Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Feb 2026

Property Address: 170 Boronia Rd, Greenacre NSW 2190, Australia

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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.

Original Inspection Date	Wed, 25 Feb 2026
Modified Date	Wed, 25 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 170 Boronia Rd, Greenacre NSW 2190, 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 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.

The following apply:
To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or other defects and damage identified in this inspection report.

The report was commissioned for the sole use of the client and the liability does not extend to any third parties. Any third-party not named on page 3 of this report, acting or relying on this report, in hole or impact, does so entirely at their own risk.
The client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the client should consider the following options to further protect their investment against timber pest infestation;
Undertake thorough regular inspections at intervals not exceeding 12 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/all physical management system. However, AS3660 stresses that subterranean termites, can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This is recommended to be carried out ASAP by the owners.

It is recommended that a second manhole being installed in an appropriate location in the ceiling of the property to gain full access for regular inspections to all areas of the roof void.

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Granny Flat, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	5
Orientation	North
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Floorboards, Internal Joinery, Porch / Patio, Skirting Boards, Window Frames
Roof	Coated Metal, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer, Rendered
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
- Interior
- Roof Exterior - Part
- Subfloor - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Subfloor - Part.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings

- Furniture
- Insulation
- Lack of clearance - subfloor
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

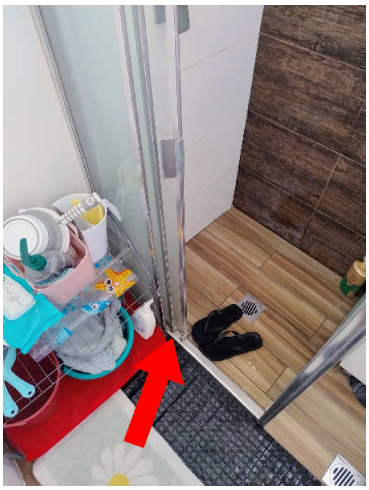
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice

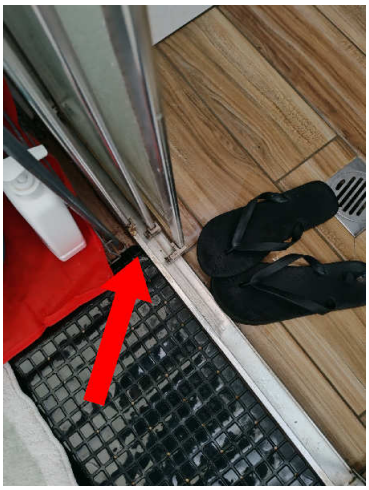
Section D Significant Items

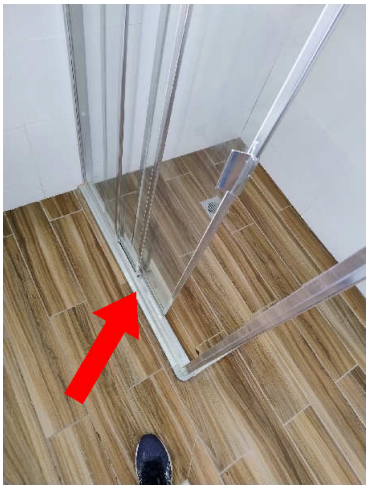
Safety Hazard

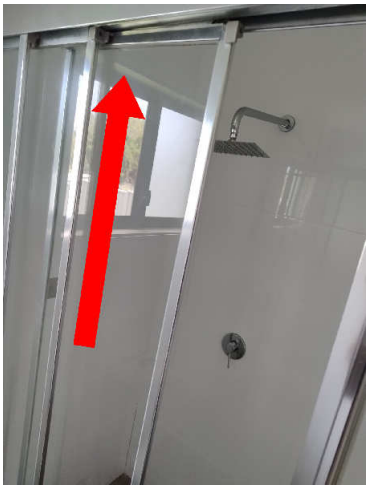
Finding 1.01

Building:	Main Building
Location:	Bathroom
Finding:	Shower door - not fixed at bottom - Safety hazard - Main BLD and Granny
Information:	A significant gap was identified between the shower door and framing in both shower area of Main building and Grenny unit. Which can be seen because of misalignment of door fixings or poor workmanship at first place. This can lead to safety hazard for the person using the area as the glass door can become loose from the fixings. Where large gaps to the head or foot of door frames appear, it may indicative of a variety of defects, ranging from uneven framework, sagging hinges or uneven flooring. A qualified carpenter should be appointed to perform remedial works to restore the door to a fully secured position on priority level.





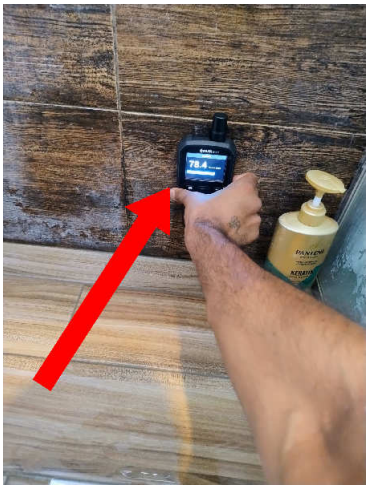




Major Defect

Finding 2.01

Building:	Main Building
Location:	Bedroom 2
Finding:	Evidence of Excessive moisture - identified - Major Defect
Information:	Evidence of excessive moisture recorded by moisture meter in the shower wall of the bathroom. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted. Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Finding 2.02

Building:	Granny-Flat
Location:	Bathroom walls and other areas
Finding:	Evidence of Excessive moisture - identified in bathroom

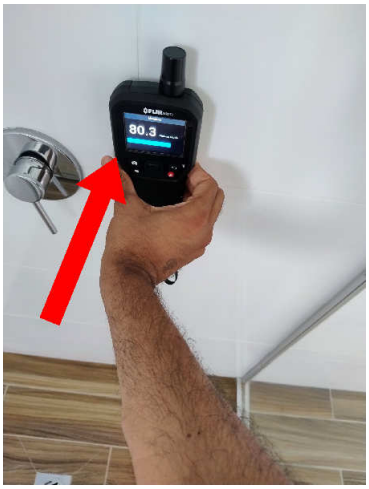
Information:

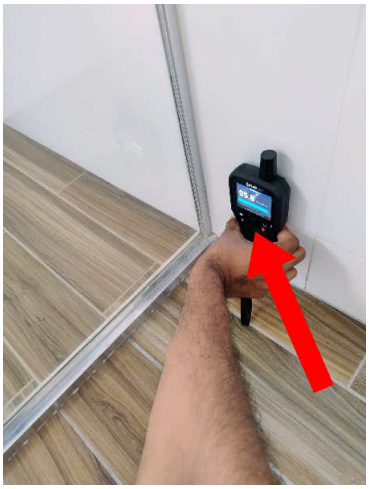
Evidence of excessive moisture recorded by moisture meter at multiple locations in Bathroom and shower area walls at the time of inspection in granny flat. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

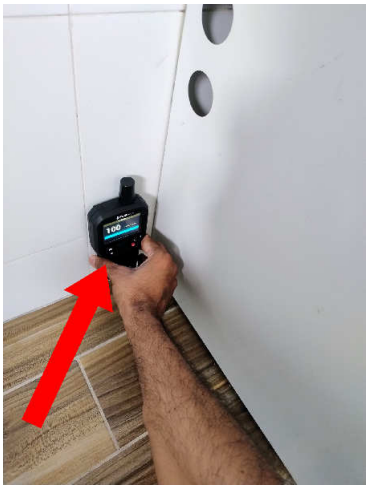
Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

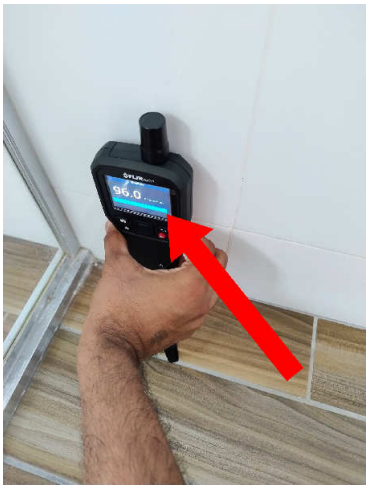
If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson as soon as possible.









