



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 43/59-61 Good St, Westmead NSW 2145,  
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: Fri, 27 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 43/59-61 Good St, Westmead NSW 2145, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Terry Masoudi \* Ph: 0420 990 777  
Email: Parramatta@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Parramatta)

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Company Address and Postcode: Marsden Park 2765

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Company Email: Parramatta@jimsbuildinginspections.com.au

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Company Contact Numbers: 0420 990 777

## 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 does not comment on common areas.

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.

## 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

#### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

#### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

## Section B General

### General description of the property

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|               |                        |
|---------------|------------------------|
| Building Type | Residential, Apartment |
|---------------|------------------------|

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|                         |     |
|-------------------------|-----|
| Company or Strata title | Yes |
|-------------------------|-----|

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|       |                       |
|-------|-----------------------|
| Floor | Slab - Suspended Slab |
|-------|-----------------------|

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|           |           |
|-----------|-----------|
| Furnished | Furnished |
|-----------|-----------|

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|                 |   |
|-----------------|---|
| No. of bedrooms | 1 |
|-----------------|---|

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|          |          |
|----------|----------|
| Occupied | Occupied |
|----------|----------|

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|             |            |
|-------------|------------|
| Orientation | South West |
|-------------|------------|

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|                         |                |
|-------------------------|----------------|
| Other Building Elements | Not Applicable |
|-------------------------|----------------|

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|                            |                         |
|----------------------------|-------------------------|
| Other Timber Bldg Elements | Doors, Internal Joinery |
|----------------------------|-------------------------|

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|      |                |
|------|----------------|
| Roof | Pitched, Tiled |
|------|----------------|

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|         |              |
|---------|--------------|
| Storeys | Three Storey |
|---------|--------------|

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|       |              |
|-------|--------------|
| Walls | Cavity Brick |
|-------|--------------|

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|         |          |
|---------|----------|
| Weather | Overcast |
|---------|----------|

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## Section C Accessibility

### Areas Inspected

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

- Interior

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

### Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior.
- Subfloor due to lack of access.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Garage

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

### Obstructions and Limitations

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

- Appliances and equipment
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

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: **Low**

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:    | Bathroom  |
| Finding:     | Water leak - Inactive   |
| Information: | Water leaks generally occur when a particular area of the property is not weather- or water-tight. While the damage in this area appears to be from an old inactive water leak, the area should be monitored frequently for the recurrence of any dampness. |

Repair and / or replacement of previously affected building elements is at client discretion. Consider a further invasive inspection: removal of obstructions around the damaged area may reveal further damage which has been concealed. A more significant or major defect may be identified at this time.

Where recurrence of an active water leak is identified, a bathroom specialist should be appointed immediately to rectify the leak and advise on any further preventative works as necessary.



#### Finding 3.02

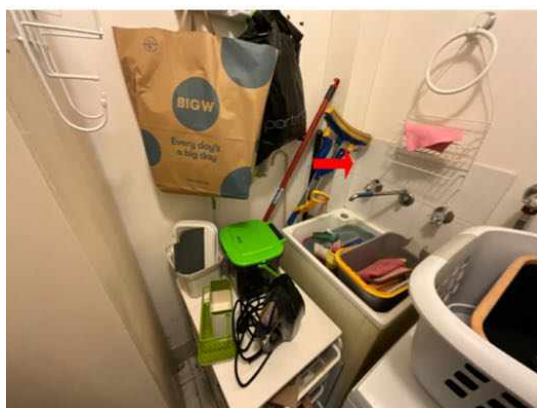
|           |                   |
|-----------|-------------------|
| Building: | Main Building     |
| Location: | Bathroom, laundry |

Finding: Wet area tiles - Cracked or damaged

Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A bathroom specialist should be appointed to determine the integrity of the bathroom waterproofing membrane. If the membrane was found to be intact then relatively minor works to replace the cracked tiles should be carried out to ensure no further damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.



