



Building and Timber Pest Inspection Report

Inspection Date: Wed, 14 Aug 2024

Property Address: 33A Beecroft Rd, Beecroft NSW 2119,
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: Wed, 14 Aug 2024

Modified Date: Fri, 16 Aug 2024

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 33A Beecroft Rd, Beecroft NSW 2119, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Darren Fleming Ph: 0401 259 252
Email: Penrith@jimsbuildinginspections.com.au

35144S

Company Name: Jim's Building Inspections (Penrith)

Company Address and Postcode: Cranebrook 2749

Company Email: Penrith@jimsbuildinginspections.com.au

Company Contact Numbers: 0401 259 252

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 is a VISUAL REPORT only and has been carried out in accordance with AS4349.1 & AS4349.3 VISUAL INSPECTION and must be read in conjunction with Section D5 Special Conditions - Assessment of the overall condition of the property. The report must be read in full to capture all information.

It is highly recommended that full inspections in accordance with AS4349.3 or AS 3660.2 (timber pest inspection) are carried out at no more than 12 monthly intervals.

Thermal Imaging and moisture meters were used throughout the dwelling checking the moisture levels are relevant to the building materials expected moisture content.

There was no evidence of excessive moisture or live termite activity detected within the wall and ceiling surfaces.

Along with the minor defects Section D noted for your information outlines some of the maintenance items identified throughout the dwelling.

Maintenance is required within this dwelling. Ongoing maintenance is expected to be carried out on dwellings as they age. This process reduces the risk of deterioration leading to unexpected costly renovations.

Limited access, obstructions and areas of low clearance meant a complete full inspection of the roof void, subfloor and slab edge were not possible.

Although these may or may not be present within this property , a few areas you may find in properties that are considered and listed as conducive conditions for termite activity that are deemed to be high risk requiring ongoing monitoring or removal are :

garden bed wood chip, timber in direct contact with ground, soil built up against foundations, raised garden beds, not maintaining the timber pest warranty children's play equipment in direct contact with ground, moisture due to HWS or leaking plumbing, stacking firewood, formwork left insitu, slab edge exposure

This is not an electrical (will identify safety hazards), plumbing (water flow and exposed pipes visually assessed i.e. tap, sink, toilet), asbestos, smoke alarm or maintenance inspection report.

The pre inspection agreement outlines the limitations of this report. If you are unclear on any of the items within the report your solicitor / conveyancer will be able explain your query.

Please note the meaning of "Conducive" in the terminology section of the report.

Only if you have read the full report and the pre inspection agreement, then have a specific question contact your building inspector for clarification.

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 minor defects identified and also outlines items requiring general ongoing maintenance.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

| | |
|----------------------------|---|
| Building Type | Residential |
| Company or Strata title | No |
| Floor | Concrete, Slab on ground |
| Furnished | Furnished |
| No. of bedrooms | |
| Occupied | Occupied |
| Orientation | |
| Other Building Elements | Pergola, Retaining Walls, Pool, Footpath, Fence - Perforated Materials / Wire Mesh, Driveway |
| Other Timber Bldg Elements | Architraves, Door Frames, Deck, Doors, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Staircase, Eaves, Veranda Posts, Timber Wall Panelling, Window Frames |
| Roof | Timber Framed, Tiles, Pitched |
| Storeys | Double |
| Walls | Brick Veneer (Timber Framed) |
| Weather | Raining |

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

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
- Exterior Roof Surface - Second Storey.
- Subfloor - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Furniture

- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- External finished ground level
- External concrete or paving
- Degree of roof incline too steep for safe access
- Debris in gutters
- Ceiling linings
- Insulation
- No safe point from which to access roof exterior
- Inclement weather conditions prevented inspection of roof exterior
- Roofing material is a slip hazard - not safe to access
- Stored items
- Wall linings
- Vegetation

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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: Balcony
Finding: Wood Rot - Balcony
Information: The balcony timbers show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Timber members and timber junctions are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the fixing points and butting timbers, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating repair or replacement works or a safety hazard in the long-term future.

To maintain the condition of the timber structure, any severely affected timbers should be replaced as soon as possible with pre-treated replacements. A licensed building contractor should be consulted to determine what would be required for repair and replaced of the affected timbers.





