



Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Mar 2026

Property Address: 22 Withers St, West Wallsend NSW 2286,
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, 13 Mar 2026

Modified Date Sat, 14 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 22 Withers St, West Wallsend NSW 2286, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

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: This report must be read in full and in conjunction with Section D5 – Assessment of the Overall Condition of the Property. The entire report should be reviewed to properly understand the findings, limitations, and context of the inspection.

The inspection and report reflect the condition of the property at the time of inspection only. Conditions

may change due to weather, occupancy, use, maintenance, or further deterioration. This report is valid for 90 days from the date of inspection. A re-inspection within 30 days is recommended, particularly where defects or elevated risk conditions have been identified.

This report focuses on the identification of safety hazards, major defects, and significant minor defects that may reasonably affect the property's condition, safety, serviceability, or value, or that may require repair, further investigation, or allowance in the foreseeable future. It is not an exhaustive list of all minor defects, cosmetic issues, or general wear and tear consistent with the age and use of the dwelling.

A non-invasive moisture meter was used as an auxiliary aid during the inspection. The instrument operates on a scale of 0–999, with readings above 200 considered elevated. Moisture readings are interpreted in conjunction with observable building condition and do not, on their own, confirm active leakage. As this was a visual, non-destructive inspection, concealed moisture-related damage may exist and cannot be ruled out.

The full extent of any termite damage, fungal decay, or concealed timber pest activity could not be determined due to inaccessible or concealed areas behind linings and finishes. Where applicable, further invasive inspection by a licensed pest controller may be required. Ongoing termite management and regular timber pest inspections are recommended.

Cladding observations are limited to visible condition only. Cladding type, composition, fixings, and concealed performance have not been identified or tested.

A drone was used to assist with visual inspection of roof areas where safe physical access was limited. The inspection was visual only and did not allow confirmation of concealed components or fixings. Further close-access inspection may be required.

Any verbal advice provided before or after the inspection is general in nature and does not form part of this written report.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Piers - Concrete
Furnished	Furnished
Occupied	Unoccupied
No. of bedrooms	3
Orientation	West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Perforated Materials / Wire Mesh, Garage, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Floating Floor, Internal Joinery, Porch / Patio, Skirting Boards, Weatherboards
Roof	Coated Metal, Pitched, Timber Framed
Storeys	Single
Walls	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
- Gardens
- Interior
- Outbuildings
- Roof Exterior
- Roof Void - Part
- 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 skillion or flat roof - no access
- Ceiling Cavity - Part.
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Ceiling linings
- Fixed ceilings
- Floor coverings
- Furniture
- Gutter Guards
- Insulation
- Subfloor was not able to be inspected - there was no access to this 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: - **Medium**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

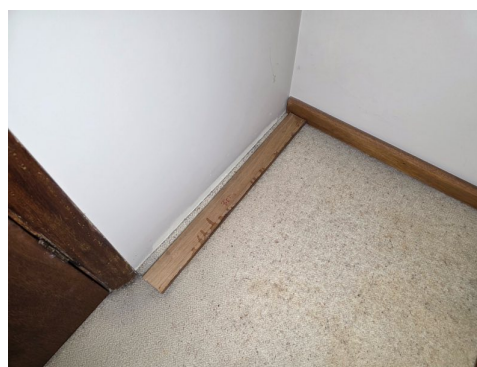
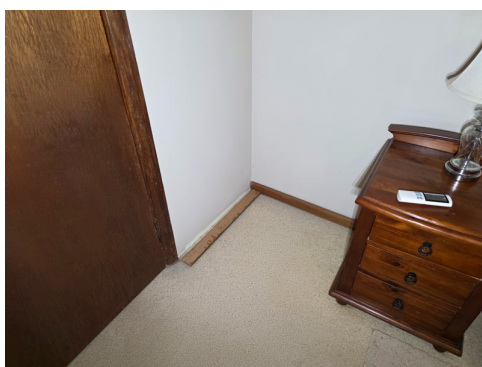
Major Defect

