location:	Meter box
Finding:	Timber Pest Sticker – Electrical Meter Box
Information:	A timber pest management sticker was observed located within the electrical meter box. This indicates that timber pest treatment or inspection works may have been carried out at some stage. Contacting the pest treatment company listed on the sticker is recommended to obtain details of what areas were treated, any ongoing maintenance requirements, and whether a warranty applies. Further assessment or ongoing monitoring should be carried out by a licensed timber pest technician as required.



## 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.