Finding 3.02

Building: Main Building

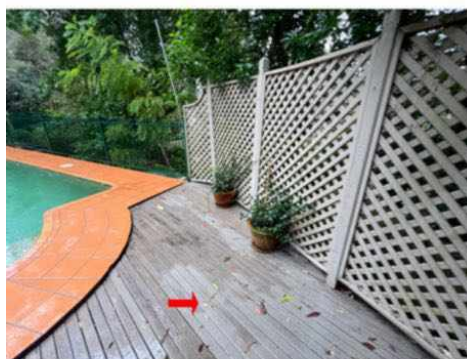
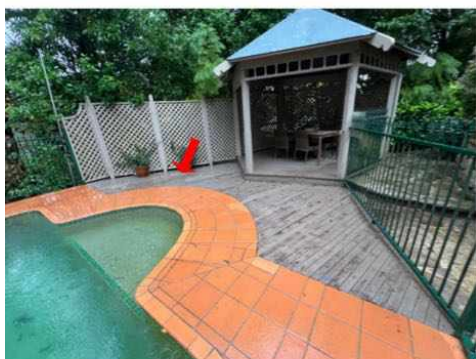
Location: Deck

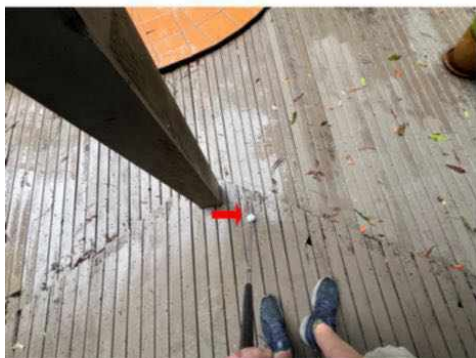
Finding: Wood Rot - Deck

Information: The timbers show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition.

Timber members and timber junctions are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the fixing points and butting timbers, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating repair or replacement works or a safety hazard in the long-term future.

To maintain the condition of the timber structure, any severely affected timbers should be replaced as soon as possible with pre-treated replacements. A licensed building contractor should be consulted to determine what would be required for repair and replacement of the affected timbers.





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: | External Walls |
| Finding: | Slab Edge Exposure - In accordance with the National Construction Code & Australian Standards |
| 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. 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. |

As in this case it is common that termite barriers have been installed during the construction process. Where paths, paved areas and gardens have concealed slab edge and cannot be properly inspected. Therefore it is recommended that termite inspections be carried out every 12 months as per their product warranty to aid protection of the property against termite infestation.



Evidence of fungal decay activity and/or damage

Finding 7.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Balcony |
| Finding: | Wood Rot - Balcony |
| Information: | The balcony timbers show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition |

Timber members and timber junctions are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the fixing points and butting timbers, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating repair or replacement works or a safety hazard in the long-term future.

To maintain the condition of the timber structure, any severely affected timbers should be replaced as soon as possible with pre-treated replacements. A licensed building contractor should be consulted to determine what would be required for repair and replaced of the affected timbers.



Evidence of wood borer activity and/or damage

Finding 8.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Deck |
| Finding: | Wood Rot - Balcony |
| Information: | The balcony timbers show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition |

Timber members and timber junctions are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the fixing points and butting timbers, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating repair or replacement works or a safety hazard in the long-term future.

To maintain the condition of the timber structure, any severely affected timbers should be replaced as soon as possible with pre-treated replacements. A licensed building contractor should be consulted to determine what would be required for repair and replaced of the affected timbers.



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

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

- Building Inspection

This is a VISUAL REPORT only and has been carried out in accordance with AS4349.1 & AS4349.3 VISUAL INSPECTION and must be read in conjunction with Section D5 Special Conditions - Assessment of the overall condition of the property. The report must be read in full to capture all information.

The main building construction comprises of full brick, brick veneer & timber frame, timber frame and clad, timber roof framing & tiles, masonry piers, timber bearers and joists, concrete slab on ground. When compared to others of similar age, general wear (lived in property) and type of construction at the time of inspection, is in fair condition with no major defects or safety hazards.

Thermal Imaging and moisture meters were used throughout the dwelling checking the moisture levels are relevant to the building materials expected moisture content.

There was no evidence of moisture or live termite activity detected within the wall and ceiling surfaces.

Along with any minor defects identified, Section D noted for your information outlines some of the maintenance items identified throughout the dwelling. General wear within a property is classed as ongoing maintenance and is expected to be carried out on dwellings as they age.

This process reduces the risk of deterioration leading to unexpected costly renovations.

Apart from the expected obstructions outlined in the pre inspection agreement and outlined within the report, areas of the property were accessible to carry out the inspection. The rating for the risk of undetected defects is therefore medium.

This is not an electrical (will identify safety hazards), plumbing (water flow and exposed pipes visually assessed i.e. tap, sink, toilet), asbestos or maintenance inspection report.

Timber Pest Inspection

The building and external timbers when compared to others of similar age at the time of the inspection,

is in fair condition, with no visual evidence of live termite activity.

All inspected areas were accessible for inspection although expected obstructions outlined in the pre inspection agreement and within the report were present.

The rating for the risk of undetected timber pest or timber pest damage is therefore high.

It is highly recommended that a full inspection in accordance with AS4349.3 or AS 3660.2 (timber pest inspection) is carried out at no more than 12 monthly intervals and the installation of a termite management system is recommended.