No evidence was found

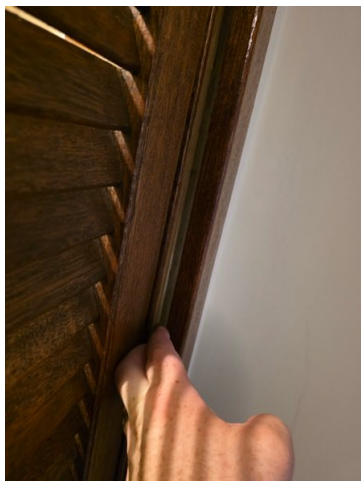
Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Loose and Incomplete Skirting and Architrave Installation (Multiple Rooms)
Information:	<p>Skirting and architrave boards were observed loose in multiple rooms throughout the property. The boards appear to have been cut and positioned against the wall but not fixed in place, and corner joints do not appear to have been mitred or scribed. Unsecured skirting boards can become dislodged with normal use and may leave wall-floor junctions exposed to impact damage, gaps and debris accumulation.</p> <p>A licensed carpenter should be engaged to assess and rectify as required. This should be done at the owner's discretion. Photos are indicative of defect throughout.</p>







Finding 3.02

Building: Main Building

Location: Bedroom 2

Finding: Delaminated and Damaged Door (Bedroom 2)

Information: The door to Bedroom 2 was observed to be delaminated and damaged. The door surface layers have separated and the door panel appears broken, resulting in a loss of rigidity. Where delamination progresses, the door may continue to weaken, affecting normal operation and its ability to function as intended.

A licensed carpenter should be engaged to assess and rectify as required. This should be done as soon as practicable.





Finding 3.03

Building: Main Building

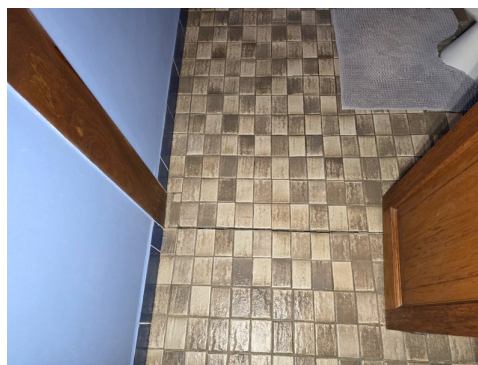
Location: Toilet (WC)

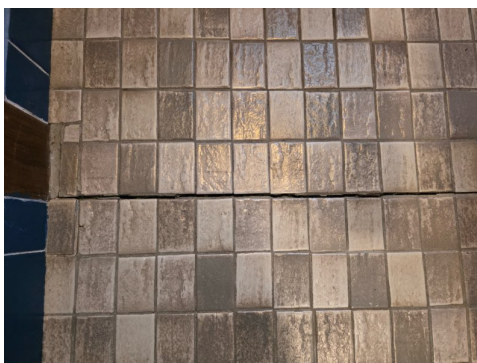
Finding: Crack to Floor Tile Grout at Laundry/WC Doorway

Information: A crack was observed within the floor tile grout joint at the doorway between the laundry and WC. The gap appears slightly wider than typical shrinkage cracking and may indicate minor localised movement or tile separation. The cause and extent of this cracking cannot be confirmed during a visual, non-invasive inspection.

A licensed builder should be engaged to carry out further investigation and rectify as required.

This should be done at the owner's discretion.





Finding 3.04

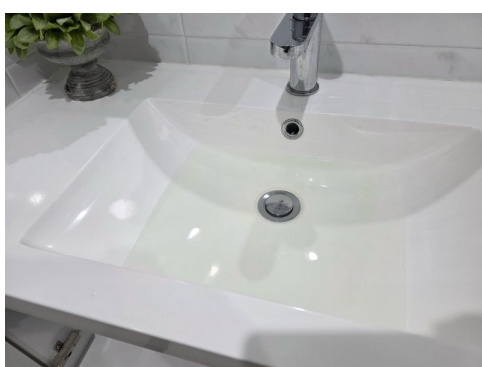
Building: Main Building

Location: Bathroom

Finding: Vanity Basin Waste Plug Not Operating (Main Bathroom)

Information: The basin waste plug to the main bathroom vanity was not operating as intended. The push-down/push-up mechanism did not function and the plug required manual unscrewing to allow sealing or drainage. This may affect normal basin use and water retention.