Finding 2.03

Building:	Main Building
Location:	Subfloor

Finding: Subfloor structure - Insufficient

Information: Upon inspection of the subfloor area, it was noted that there is a Gap between structural timber and the brick piers at number of location in subfloor structures.

The absence of adequate subfloor stability indicates non-compliance with contemporary building practices and is likely to result in numerous minor defects, such as uneven and noisy floors. Over time, insufficient subfloor structures are likely to result in structural deterioration, as the structures do not have the capacity to bear the weight of the building.

The client is advised to seek quotations for required repairs as the potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring. Consultation with a registered builder specialising in re-stumping is advised immediately.

Finding 2.04

Building: Main Building

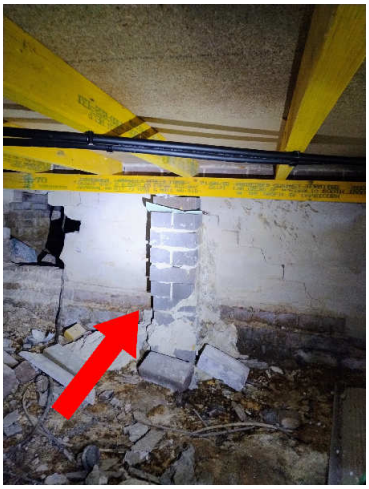
Location: Subfloor

Finding: Subfloor stumps - Unstable or deteriorated

Information: Stumps to the subfloor structure was observed unstable at the time of inspection, indicating that their structural integrity has been affected. The cause of this instability is likely to be movement or extensive wood rot, both of which may deteriorate stumps at a rapid rate.

The stumps are suspected to be failing in their structural purpose, which is likely to lead to a range of major and minor defects. Further (potentially major) damage to the stumps and structure may be imminent if left unattended.

Appointment of a Registered Builder specialising in re-stumping is required immediately to assess the condition of the stumps and provide advice on remedial works. This defect should not be left unmanaged.



Finding 2.05

Building: Granny-Flat

Location: Kitchen

Finding: Kitchen joinery - Swollen and high moisture reading - Major defect

Information:

Kitchen joinery below wash basin was observed to be swollen, has mould impressions and recorded higher reading at the time of inspection.
Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The formation and development of mould/fungi or mildew is also a likely consequence of excessive moisture, which may pose major respiratory issues for occupants, particularly the elderly, the very young and those with exisitng illnesses and could be potential health safety hazards. In these cases an appropriately qualified inspector/tester should also be contacted for advice and/or technical assistance.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if prolonged.

Rectification of the cause of the water leak should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary, Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Kitchen
Finding:	Joinery Damage - Water stained and detoriated

Information: Water staining and detoriation of bolts and connections to joinery in kitchen area was evident at the time of inspection. Water staining and rusting 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 interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

Finding 3.02

Building: Main Building

Location: Bathroom

Finding: Sealant and Grouting - Damaged or Detoriorated

Information: It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

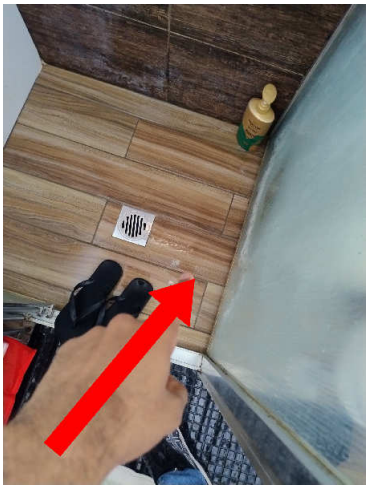
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

This can lead to water ingress into the shower base and creates conducive condition to termite activity. If left unmanaged can cause further deterioration to building elements.

Qualified trade person or plumber must be appointed for rectification on priority.



Finding 3.03

Building:	Main Building
Location:	Front Elevation + Left side yard
Finding:	Site drainage - Inadequate
Information:	The site drainage in front area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC. Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Weathered and sagging roof structure

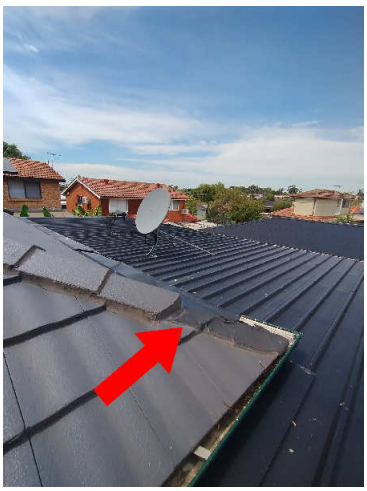
Information:

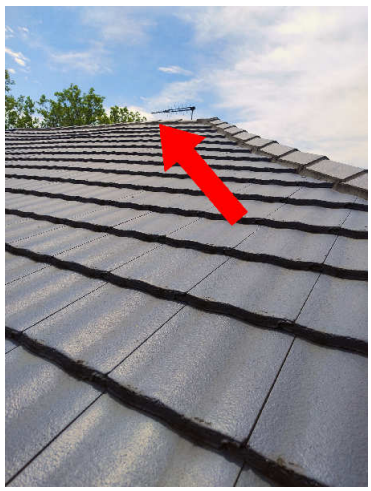
Upon inspection of the exterior roofing, the some of roof tiles were considered to be in a fair condition also roof exterior seems to be sagging at ridge. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





Finding 3.05

Building:	Main Building
Location:	Yard - Side
Finding:	Air conditioner and hot water unit - Not connected overflow
Information:	The Air Conditioner (A/C) overflow and hot water unit was found to be not connected to storm water drainage and is creating excessive moisture in the surrounding area. Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. It is highly recommended that a licensed plumber be appointed to connect the A/C and hot water overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 3.06

Building: Main Building

Location: Front Elevation

Finding: Crack in concrete slab - Category 2

Information: A crack coded as Category 2 was identified in the driveway slab at the time of inspection. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.

Finding 3.07

Building: Main Building

Location: Front Door celling

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information: Cracks were observed at the entrance near celling area at the time of inspection. 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: Bathroom

Finding: Tiles grouting - Cracked and damaged

Information: Cracking and Damage was evident to the tiling filling in bathroom 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 tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

Finding 3.09

Building: Main Building

Location: Bathroom

Finding: Building element - Rusted or corroded

Information: Internal joinery screws and other element shows evidence of rusting and corrosion in the bathroom at the time of inspection, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

Finding 3.10

Building: Main Building

Location: Kitchen entrance

Finding: Skirting tiles - Missing

Information: Skirting tiles were missing in walk way area to kitchen at the time of inspection. Complete tiled skirting is important in preventing water ingress into the adjoining walls and flooring, protecting the areas against potential water damage. The incomplete skirting also detracts from the overall appearance of the area.

If left unmanaged, water ingress into adjoining areas may have major implications, and may potentially necessitate works to other building elements in the long-term future.

It is highly recommended that a tiling contractor be appointed to complete these minor works as soon as possible to prevent such damage from occurring.

Finding 3.11

Building: Main Building

Location: Dining Room

Finding: Ceiling - Sagging

Information: Sections of the ceiling were found to be sagging at the time of inspection in the dining area. 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.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

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

Finding 3.12

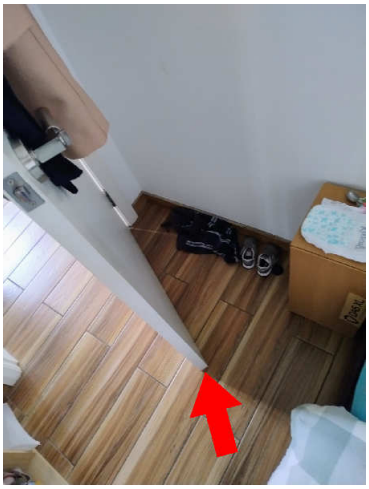
Building: Main Building

Location: Bedroom 2 & 1

Finding: Door stop - Missing

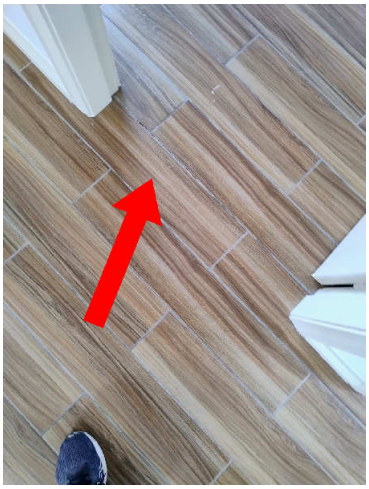
Information: The door stop is missing and is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.13

Building:	Granny-Flat
Location:	Living Room
Finding:	Cracked floor tiles
Information:	Cracking in the floor tiles was evident in living area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab. Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects. While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



Finding 3.14

Building:	Granny-Flat
Location:	Living Room
Finding:	Evidence of Excessive moisture - identified
Information:	Evidence of excessive moisture recorded by moisture meter in the bathroom walls at the time of inspection. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted. Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.