### Finding 3.03

Building: Main Building

Location: Laundry

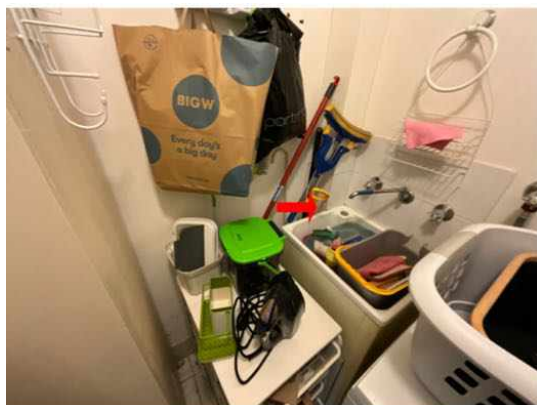
Finding: Water staining

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

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

It is suspected the staining to have been caused by moisture in the vicinity due to the regular laundry sink use.

A licensed painter maybe appointed for cosmetic repair.



### Finding 3.04

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Bathroom   |
| Finding:     | Washers - Degraded   |
| Information: | The washers on the taps in this area appear to have degraded as a result of general ageing. Degraded washers generally result in slow, persistent leakage from taps and plumbing hardware. |

Replacement of washers will ensure that water wastage does not occur and that the persistent water leak does not result in secondary damage to surrounding structures. Such damage may range from rust and corrosion to damage of surfaces, e.g. bench tops, etc.

A qualified plumber should be appointed to replace degraded washers and to further inspect associated plumbing fixtures and fittings. Where water damage has occurred, a carpenter or cabinet maker may be appointed to replace affected building elements.

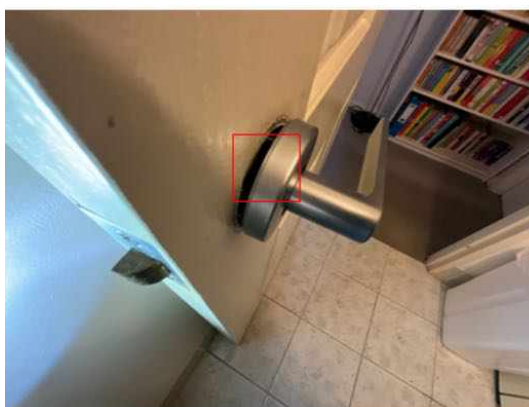
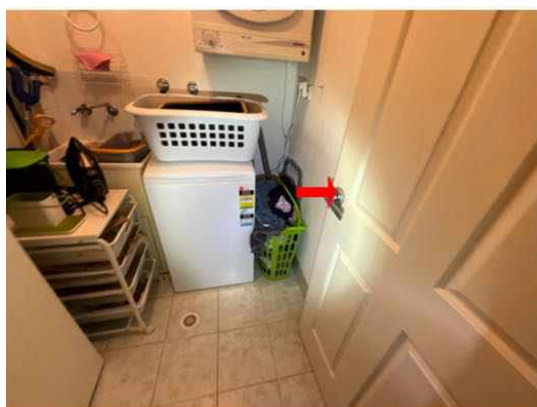


### Finding 3.05

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Laundry   |
| Finding:     | Fitting or fixture - Loose  |
| Information: | The fitting in this area is loose and requires adjustment to tighten. |

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.



### Finding 3.06

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Multiple areas  |
| Finding:     | Cracks to internal render - Category 1  |
| Information: | It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit. |

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



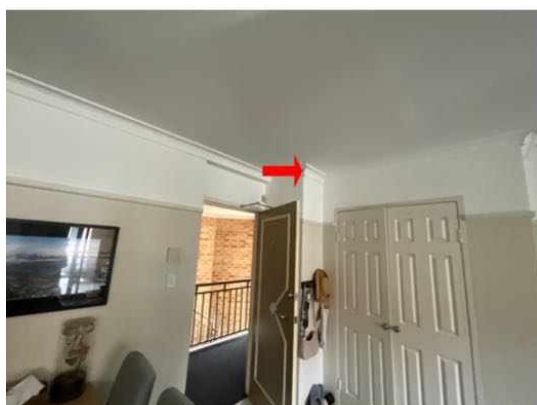
### Finding 3.07

Building: Main Building  
 Location: Multiple areas  
 Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)  
 Information: Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