A qualified plumber should be engaged to assess and rectify as required. This should be done at the owner's discretion.



Finding 3.05

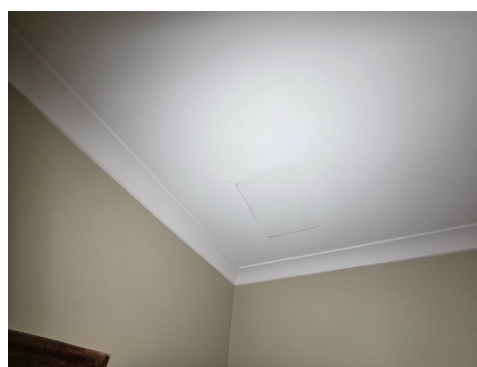
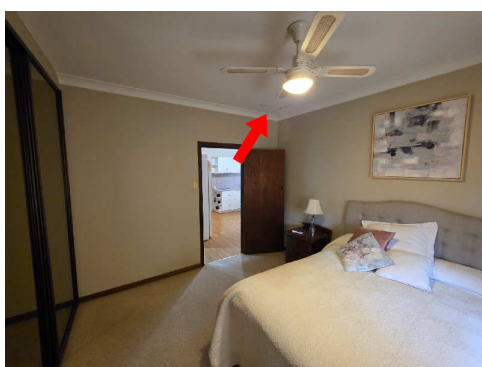
Building: Main Building

Location: Bedroom 3

Finding: Restricted Roof Void Access Hatch

Information: The roof void access hatch opening is undersized and did not permit safe entry into the roof void during the inspection. Limited visual viewing was possible only by partially accessing the opening and taking photographs. Where full entry is not possible, elements within the roof void cannot be comprehensively inspected.

A licensed carpenter should be engaged to resize the personal access hatch to allow access for future pest inspections.
This should be done as soon as practicable.



Finding 3.06

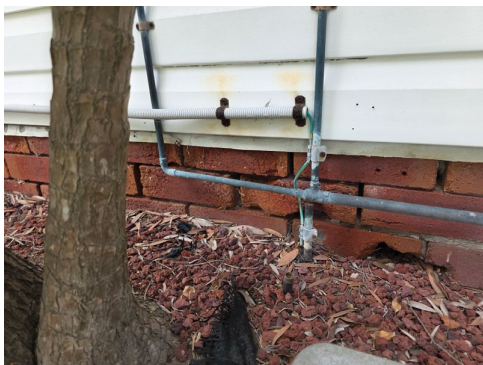
Building: Main Building

Location: Exterior walls - right side

Finding: Mortar Erosion to External Brickwork Wall (Side of House)

Information: Erosion and weathering of mortar joints were observed in sections of the external brickwork wall along the side of the house. This condition is commonly seen in properties of this age due to long-term exposure to weather and natural deterioration of the mortar. Loss of mortar can allow moisture to penetrate the wall assembly and may progressively reduce the bond between bricks if deterioration continues.

A licensed builder should be engaged to assess the condition of the affected brickwork and carry out repointing or repairs as required. This should be done at the owner's discretion.





Finding 3.07

Building: Main Building

Location: Verandah

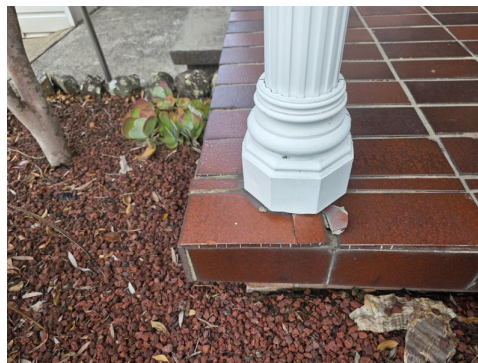
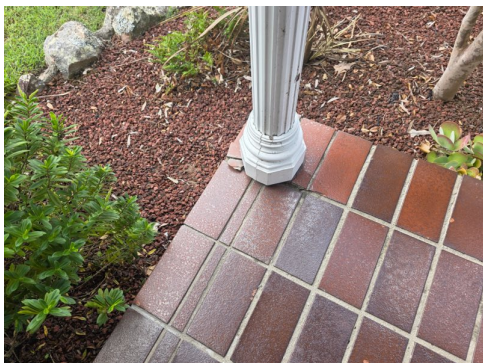
Finding: Movement to Front Veranda Decorative Post