79.0


100


100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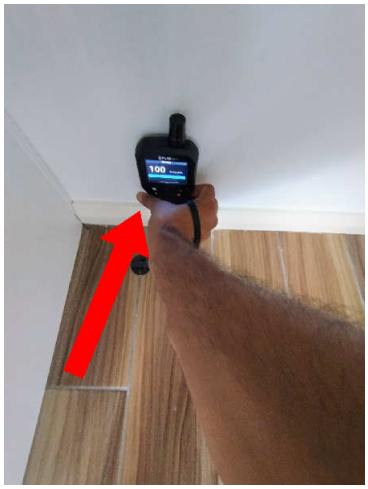
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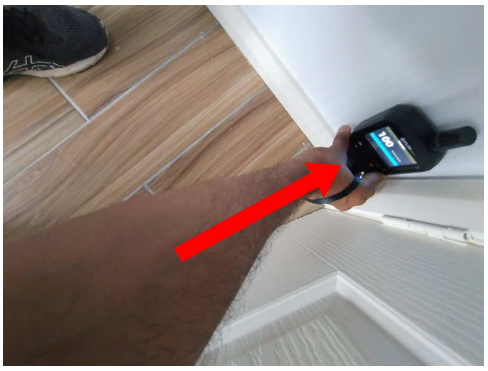


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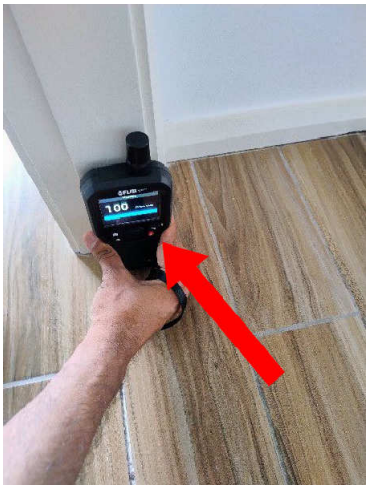
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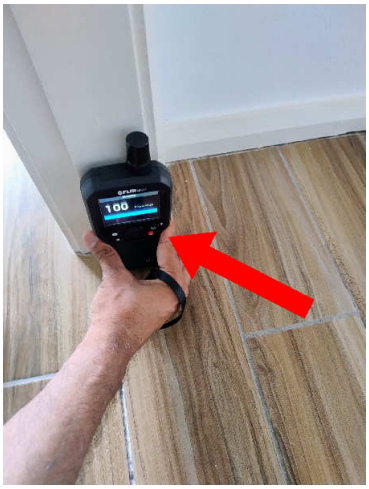
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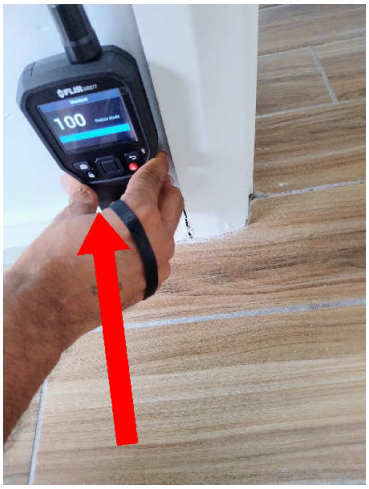
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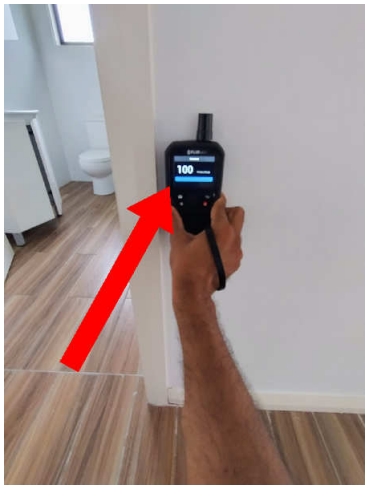
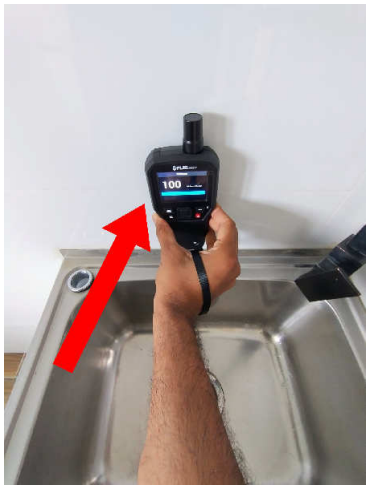




Finding 3.15

Building:	Granny-Flat
Location:	Living Room
Finding:	Skirting tiles - Cracks and swollen

Information: Cracks in Skirting tiles with some part swollen were observed in dining room (Exterior face of bathroom)area was observed at the time of inspection. Complete tiled skirting is important in preventing water ingress into the adjoining walls and flooring, protecting the areas against potential water damage. The incomplete skirting also detracts from the overall appearance of the area.

If left unmanaged, water ingress into adjoining areas may have major implications, and may potentially necessitate works to other building elements in the long-term future.

It is highly recommended that a tiling contractor be appointed to complete these minor works as soon as possible to prevent such damage from occurring.

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: Front + Side Elevation

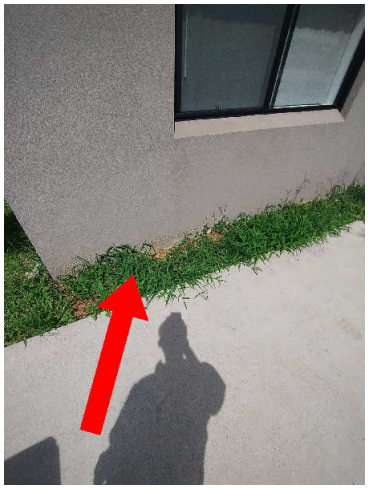
Finding: Slab Edge - Exposure not fully available

Information:

An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required which was not fully available at the time of inspection.
This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

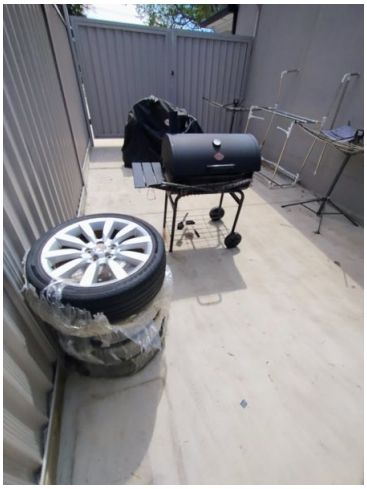
If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

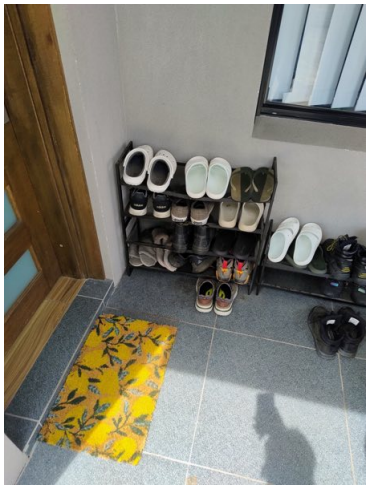
Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Stored timbers and other stored material - external area
Information:	The storing of timbers around the external property increases the risk of termite activity being present at the time of inspection. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.





Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate

Information:

The site drainage in front and left side area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 6.04

Building:	Main Building
Location:	Bathroom
Finding:	Evidence of Excessive moisture - identified

Information:

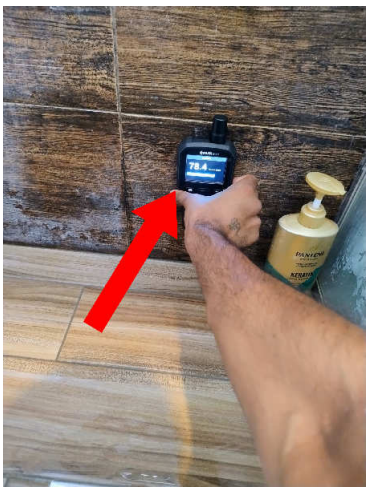
Evidence of excessive moisture recorded by moisture meter in the shower walls of bathroom in and out side.

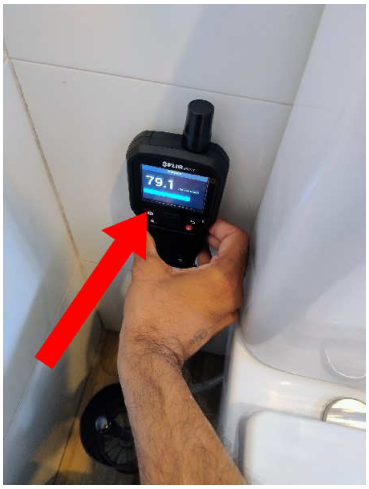
Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

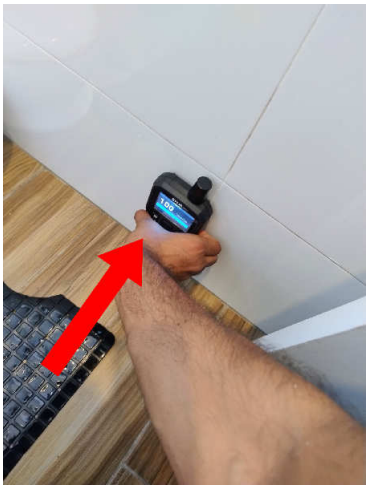
Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.

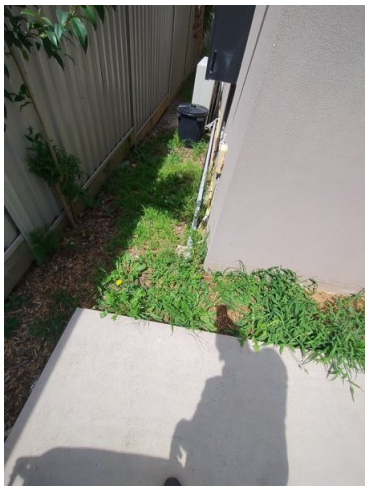


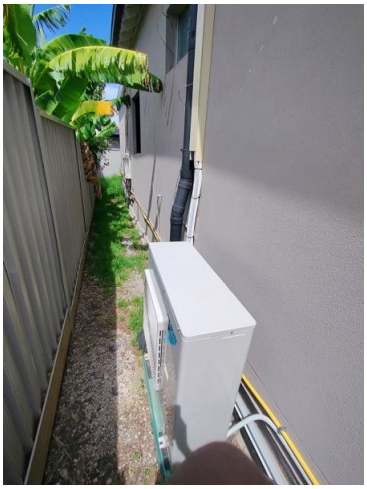




Finding 6.05

Building:	Main Building
Location:	Front Elevation + yard side
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the front area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



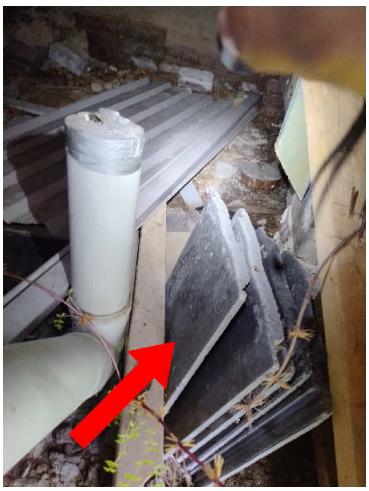


Finding 6.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Overflow for air condition unit and hot water unit - Not plumbed for drainage
Information:	The overflow for air condition and hot water unit is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp at the time of inspection. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

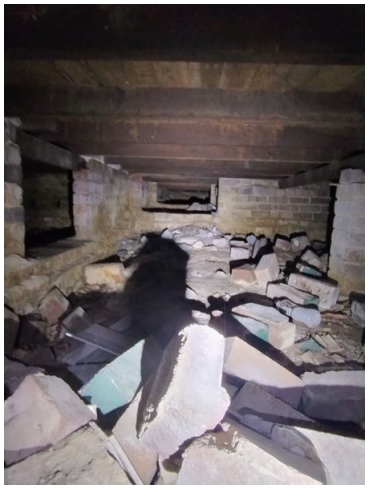
Finding 6.07

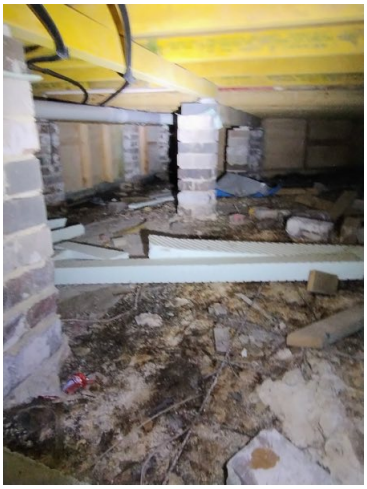
Building:	Main Building
Location:	Subfloor
Finding:	Stored timbers - subfloor space
Information:	The storing of timbers in the subfloor space increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Finding 6.08

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor drainage - Inadequate
Information:	The Subfloor drainage in all area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. It is important that water does not lie against the base; surrounding paths and ground levels should be sloped to drain water away from footing and building structure. Where sub floor drainage is inadequate, installation of an Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





Finding 6.09

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Lack of ventilation
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation. Also most of ventilation openings were found to be obstructed or blocked to allow the air circulation in subfloor. Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance. A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants). The initial step in improving ventilation is to ensure that the subfloor area is free of any debris or stored items. Where ventilation is still inadequate, it is advised to ensure that all vents are clear of blockages, and additional vents may be installed. The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow. Remedial works should be conducted as a matter of urgency to protect against the development of potentially harmful subfloor conditions.

Finding 6.10

Building:	Main Building
Location:	Subfloor
Finding:	Ant caps - missing and pooraly installed at other location
Information:	Ant caps were missing and some location have not been installed as per the Australian standard to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures sloping down wards. Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers. Where ant caps have not installed or been pooraly installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.




Finding 6.11

Building:	Main Building
Location:	Subfloor
Finding:	Excessive Subfloor moisture
Information:	Excessive subfloor moisture was present at the time of inspection. Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Finding 6.12

Building:	Granny-Flat
Location:	All External Areas
Finding:	Site drainage - Inadequate

Information: The site drainage in Granny flat area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 6.13

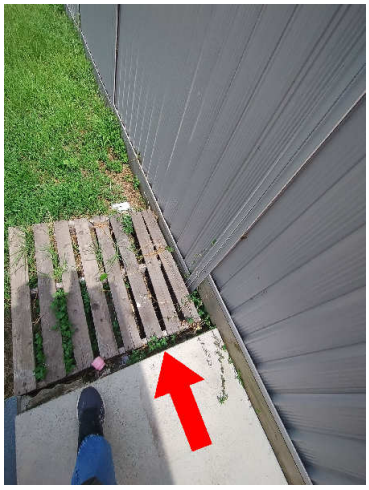
Building: Granny-Flat

Location: Rear Elevation

Finding: Stored timbers - external area

Information: The storing of timbers in and around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Finding 6.14

Building: Granny-Flat

Location: Rear Elevation

Finding: Tap - No drain

Information: The external tap in rear of granny area was noted to have no drain at the time of inspection.

This keeps the surrounding surfaces damp while using the tap, which becomes conducive to termite activity.

