



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Feb 2026

Property Address: 33 Ringrose Ave, Greystanes 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: Tue, 3 Feb 2026

Modified Date: Wed, 4 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 33 Ringrose Ave, Greystanes NSW 2145, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Steve Ahn Ph: 0413 377 511
Email: Wentworthville@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Wentworthville)

Company Address and Postcode: Ashfield 2131

Company Email: Wentworthville@jimsbuildinginspections.com.au

Company Contact Numbers: 0413 377 511

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: Not Applicable

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 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. A termite treatment should always be considered even in a low-risk environment.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Footpath, Pergola, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Skirting Boards, Window Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Brick Veneer
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
- Interior
- Roof Exterior
- Roof Void
- Slab Edge
- 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:

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 cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Debris in gutters
- Duct work

- External concrete or paving
- External finished ground level
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Roof framing - not trafficable
- Rugs
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Crackling or creaking sound on the tiles floor
Information:	Small but noticeable crackling or creaking sound was detected when walked on the tiles in the area. The cause of the crackling sound can be from number of the reasons including inadequately bonded tiles to the the substrate base for the tiled area, degraded or deflected plywood under the tile or inadequately installed control joint for expanded tiles. Further monitoring to the area is recommended and if the crackling sounds intensifies or the area being further deteriorates, licensed builder should be appointed to inspect further and repair the areas.





Finding 3.02

Building: Main Building

Location: Bathroom

Finding: Tiles - Cracked

Information: During the inspection, it was observed that the tiles in this area had visible cracks. Typically, cracked tiles are a result of underlying issues such as incorrect installation, temperature changes, cracks in the substrate, excessive weight on the tiles, or accidental impact. Since the cracked tiles detract from the overall appearance of the area, it is advisable to hire a professional tiling contractor to address the issue.

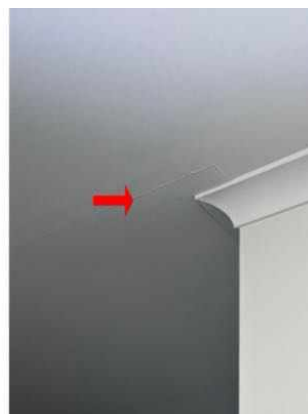


Finding 3.03

Building: Main Building
Location: All Areas
Finding: Deterioration caused by Fair and Wear and Tear
Information: Certain forms of deterioration commonly associated with fair wear and tear may not be specifically itemised within this report. At the time of inspection, minor hairline cracking was observed to plaster linings and junctions consistent with normal building movement over time, together with a bathroom door that exhibited a slight rattle when operated, indicative of minor hardware or alignment adjustment being required rather than a structural defect. Deterioration to some areas of sealant, particularly around wet area junctions and joinery interfaces, was also noted as being aged and serviceable but nearing the end of its effective life, which is typical for a property of this type and age. A small superficial crack was further observed on the surface of the bathroom benchtop; this appeared cosmetic in nature and did not show signs of active movement, displacement, or moisture-related failure.

In accordance with the pre-inspection agreement, these minor and cosmetic conditions are generally excluded from detailed reporting unless they constitute a major defect, safety issue, or significant structural concern. Accordingly, the presence of such age-related items should be viewed as normal wear and tear rather than evidence of defective workmanship or structural failure.