Information: Noticeable movement was observed to one of the decorative posts supporting the front veranda roof. The post appears to be a decorative outer covering and it is suspected that a structural support element may exist internally; however this could not be confirmed during a visual, non-invasive inspection. Cracked tiles were also observed at the base of the post. Excessive movement in a supporting element may lead to further damage to surrounding finishes or compromise the stability of the supported structure if deterioration progresses.

A licensed builder should be engaged to carry out further investigation and rectify as required.

This should be done as soon as practicable.





Finding 3.08

Building: Main Building

Location: Downpipe

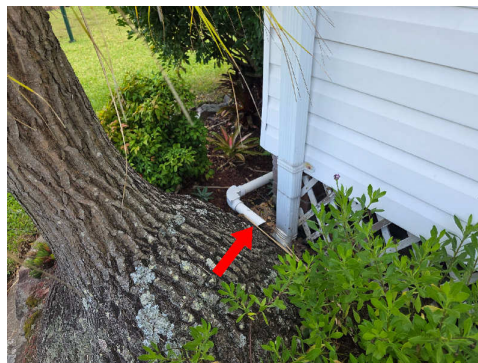
Finding: Unusual Downpipe Discharge Arrangement

Information: One of the downpipes from the main roof appears to connect to an underground stormwater line, however a smaller diameter pipe has been installed off this connection discharging into an adjacent garden bed. The purpose and configuration of this arrangement could not be confirmed during a visual inspection and it may affect effective stormwater drainage if not functioning as intended.

A qualified plumber should be engaged to carry out further investigation and rectify as required.

This should be done as soon as practicable.





Finding 3.09

Building: Main Building

Location: Exterior walls - right side

Finding: Cracking to Subfloor Brickwork Near Sewer Penetration

Information: A crack was observed through a brick within the subfloor brickwork behind the toilet location, extending upward from the area surrounding a sewer pipe penetration. Cracking through masonry units may allow moisture ingress and may indicate localised movement.

A qualified bricklayer should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.10

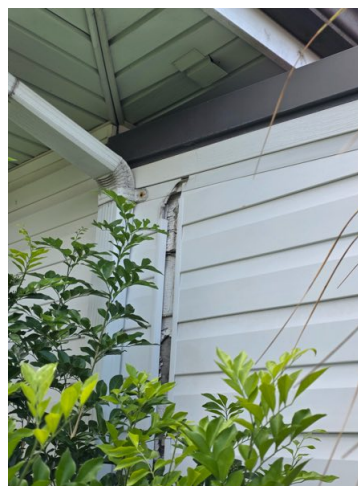
Building: Main Building

Location: Exterior walls - right side

Finding: Gaps in PVC Weatherboard Cladding

Information: The external walls have been clad with PVC weatherboard strips installed over the original timber weatherboards. In two locations along the side of the house, gaps were observed in the PVC cladding where the original timber weatherboards behind are exposed. These openings appear consistent with cladding being installed around a previous fixture that has since been removed, leaving unfinished openings. Exposed gaps may allow water entry behind the cladding and expose concealed materials to moisture.

A licensed builder should be engaged to assess and rectify as required. This should be done as soon as practicable.