A licensed plumber must be appointed to ensure an appropriate drain is installed.

Finding 6.15

Building:	Granny-Flat
Location:	Rear Elevation
Finding:	Untreated tree stump - Remove
Information:	Old tree stumps were found around the property. Attached photos are examples of these. Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump. All tree stumps should be removed where possible, frequent pest inspections are advised to readily identify any termite activity in these areas.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Front Elevation
Finding:	Fungal decay - present
Information:	Fungal decay and timber detoriation was observed at the time of inspection in front elevation of the property. Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

Finding 7.02

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor structure - Wood rot

Information:

The subfloor structures are showing signs of deterioration and wood rot (fungal decay) of the timbers at the time of inspection. It is suspected that this defect has developed as a result of damp conditions in the subfloor.

Damp conditions cause the timbers to fail, resulting in the subfloor structures failing to bear the load (or weight) of the building as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects.

The presence of wood rot to the subfloor structure is also conducive to termite infestation. As timber stumps are in direct contact with the ground, concealed termite is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any structural timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement of sections of the subfloor structure may be required. Consultation with a structural engineer or registered builder specialising in re-stumping is highly advised as soon as possible.

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
- Damp Proofing Specialist
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Mould Remediation Specialist
- Pest Controller
- Registered/Licensed Builder
- Sub Floor Ventilation Specialist
- 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

This is a visual report as per AS4349 and as per agreed pre-inspection agreement that you have received from us.
This summary must be read in conjunction with the defects list.
The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

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

Number of Major and Minor defects along with safety hazard were present at the time of inspection.

SAFETY HAZARD
- Shower doors in both bathroom of main building and granny flat was observed to have poor installation.

MAJOR DEFECT
- Evidence of Excessive moisture - identified in both bathroom of main building and granny flat
- Kitchen joinery - Swollen and high moisture reading - Major defect
- Subfloor stumps - Unstable or deteriorated

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. Al the defects are highly advised to be fixed to avoid further damage or deterioration of building elements.

- Poor site drainage for both main building and granny flat
- Air conditioner and hot water unit overflow not connected to drain
- Evidence of Excessive moisture - identified near dining room walls and wash basin in kitchen in

Granny flat
- Flooring tile gap near bedroom door entrance in granny flat
- Sealant and Grounting damaged in both bathroom.
- Damage and mould in bathroom corner
- Bedroom door missing door stop in main building
- Skirting tiles - Cracks and missing main building
- Main building - Subfloor poor drainage, timber stored, poor ventilation, excessive moisture

There was no evidence of previous termite activity in the house. There is numbers of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

- Be aware that stored items and insulation has given limit to the inspectable areas and may hidden defects.
- Further invasive inspections are always recommended.

Roof void for granny flat was not availbe due to not opening of roof void entrance door at the time of inspection.
All Subfloor and roof void area didn't have the full access for the main building.

It is highly recommended an approved barrier treatment to be installed. It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.
Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.
The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act,regulation,ordinance,or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects in not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Please be aware that limitation's did affect the subfloor, roof void inspection and area of low clearance and poor access meant a complete inspection of the all space was not possible and areas of stored items, insulation 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 Ankit Gandhi on 0469817152

The following items were noted as -For your information

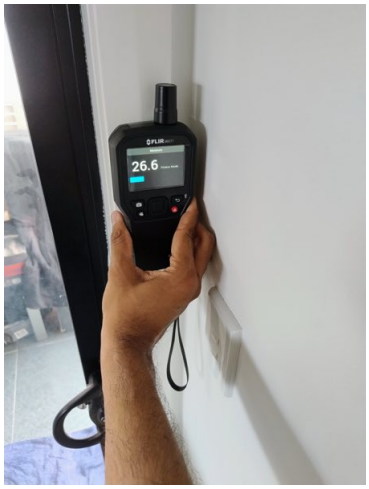
Noted Item

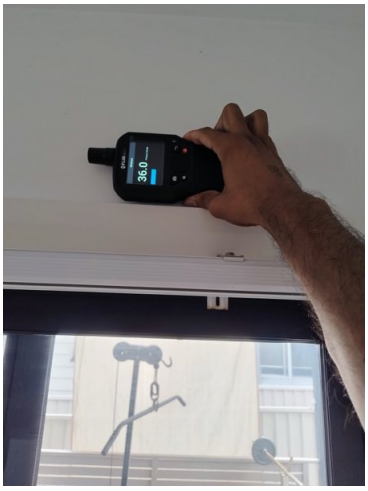
Building: Main Building

Location: All Areas

Finding: Moisture reading taken at different locations

Information: All area moisture reading for reference.



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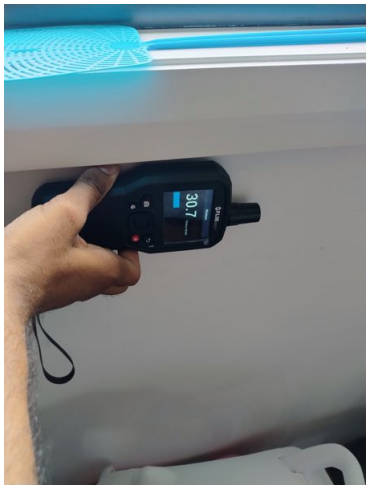
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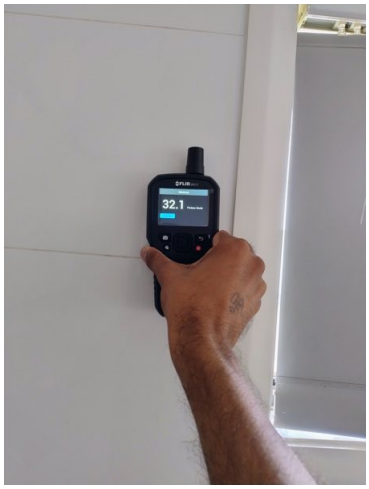
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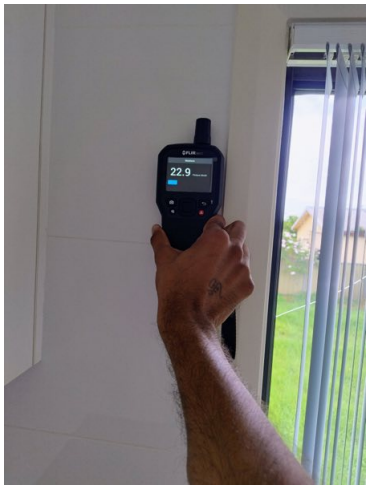
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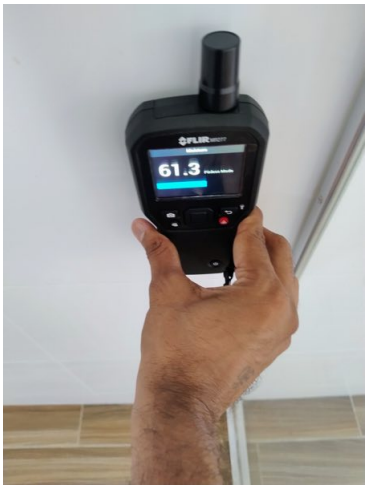
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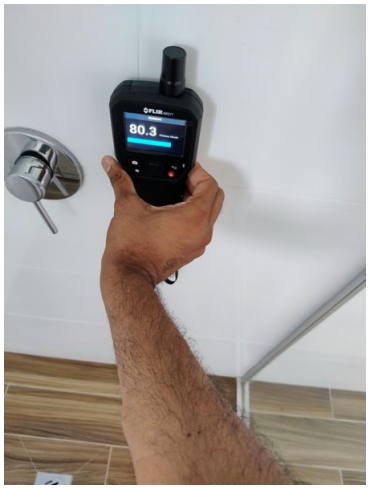
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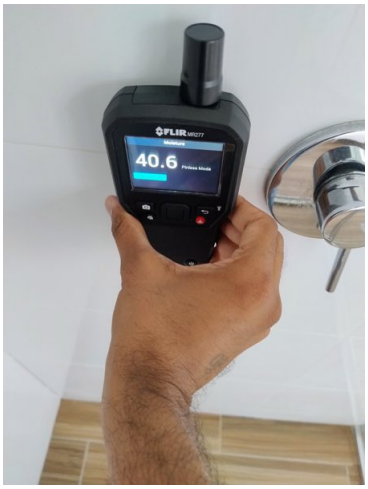
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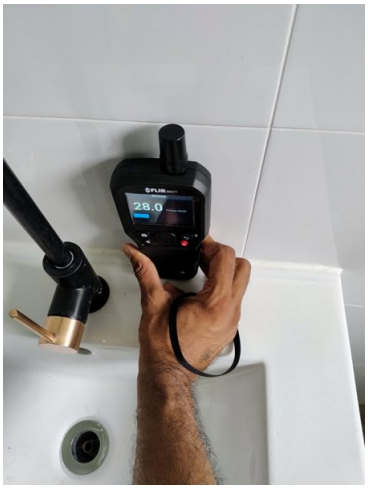
52.4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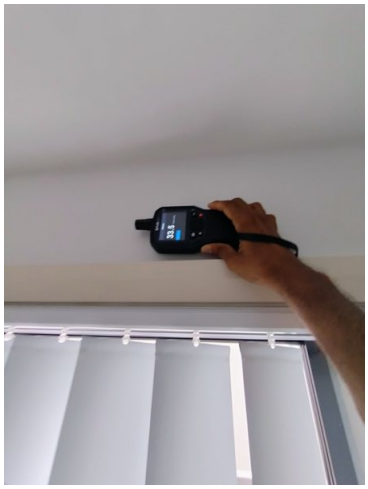
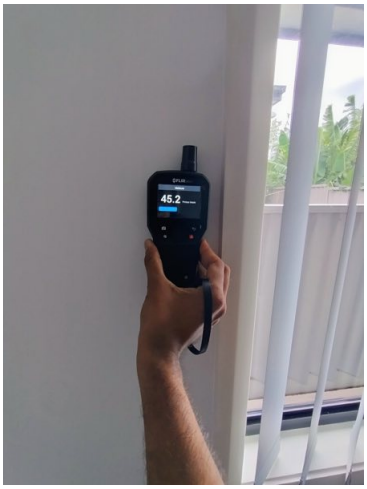
52.9