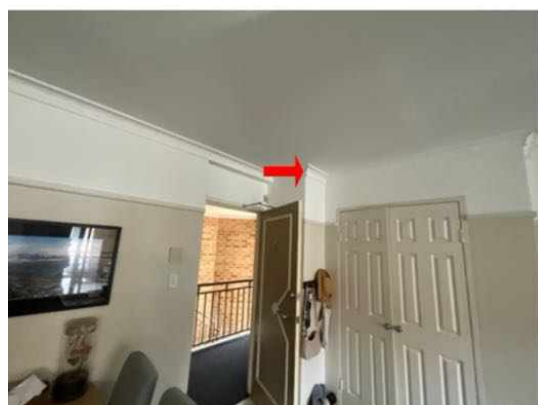


### Finding 3.08

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Multiple areas   |
| Finding:     | Cracking - Damage Category 1 - Fine (up to 1mm)  |
| Information: | Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins. |

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



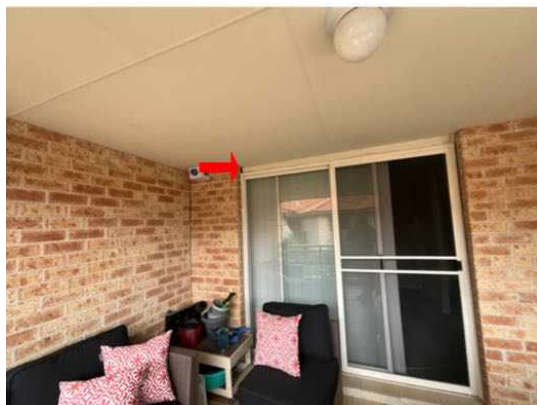
### Finding 3.09

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Balcony   |
| Finding:     | Beads - Missing   |
| Information: | Beading acts (like cornice or skirtings) to cover the intersection or joins of building |

materials. It was noted at the time of inspection that beading in this area is missing.

Beading is important in weatherproofing the surrounding building elements and preventing pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.



### Finding 3.10

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Balcony  |
| Finding:     | Eaves/Roof plumbing -- water damages   |
| Information: | Water damage is generally an indication of excessive moisture being present, usually via a leak. It is suspected that gutter blockages causing stormwater to backflow into the eaves causing water damages. This is additionally conducive to termite activity due to the damp conditions. |

Where water damage is evident, the primary requirement is to identify and rectify the source of the leak. Gutters must be kept clear of any blockages moving forward. A roofing plumber should be appointed for further assessment if the problem persists.

Once the leak is repaired, consultation with relevant tradespeople, including carpenters, plasterers and painters, is advised.



### Finding 3.11

Building: Main Building

Location: Multiple areas

Finding: Ceiling - Sagging

Information: Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.



### **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**

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

- Licensed Plumber
- As identified in summary and defect statements

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

- This is a visual report as per AS4349.1 & AS4349.3 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

#### MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following recommendations are highly advised immediately to avoid further damage or deterioration of building elements:

- Always ensure wet area tiles, sealant and grouting is in serviceable condition

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of stored items, insulation and garden vegetation meant some areas were obstructed.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

For further information, advice and clarification please contact Terry Masoudi \* on: 0420 990 777

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
 Location:  
 Finding: Termite Management System - no evidence of installation  
 Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client is highly recommended to retain a strata copy in relation to any active termite management systems, warranties and other details.

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Moisture metre  
 Information: During the inspection the property was checked for moisture using a moisture metre.

This is for information only.





**Noted Item**

Building: Main Building  
Location: All Wet Areas  
Finding: Additional Photos  
Information:

Additional photos are provided for your general reference.



Noted Item

Building: Main Building  
Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
Finding: Plumbing & Electrical  
Information: Plumbing and electrical inspections including appliances are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked also. Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

**Noted Item**

Building: Main Building  
Location: Garage  
Finding: Additional Photos- Garage  
Information: Additional photos are provided for your general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.





**Noted Item**

Building: Main Building

Location: Exterior

Finding: Additional Photos

Information: Additional photos are provided for your general reference.





**Noted Item**

Building: Main Building  
Location: Other common areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference.





**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.





## 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.