Finding 3.11

Building: Main Building

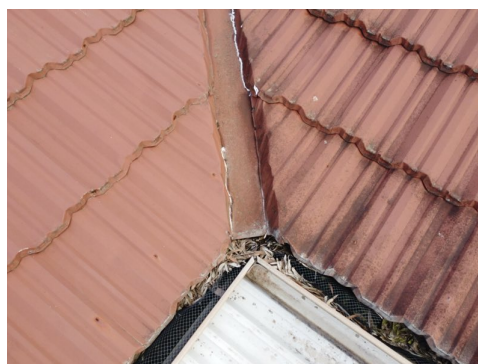
Location: Gutters

Finding: Debris and Minor Water Ponding in Gutters

Information:

Leaf litter was observed within sections of the gutters and minor standing water was present in one gutter to the garage roof. Accumulated debris can obstruct water flow and may lead to overflow or increased moisture exposure to roof edge components if not maintained.

A licensed builder should be engaged to assess and rectify as required. This should be done at the owner's discretion.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: All External Areas

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds, particularly those constructed from untreated timber, were noted adjacent to the dwelling. These create a highly conducive environment for termite activity due to the combination of retained soil moisture from watering, direct soil contact, and the organic material in the soil and timber edging. Such conditions increase the risk of concealed termite ingress into the property, as termites can travel through the garden beds and enter the structure undetected.

Where practical, garden beds should be removed, relocated, or modified so that they do not abut the dwelling. Where this is impractical or undesirable, the risk of concealed termite activity remains. In these cases, a licensed pest controller should establish an ongoing termite management plan, and regular timber pest inspections should be carried out every 6–12 months to assist in protecting the property against infestation.



Finding 6.02

Building: Main Building

Location: All External Areas

Finding: Ground - Timber materials in direct ground contact

Information: Timber elements in direct contact with the ground, and consequently exposed to moisture or dampness, create conditions conducive to termite activity. Whether timber is used as part of a building structure, such as a fence or retaining wall, or stored as unused material, it can attract termite infestations.

When exposed to excessive moisture, timber begins to decay and develop wood rot. Any timber in direct contact with the ground - especially untreated or non-durable timber - provides an easy entry point for subterranean termites into the material.

To minimize the risk of termite attack, it is recommended to remove any materials that could foster termite activity. If removal is impractical or undesirable, it is strongly advised that termite or timber pest inspections be conducted every 6 to 12 months to protect the property from potential infestation.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: Fencing

Finding: Fungal Decay to Boundary Fence

Information:

Fungal decay was observed to sections of the boundary fence shared with the neighbouring property. Timber affected by decay progressively loses strength and durability and may deteriorate further when exposed to ongoing moisture.

A licensed carpenter should be engaged to assess and rectify as required. This should be done at the owner's discretion.



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
- Licensed Bricklayer
- 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.jims.net.

D5 Conclusion - Assessment of overall condition of property

The property appears to be generally consistent with a dwelling of its age and construction type. The building presented in overall serviceable condition at the time of inspection, with no widespread structural concerns evident within the visible and accessible areas.

A number of typical maintenance items and minor defects were noted during the inspection. These primarily relate to general wear, ageing components, and routine upkeep matters that are commonly encountered in residential properties. None of the observed issues are considered unusual for a building of this type, and most can be addressed through normal maintenance or relatively straightforward repair by the appropriate trades.

As with any property purchase, it is recommended that the identified items be reviewed and addressed progressively to maintain the condition and performance of the building over time. Regular maintenance and periodic inspections will assist in preserving the property and identifying any future issues at an early stage.

Overall, the property presents in reasonably good condition when compared with other properties of a similar age and construction. Subject to ongoing maintenance and the matters identified within this report being addressed as required, the building should continue to perform its intended function.

For further information, advice and clarification please contact James Kerins on 0429 360 124