31.2

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66.7


35.3


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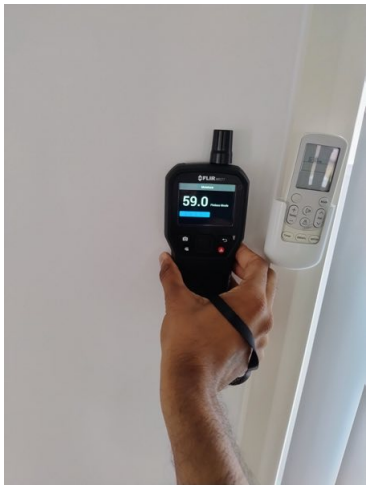
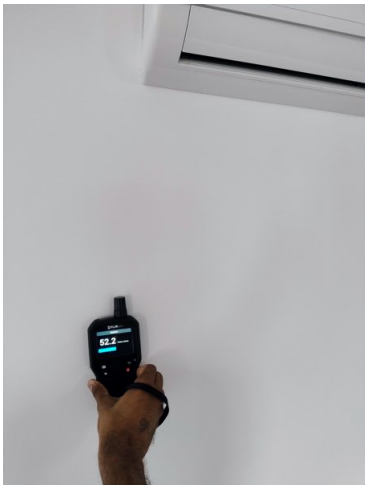

59.0

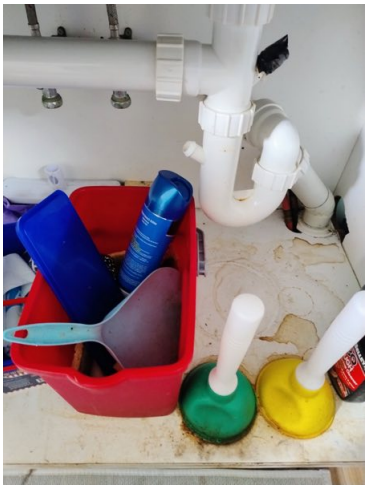

51.6

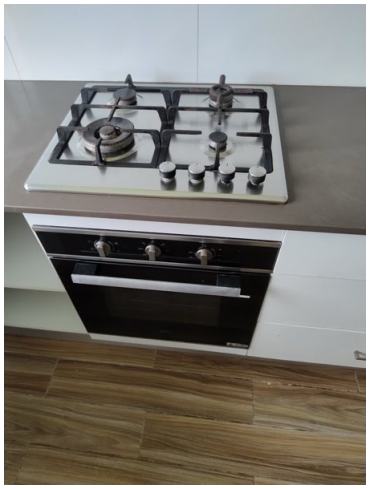

59.7

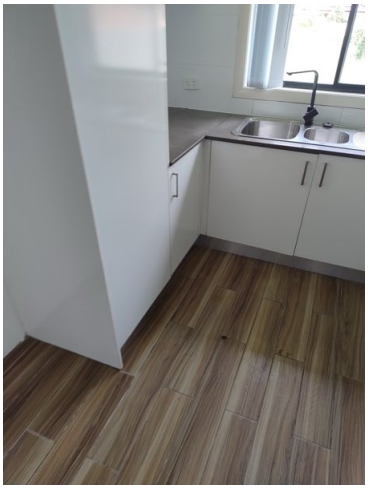


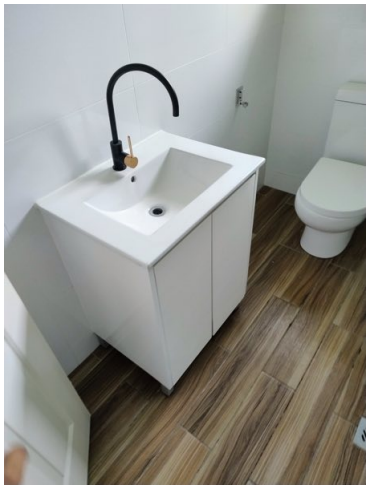
Noted Item

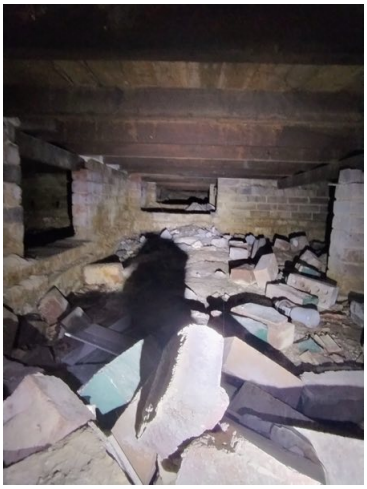
Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. The insulation covered nearly all the celling joists, which area major structural elements of celling. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, it was not accessible. These obstructions and limitations can hide an array of defects and should be removed to allow a full inspection to be carried out Without full access behind these obstructions, defect, activity and damage may be concealed. 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.