Finding 3.04

Building: Main Building

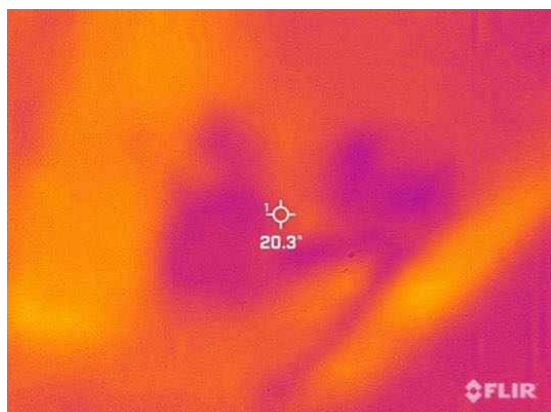
Location: All Areas

Finding: Ceiling - Water Stained

Information: At the time of inspection, water staining and associated surface deterioration were clearly evident to the ceiling linings in this area, consistent with ongoing or recent water ingress. The pattern, extent, and distribution of staining indicate that moisture has migrated through the ceiling substrate rather than being a superficial or historic blemish. Thermal imaging assessment and moisture meter testing confirmed the presence of elevated moisture levels in the affected area, supporting the conclusion that the defect is active rather than solely residual from a past event.

Given the location of the staining directly beneath a box gutter, it is reasonably suspected that the source of water ingress is associated with the box gutter system above, likely due to blocked drainage, defective flashing, membrane failure, or compromised waterproofing detailing. Continued exposure to moisture in this manner has the potential to degrade ceiling linings, promote mould growth, and, if left unaddressed, may lead to damage of concealed structural elements such as ceiling battens or framing.

It is therefore recommended that a licensed plumber or appropriately qualified roofing contractor be engaged to inspect the box gutter, associated flashings, and drainage components to identify the precise source of leakage and carry out necessary remedial works. Following rectification of the leak, damaged ceiling linings should be repaired or replaced as required to restore the integrity and appearance of the affected area.



Finding 3.05

Building:	Main Building
Location:	Bathroom 2
Finding:	High Moisture Metre Readings - inadequate waterproofing is suspected
Information:	High moisture metre readings were identified in the area at the time of the inspection. The high moisture metre readings may implies that water proofing to the wet area/s may not comply with Australian Standards. Incorrect application of waterproofing materials and poor or substandard application of water proofing methods are common minor defects, but can have serious implications if left unattended.

It is important to ensure that excess water is prevented from penetrating areas behind fittings and linings, into concealed spaces and into direct contact with non-water

resistant buildings materials. Failure to prevent excessive moisture in these areas may lead to the development of water damage and other secondary defects to associated building elements.

Although there was no noticeable water damages found around the area, it is recommended to assume that the area leaks and repair the waterproofing or carry out an invasive inspection.



Finding 3.06

Building: Main Building

Location: Bathroom 2

Finding: Missing Grout

Information: At the time of inspection, it was noted that grout is missing along the vertical and horizontal tile junctions adjacent to the shower screen and within the tiled wall area. The absence of grout leaves the tile joints exposed, reducing the effectiveness of the tiled lining as a water-resistant barrier and increasing the likelihood of moisture penetration behind the tiles. Over time, this condition may contribute to water ingress into concealed substrates, potential deterioration of backing materials, and conditions conducive to mould growth or tile debonding. The affected areas should be properly cleaned and re-grouted by a suitably qualified tiler to restore the integrity of the tiled surface and maintain adequate moisture resistance in the wet area.



Finding 3.07

Building:	Main Building
Location:	Bathroom 2
Finding:	Shower base - Water pooling
Information:	Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.



Finding 3.08

Building:	Main Building
Location:	Roof Exterior

Finding: Gutters - Blocked
 Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



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 Areas

Finding: Conditions Conducive to Termite Activity

Information: The following areas and environmental conditions were identified as conducive to termite activity. These conditions increase the risk of concealed termite entry and should be addressed through appropriate maintenance, repairs, improved drainage, additional monitoring, or the installation of a compliant termite management system.

Absence of a Termite Management System

No durable notice or evidence of a termite management system was identified on site. Without a barrier system, the property is at higher risk of concealed termite ingress.

Recommendation: Where no system exists, install a compliant termite management system and retain all documentation for future reference.

Inadequate Hot Water System (HWS) Overflow

The HWS overflow discharges directly to ground, resulting in constant moisture at the building perimeter. Excess moisture provides conditions favourable to termite activity.

Recommendation: Connect the overflow to suitable stormwater drainage to divert water away from all structural elements.