The following items were noted as -For your information

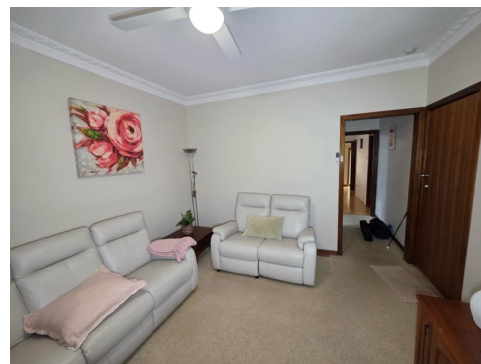
Noted Item

Building: Main Building

Location: All Areas

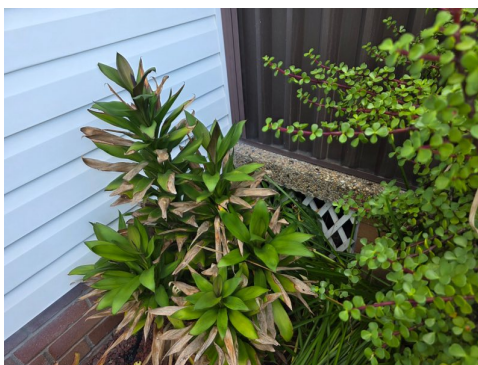
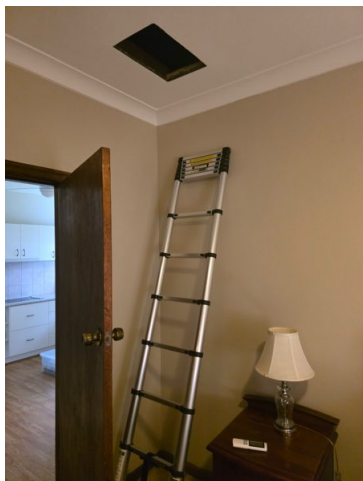
Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the 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

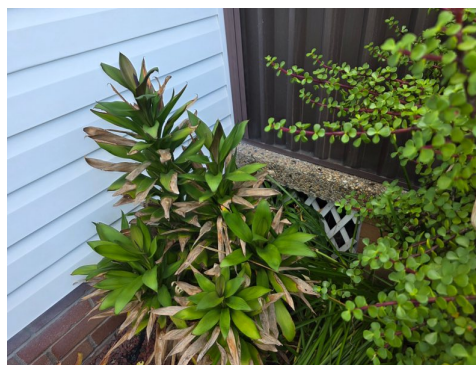
Building: Main Building

Location: Subfloor

Finding: Limitation – Subfloor Area Not Fully Accessible

Information: The subfloor area could not be accessed or inspected due to restricted access at the time of inspection. Where areas cannot be entered, elements within the subfloor space cannot be fully assessed and concealed defects, moisture issues or timber pest activity may remain undetected.

Improving access to the subfloor area is recommended to allow proper inspection during future assessments.



Noted Item

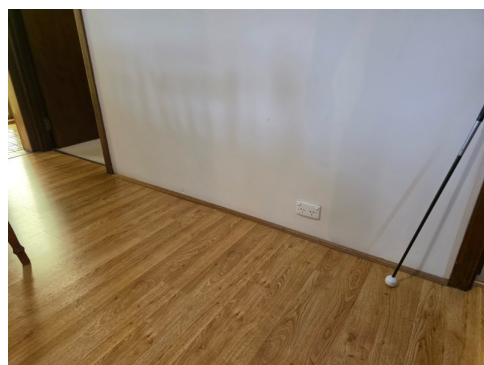
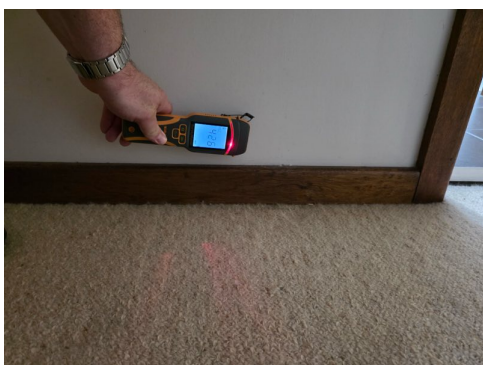
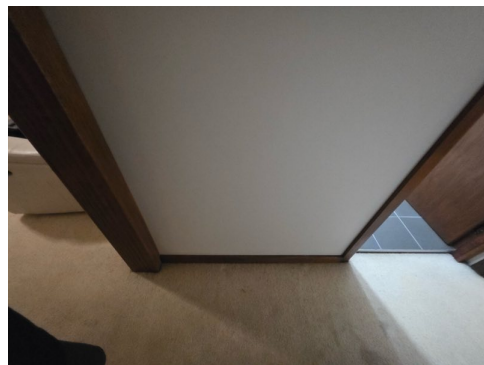
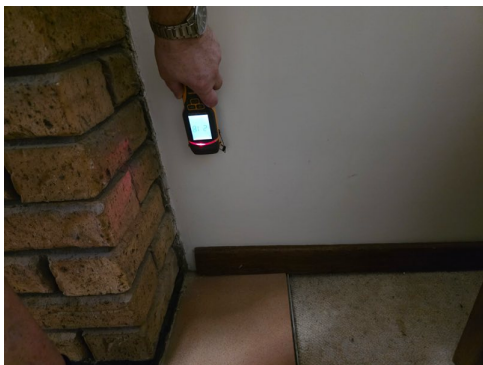
Building: Main Building