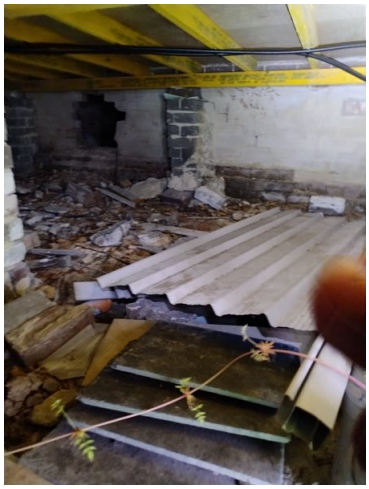


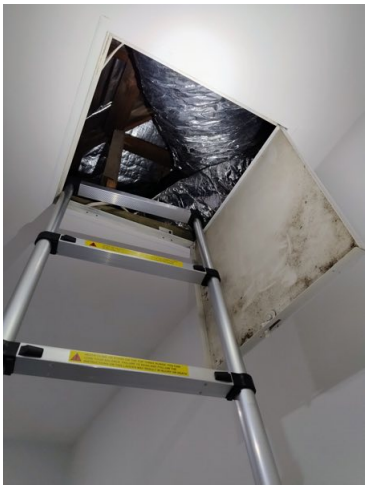


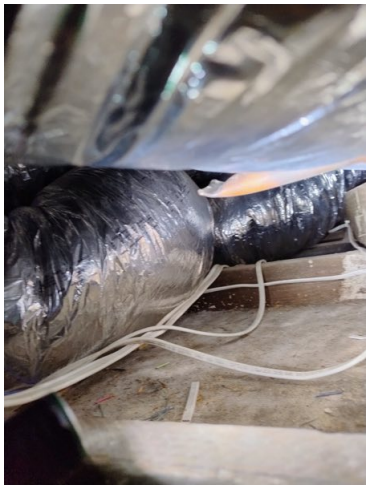


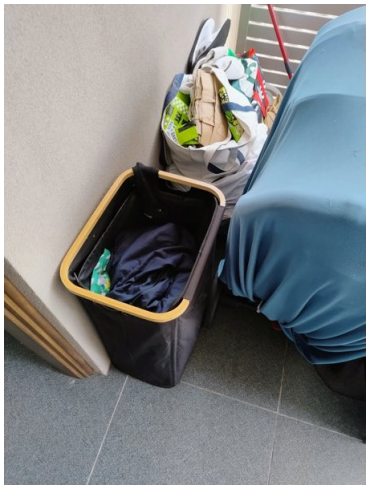


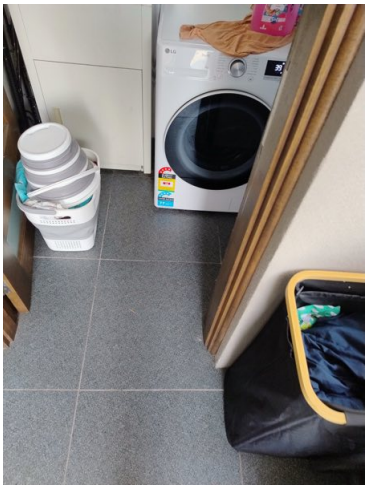


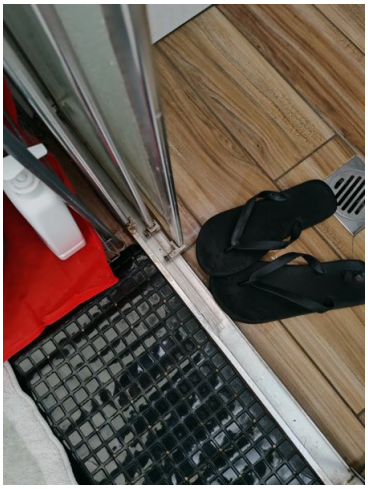


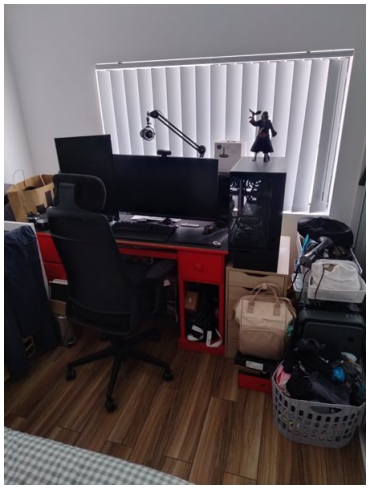


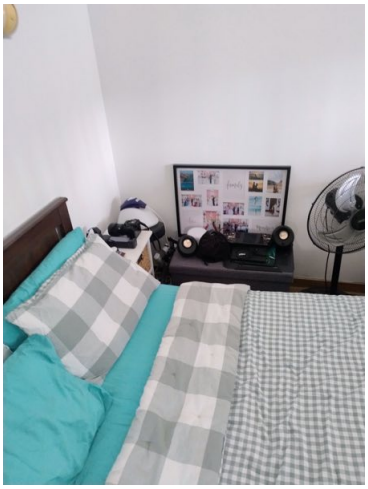


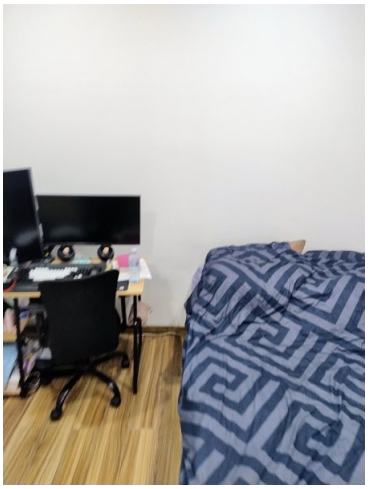


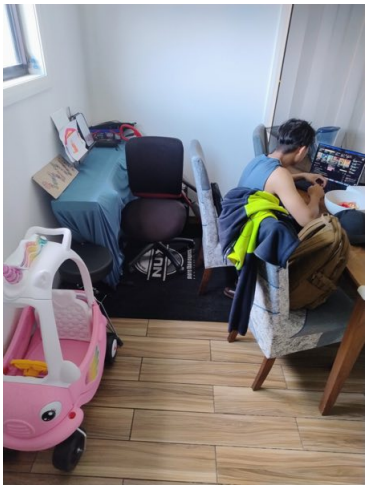


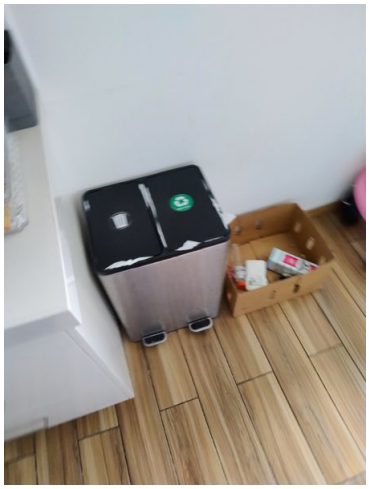


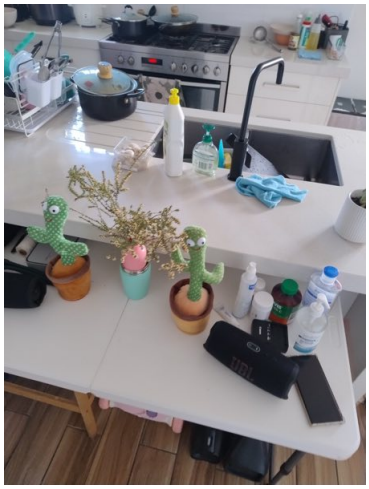


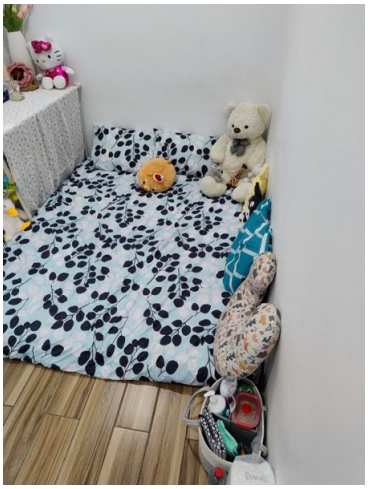


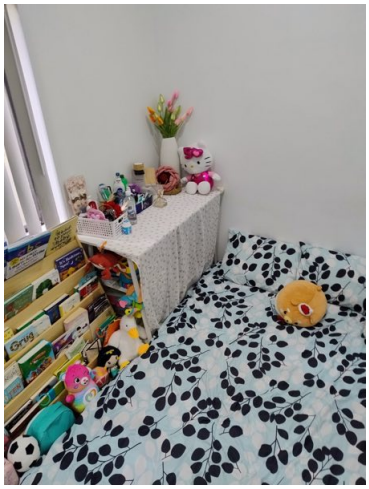


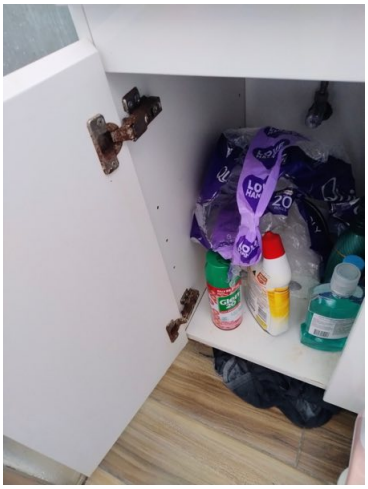


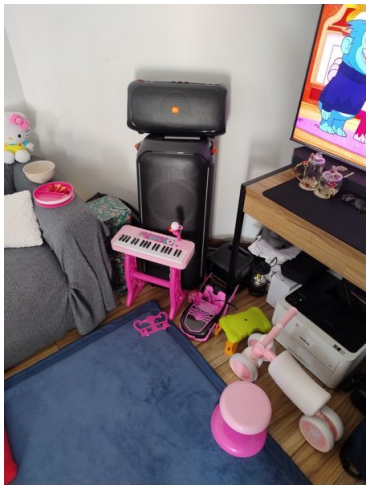


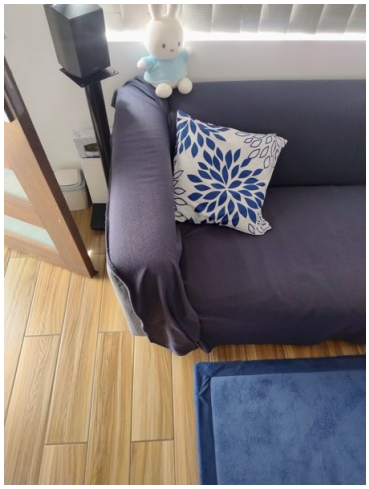


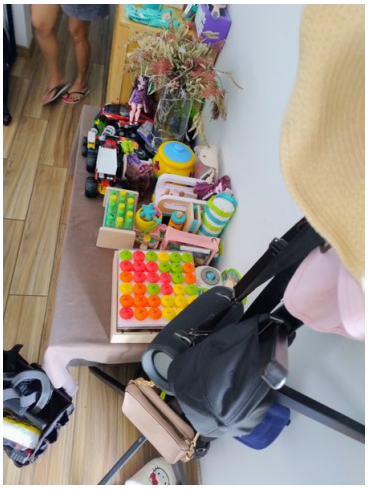


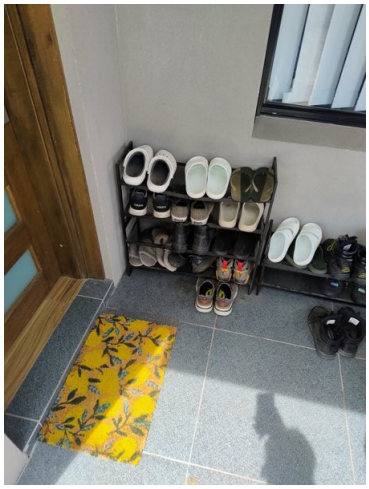


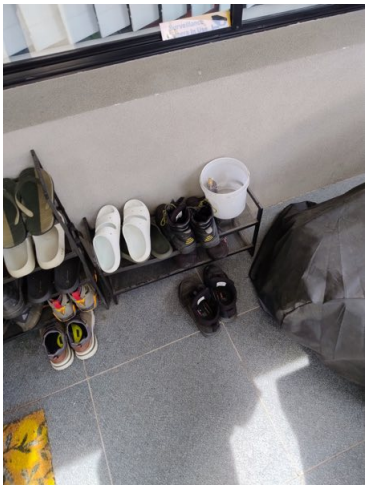


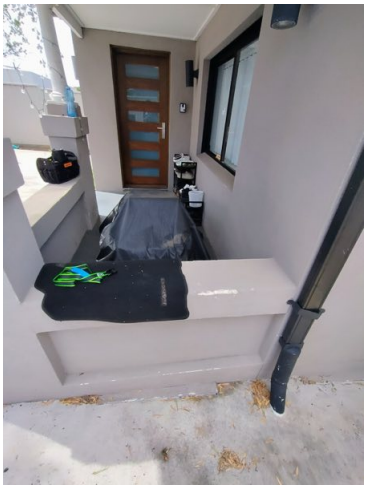


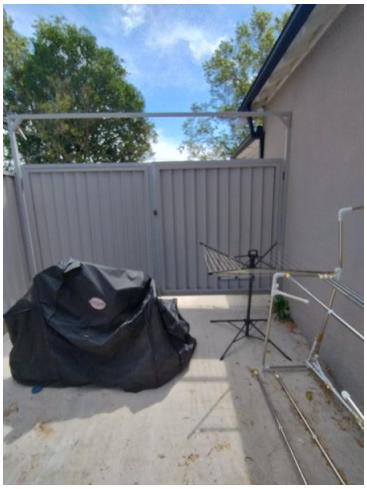


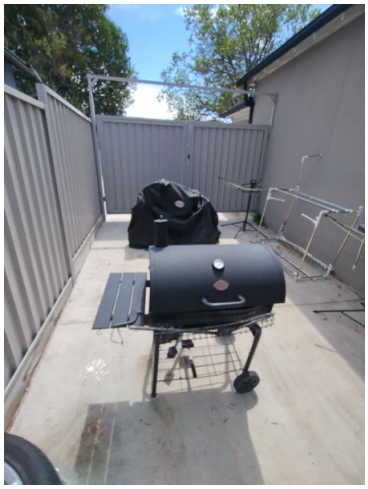


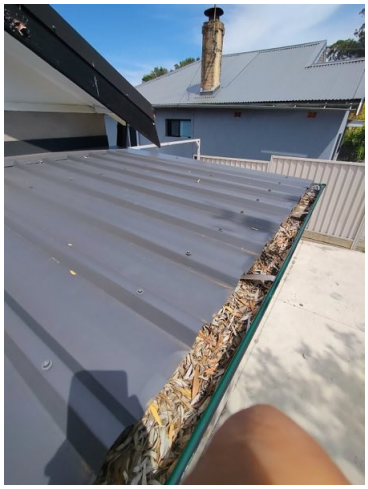






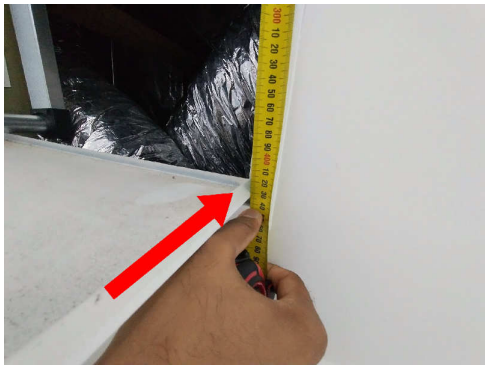






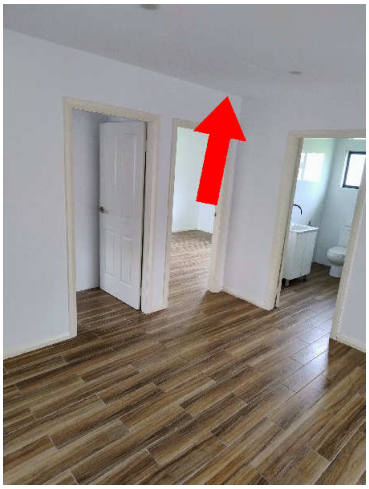
Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof void access limitations
Information:	Very Limited access to the roof void was present due to facts including but not limited to access hatch size or placement and obstructions at the entry of roof space, for this reason access to the roof void was minimal.



Noted Item

Building:	Granny-Flat
Location:	Roof Void
Finding:	Roof void access limitations
Information:	No access to the roof void was present due to Not opening of roof void door due to rusted bolt jammed at the time of inspection, for this reason access to the roof void was not possible.



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

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a Termite Management system or Durable notice
Information:	At the time of inspection, it was noted that there is no visible durable notice indicating the installation of a termite management treatment system, as required by current building regulations. A durable notice, usually in the form of a sticker, found in the main switchboard, should be provided by a licensed pest control contractor upon the installation of a termite management system to inform future occupants or owners of the treatment. The absence of such a notice may compromise the effectiveness of termite control measures and could lead to potential risks related to termite infestations and damage.It is noted that without further information from the current owner or real estate agent regarding the installation of a termite management treatment system, it is then assumed that there is no termite treatment system installed to the property. It is strongly recommended that a licensed pest control contractor be engaged to assess the property and to install an appropriate termite management system as a matter of urgency.

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.