Within properties there are areas that are conducive to timber pest attack and should be monitored on a regular basis or removed and where applicable.

Although these may or may not be present within this property , a few areas you may find in properties that are considered and listed as conducive conditions for termite activity that are deemed to be high risk requiring ongoing monitoring or removal are :

garden bed wood chip, timber in direct contact with ground, soil built up against foundations, raised garden beds, not maintaining the timber pest warranty, children's play equipment in direct contact with ground, moisture due to HWS or leaking plumbing, stacking firewood, formwork left insitu, slab edge exposure, landscape timbers in direct contact with ground, subfloor debris, subfloor lack of ventilation, subfloor moisture

This report must be read in full to clearly understand all items identified or classified as defects, safety hazards and some of the maintenance items (Section D) listed within the report.

If you are unclear on any of the items within the report your solicitor or conveyancer will be able explain your query. Following reading the full report and pre inspection agreement you still have a specific question requiring clarification then contact the building inspector during standard business hours..

THE PRE INSPECTION AGREEMENT OUTLINES THE LIMITATIONS OF THIS REPORT.

For further information, advice and clarification please contact Darren Fleming on: 0401 259 252

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All External Timbers
Finding: External Timber Maintenance - Exposed to weather
Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been maintained, painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Regular maintenance is required Applying adequate treatment, paint coating of these timbers is required which prolongs the life expectancy of the building elements reducing the need to replace rotting and weathered timbers.





Noted Item

Building: Main Building
 Location: Balcony
 Finding: Gutter & Downpipe - Maintenance
 Information: There are areas where the downpipes and gutters are not sealed and the silt builds up in the joint and creates corrosion. Where the guttering or downpipes show signs of leaking the area may result in premature corrosion.

Guttering and downpipes should be cleaned regularly not just the leaves, all debris including silt should be removed.





Noted Item

Building: Main Building
 Location: Ensuite
 Finding: Silicone Junction Sealant - Maintenance
 Information: The sealant at the junctions at the time of the inspection were in good working order.

Ongoing maintaining a silicone seal the tile junctions are required to stop moisture and or mould growth behind the silicone sealant. When this occurs replacement of the silicone is required.

Where these sealants are not installed to standards required by the BCA / NCC and the AS 3958.1 or in accordance with manufacturer's instructions they are considered defective.



Noted Item

Building: Main Building
 Location: Bathroom
 Finding: Silicone Junction Sealant - Maintenance
 Information: The sealant at the junctions at the time of the inspection were in good working order.

Ongoing maintaining a silicone seal the tile junctions are required to stop moisture and or mould growth behind the silicone sealant. When this occurs replacement of the silicone is required.

Where these sealants are not installed to standards required by the BCA / NCC and the AS 3958.1 or in accordance with manufacturer's instructions they are considered defective.



Noted Item

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Maintenance - silicone sealant to junctions |
| Information: | The sealant at the junctions has started to deteriorate therefore it is advised to replace the silicone. |

Monitoring of a silicone seal is required to identify for any breaks or deterioration that will allow mould spores to lodge forming mould therefore it's recommended that silicone seals are replaced when deterioration, lifting or breaks has been identified.

Where these sealants are not installed to standards required by the BCA / NCC and the AS 3958.1 or in accordance with manufacturer's instructions they are considered defective.



Noted Item

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bathroom 2 |
| Finding: | Silicone Junction Sealant - Maintenance |
| Information: | The sealant at the junctions at the time of the inspection were in good working order. |

Ongoing maintaining a silicone seal the tile junctions are required to stop moisture and or mould growth behind the silicone sealant. When this occurs replacement of the silicone is required.

Where these sealants are not installed to standards required by the BCA / NCC and the AS 3958.1 or in accordance with manufacturer's instructions they are considered defective.



Noted Item

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Windows |
| Finding: | Window - Fall hazard |
| Information: | The windows within these locations are able to be fully opened which allows for potential fall hazard which at the time of construction would have complied with the Building Code of Australia and the Australian Standards. |

Australian Standards introduced AS 5203:2016 Protection of openable windows? falls prevention therefore windows allowing falls from windows 2m above the surface beneath are only to operate at a maximum of 125mm.

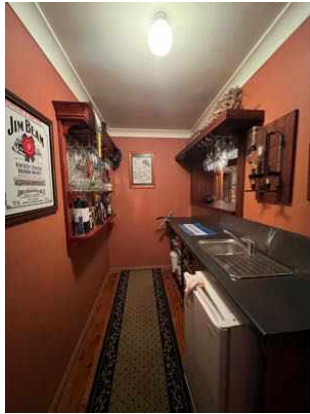
A licensed carpenter may be engaged to fit locks to prevent the windows being opened to 125mm maximum.



Noted Item

Building: Main Building
Location:
Finding: Additional Photos - Reference / Limitations
Information: These photos are for reference including some of the obstructions and limitations present.









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.