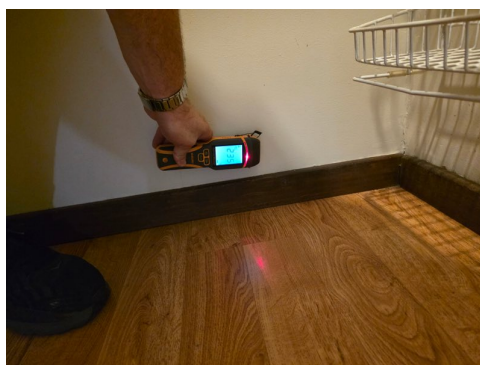
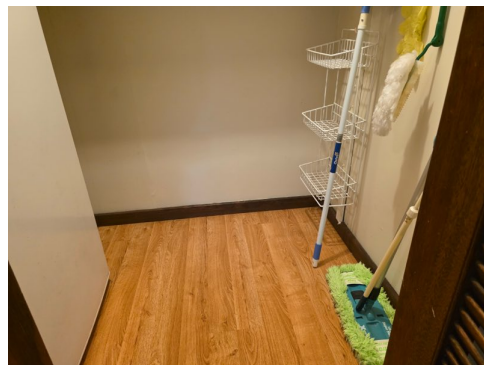
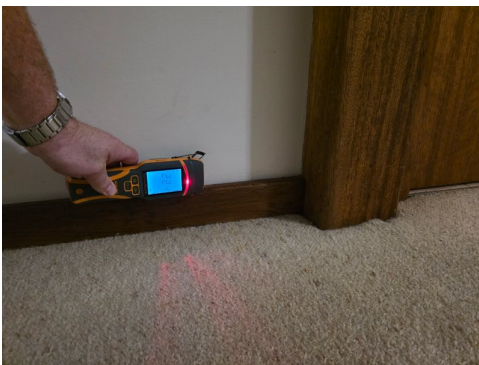
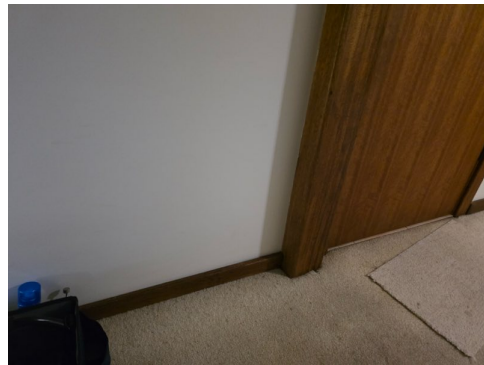
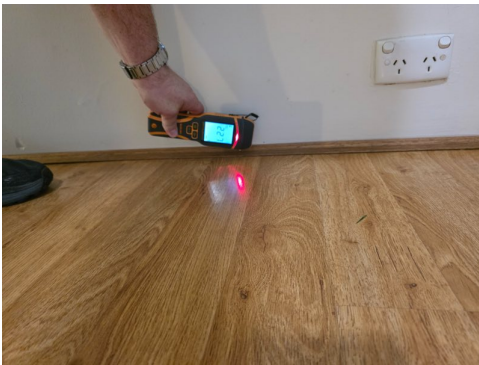
Location: All Internal Areas

Finding: Low-Level Elevated Moisture

Information: Low-level elevated moisture readings were recorded to some internal walls throughout the property. No visible mould, deterioration or discolouration was observed at the time of inspection. The readings may not necessarily indicate active moisture ingress and could be influenced by environmental conditions; however, the source cannot be confirmed during a visual, non-invasive inspection. The area should be monitored, and if deterioration, discolouration or mould growth develops, further investigation may be required.