Inadequate Air Conditioner Overflow Drainage

Air conditioner condensation lines discharging near walls can cause damp soil conditions, attracting termites.

Recommendation: Ensure AC overflow pipes are connected to appropriate stormwater drainage.

No Drain to External Tap

External taps without drainage provisions allow pooling at the base of walls, increasing moisture levels.

Recommendation: Install a drainage system or concrete plinth that directs runoff away from the structure.

Blocked Gutters and Downpipes

Blocked gutters were noted to cause overflow, directing water onto walls and foundations. Excess moisture increases termite attractivity.

Recommendation: Clean and maintain gutters and downpipes regularly.

Old Tree Stumps and Garden Beds

Stumps and garden beds near the dwelling provide both moisture and cellulose, creating ideal termite feeding sites.

Recommendation: Remove decaying stumps and avoid positioning garden beds directly against walls.

Insufficient Slab Edge Exposure

Areas where slab edges are concealed by soil, paving, or render create undetectable termite entry paths.

Recommendation: Maintain a minimum of 75 mm slab edge exposure in accordance with relevant standards.

Render Extending to Ground Level

Render applied down to soil level conceals slab edges and reduces inspection capability.

Recommendation: Cut render back to create a continuous inspection zone.

Elevated Moisture Meter Readings

Higher-than-normal moisture readings in wall or timber elements indicate hidden moisture sources and increased susceptibility.

Recommendation: Investigate all sources of moisture and undertake immediate rectification.

□

Overall Recommendations

- Rectify all identified conducive conditions through appropriate maintenance and repair.
- Implement routine moisture monitoring and schedule regular timber pest inspections.
- Install or upgrade a termite management system for long-term protection.
- Where mature trees are present, test-drill trees over 100 mm in diameter to assess potential termite activity.
- Where high-risk conditions or concealed areas exist, consider invasive inspection prior to purchase or during further investigation.





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

- As identified in summary and defect statements
- 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

- At the time of inspection, the subject property was observed to be in an overall condition consistent with its age, type, and construction, with no evidence of widespread structural distress or systemic failure identified within the areas accessible for visual inspection. The dwelling exhibits a combination of fair wear and tear, typical maintenance-related defects, and isolated areas requiring rectification, which are reasonably expected for a building of this nature and period.

A number of building elements were found to require repair, maintenance, or further professional assessment, including but not limited to minor defects to finishes, areas of deteriorated sealant, water staining to ceiling linings, and localised imperfections to internal linings and fixtures. These issues do not presently indicate an immediate structural risk; however, failure to address them in a timely manner may result in progressive deterioration or secondary damage to associated building components.

With respect to timber pest activity, no visible evidence of active termite or borer infestation was detected within the accessible areas inspected. Notwithstanding this, it is recommended that the property be subject to ongoing routine inspections in accordance with AS 3660.2 and AS 4349.3 to mitigate the risk of undetected timber pest activity, particularly in concealed or inaccessible areas. If a termite management system is installed, its type, installation date, warranty conditions, and maintenance history should be reviewed to confirm its effectiveness and compliance.

It is further recommended that appropriately licensed and qualified trades be engaged to investigate and rectify the identified defects, particularly in relation to areas affected by moisture ingress, sealant deterioration, and any plumbing or roof drainage issues that may be contributing to water staining. Where defects are concealed or unable to be fully assessed during this visual inspection, further invasive investigation may be warranted at the client's discretion.

Overall, while the property presents as serviceable and generally sound, proactive maintenance and targeted remediation of the items outlined in this report are advised to preserve the structural integrity, durability, and performance of the building over time.

For further information, advice and clarification please contact Steve Ahn on: 0413 377 511

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Note Regarding Mould and Staining
Information: It should be noted that the presence of furniture or stored items within the dwelling may restrict airflow and ventilation, particularly behind such items, creating conditions conducive to condensation and subsequent mould or staining.

The inspection and report do not extend to identifying or reporting on mould or staining that may arise from condensation, occupant habits, or inadequate ventilation practices such as failure to regularly open windows.