A licensed builder should be engaged to assess and provide further investigation if required. This should be done at the owner's discretion.





Noted Item

Building: Main Building

Location: Meter Box

Finding: Asbestos - Suspected Asbestos-Containing Materials (ACMs)

Information: Reporting on asbestos is outside the scope of this inspection. Suspected asbestos-containing material (ACM) was observed in the meter box. Based on our experience in the building industry, there is a higher risk that the identified building elements contain asbestos, particularly given that any home constructed prior to 1990 may contain asbestos in various forms.

No sample testing has been undertaken to confirm the presence of asbestos. We strongly recommend a separate Asbestos Inspection and Condition Audit be carried out by a licensed assessor, which may include laboratory testing for definitive confirmation.

In the meantime, the client is advised to act with caution, especially when considering any disturbance of the material through wear and tear, renovations, extensions, demolition, or maintenance activities.



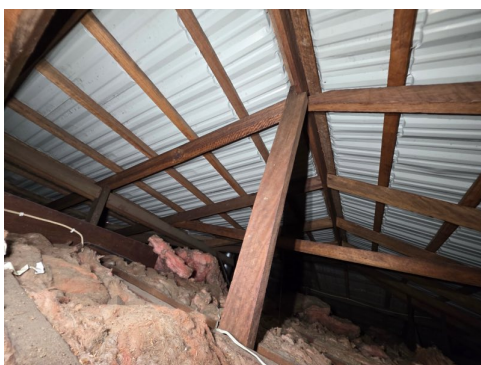
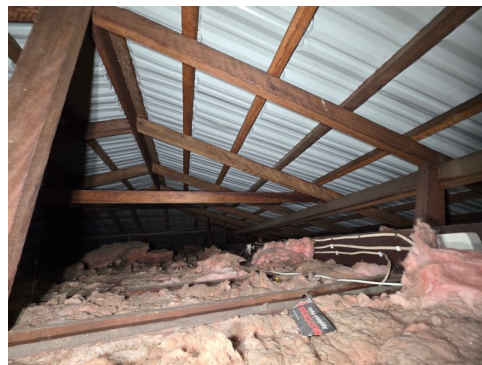
Noted Item

Building: Main Building

Location: Roof Void

Finding: Additional Photos - Roof void

Information: Additional photos are provided for your general reference. Pictures were taken from the access hatch only. The roof void was not entered at the time of the inspection.



Noted Item

Building: Main Building

Location: Subfloor

Finding: Subfloor Area Not Accessible

Information: The subfloor area could not be accessed at the time of inspection due to restricted access. Where areas cannot be entered or viewed, their condition cannot be confirmed and defects may be present but not visible during a visual, non-invasive inspection.

Access should be improved to allow inspection during future building and timber pest inspections.



Noted Item

Building: Main Building

Location: Gutters

Finding: Additional Photos - Roof Exterior

Information: Additional photos of the roof exterior are provided for your general reference











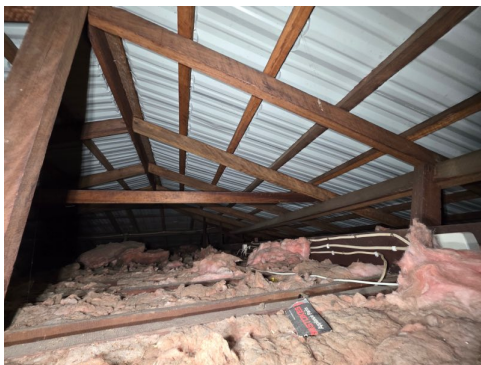
Noted Item

Building: Main Building

Location: Roof Void

Finding: Additional Photos - Roof Void

Information: Additional photos of the roof void are provided for your general reference





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 ² (Residential) or 10 micrograms/100 cm ² (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.