Furthermore, surface discolouration or mould on timber components, including window frames and doors, due to a lack of routine cleaning and maintenance, is considered a result of fair wear and tear and is therefore outside the scope of this inspection.



Noted Item

Building: Main Building
Location: Bathrooms
Finding: Minimum Moisture Readings Detected
Information: After assessing the shower recess, the moisture content of the walls within and surrounding the wet area was examined. The readings showed no significant variation between the walls behind the shower and other internal walls, and there were no visible signs of recent moisture-related damage on the surrounding accessible wall surfaces. Based on these findings, the waterproofing system appears to be performing adequately at the time of inspection, with no current evidence of active leakage.

However, it must be acknowledged that if the shower has not been used recently, moisture meter readings may not provide an accurate indication of the waterproofing condition. A lack of elevated readings under these circumstances does not conclusively confirm that the shower is free from leaks.

It is also important to note that this inspection was conducted using standard visual and non-invasive methods, which have inherent limitations. Such methods cannot reliably detect all types of concealed leaks or membrane failures, particularly those occurring behind wall linings or beneath floor tiles. For a more precise and conclusive assessment, a special-purpose or invasive inspection by a suitably qualified professional is recommended. Until such further investigation is undertaken, the possibility of a leak cannot be entirely ruled out.

Furthermore, although no visual evidence of water-related damage was identified, this does not guarantee that moisture ingress has never occurred. Concealed areas may still have been affected in the past, including the potential for timber deterioration or termite-related damage that may no longer be active or visible. Only an invasive inspection would allow the condition of concealed building elements to be fully determined.





Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Condition of Building Elements in the Roof Void
 Information: At the time of inspection, the roof void was visually assessed in accessible areas and was found to contain a combination of timber roof framing, reflective foil sarking, bulk insulation, flexible ducting associated with the AC system, and various electrical and data cabling. The primary timber roof structure, including rafters, ceiling joists, strutting, and bracing, generally appeared to be intact and performing its intended structural function, with no obvious signs of major structural failure, widespread deflection, or significant deterioration observed in the areas that were reasonably

accessible.

However, the roof space was heavily congested with AC ducting, insulation, and services, which significantly restricted access and visibility to many parts of the cavity, increasing the risk that concealed defects or issues may be present in areas that could not be directly inspected. The flexible ducting was observed to be resting on insulation and timber framing in multiple locations, and while this is commonly seen in residential properties, the lack of consistent support and clear pathways may reduce airflow efficiency and could contribute to compression of insulation over time.

Electrical and data cabling were noted to be loosely laid across ceiling joists and insulation without consistent securing or segregation, which is considered untidy and not best practice, as it can increase the risk of damage to cables during future maintenance activities. The reflective foil sarking to the underside of the roof sheeting appeared generally continuous, but its condition could not be fully verified due to access limitations and obstruction from ductwork. Bulk ceiling insulation was present; however, it was uneven in places and displaced around services, which may reduce its thermal performance in affected areas.

Overall, while the roof framing appeared generally serviceable, the roof void exhibited a high level of congestion, disorganised services, and access limitations, and it would be prudent to improve duct support, cable management, and insulation distribution to enhance long-term performance and maintainability of the roof space.

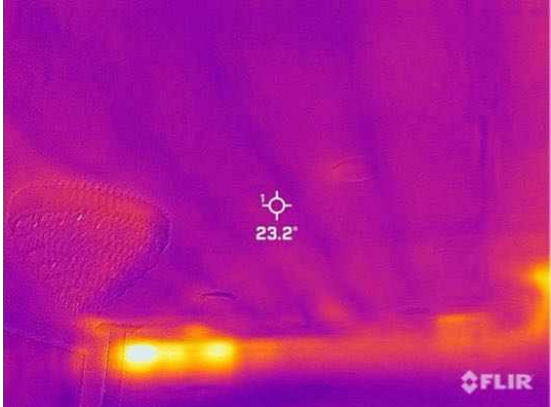


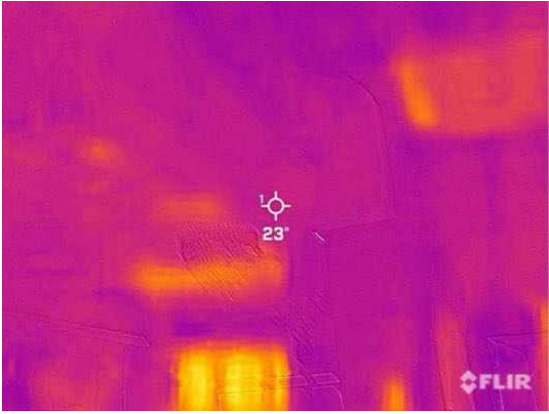
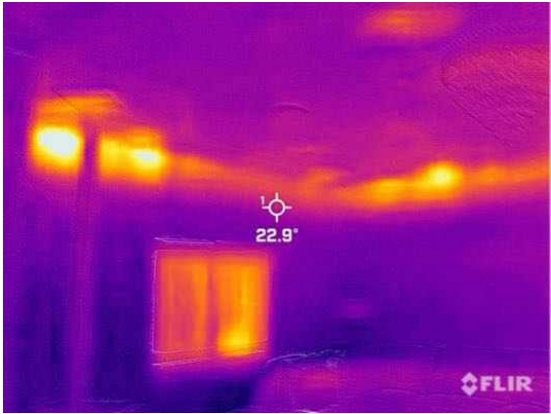
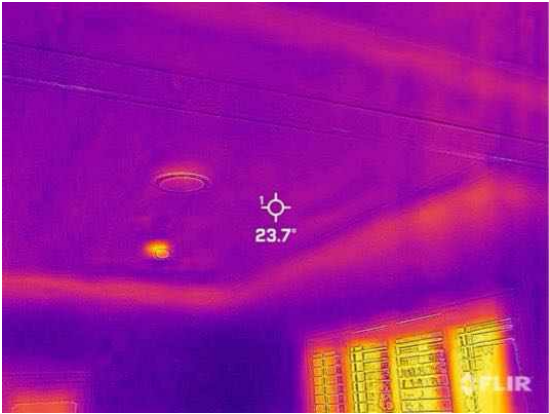


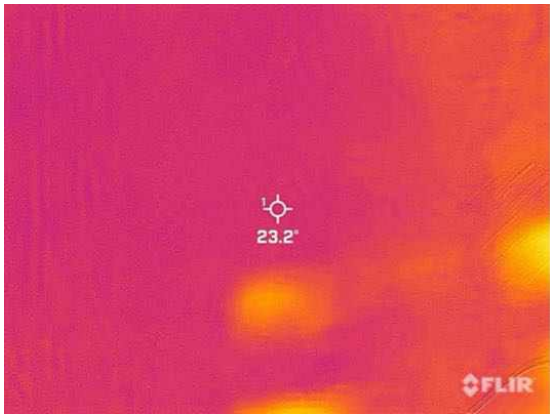
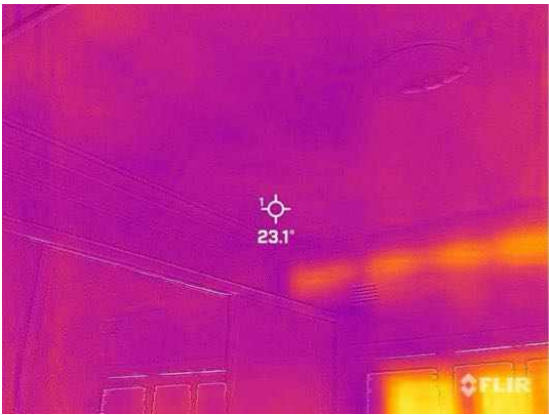


Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos
Information: Thermal imaging camera was used to detect any active water leaks or/ and termite activities in the property. No water leaks or termite activities were found from inspection by thermal imaging camera. Additional photos are attached for 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.