



Building and Timber Pest Inspection Report

Inspection Date: Tue, 31 Mar 2026

Property Address: 1/14 Milton Ave, Clayton South VIC 3169,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 31 Mar 2026

Modified Date: Thu, 2 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1/14 Milton Ave, Clayton South VIC 3169, Australia

Client's Email Address:

Client's Phone Number:

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DP-AD 100118

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Company Address and Postcode: Warragul 3820

Company Email: Warragul@jimsbuildinginspections.com.au

Company Contact Numbers: 0432 905 298

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: The subfloor was not accessible at the time of inspection, potentially concealing an array of defects. It is recommended that access be arranged to conduct a thorough inspection of the subfloor to determine any underlying issues.

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 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, Residential
Company or Strata title	Unknown
Floor	Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Footpath, Carport, Shed
Other Timber Bldg Elements	Fascias, Internal Joinery, Doors, Door Frames, Architraves, Skirting Boards, Floorboards
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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.

- Interior
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Subfloor.
- Outside of the fencing.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- Chimney vents and flues
- Ceiling linings

- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Overhanging vegetation
- Pipework
- Rugs
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- 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:	All Internal Areas
Finding:	Smoke Detectors and Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



Major Defect

Finding 2.01

Building:	Main Building
Location:	All Internal Areas

Finding: Uneven Floor Levels

Information: Floor levels were found to be significantly uneven across multiple sections of the dwelling, indicating potential structural movement. The subfloor area was not accessible at the time of inspection, therefore the condition of structural supports, stumps, and footings could not be assessed.

Significant unevenness is commonly associated with issues such as footing movement, failed or deteriorated stumps, or subfloor structural defects. This may lead to ongoing movement, cracking of walls and finishes, misalignment of doors and windows, and potential safety risks if not addressed.

Given the severity of the defect, it is strongly recommended that a registered builder or structural engineer be engaged as a matter of priority to undertake a detailed and invasive assessment of the subfloor and structural elements, and to provide appropriate rectification measures.



Finding 2.02

Building: Main Building

Location: All External Areas

Finding: Cracked Brickwork

Information: Several cracks of varying sizes were observed in the brickwork, with more significant cracks noted predominantly on the left side of the property. The presence of a tree in

close proximity to the external walls may be contributing to this condition, potentially due to root influence or moisture variation in the soil. Structural movement is also considered a likely contributing factor.

Cracking of this nature may indicate movement in the footing or foundation system. If progressive, it can lead to further structural instability, moisture ingress, and deterioration of the masonry. The extent of cracking observed suggests a heightened risk if the underlying cause is not addressed.

It is strongly recommended that a structural engineer be engaged to assess the cause and extent of movement. A registered builder should also be consulted to carry out necessary rectification works. Consideration should be given to managing or removing the nearby tree, subject to professional advice, to mitigate ongoing impact on the structure.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Deteriorated Roof Mortar
Information:	The mortar bedding and pointing to the roof tiles were found to be deteriorated in sections. This is typically caused by prolonged exposure to weathering, age-related wear, and thermal movement, leading to cracking and loss of bonding between tiles.

Deteriorated mortar can result in loosening or displacement of roof tiles, increasing the risk of water ingress during rainfall and potential damage to underlying roof structures. If left unaddressed, this may lead to further deterioration and internal moisture-related issues.

It is recommended that a licensed roofing contractor be engaged to assess the affected areas and carry out necessary re-bedding and re-pointing works to restore the integrity of the roof system.



Finding 3.02

Building: Main Building

Location: Eaves

Finding: Loose Eaves

Information: The eaves lining was observed to be loose in sections. This is typically caused by deterioration of fixings, moisture exposure, or general ageing of materials leading to reduced structural support.

Loose eaves can pose a safety hazard due to the risk of detachment and may also allow entry points for moisture, pests, and vermin into the roof cavity. If left unattended, further deterioration of surrounding materials may occur.

It is recommended that a registered builder or qualified tradesperson be engaged to secure or replace the affected eaves lining and inspect the area for any underlying moisture damage or structural concerns.



Finding 3.03

Building: Carport

Location: Carport

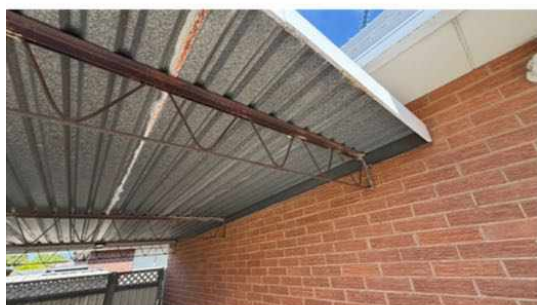
Finding: Rusting to Carport Roof and Structure

Information: Rusting was observed to the carport roof sheeting and structural members. This is

typically due to prolonged exposure to weather conditions and ageing of protective coatings, leading to corrosion of metal components.

Ongoing corrosion can reduce the structural integrity of the carport over time and may result in weakening of connections, potential leaks through roof sheeting, and eventual failure of affected elements if left unaddressed.

It is recommended that a registered builder or qualified metal roofing contractor be engaged to assess the extent of corrosion. Remedial works may include treatment of rusted areas, protective coating application, or replacement of severely affected components as required.



Finding 3.04

Building:	Main Building
Location:	Living Room
Finding:	Window - Cracked
Information:	Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.



Finding 3.05

Building: Main Building
 Location: Kitchen
 Finding: Cracked Wall Tile – Kitchen
 Information: A wall tile in the kitchen area was found to be cracked. This is typically caused by minor impact, material stress, or normal wear and tear over time.

Cracked tiles are generally cosmetic in nature but may worsen if subjected to further impact or movement. In wet or splash-prone areas, cracks can allow minor moisture ingress behind the tile.

It is recommended that the affected tile be replaced or repaired by a suitable tradesperson to maintain the finish and prevent further deterioration.



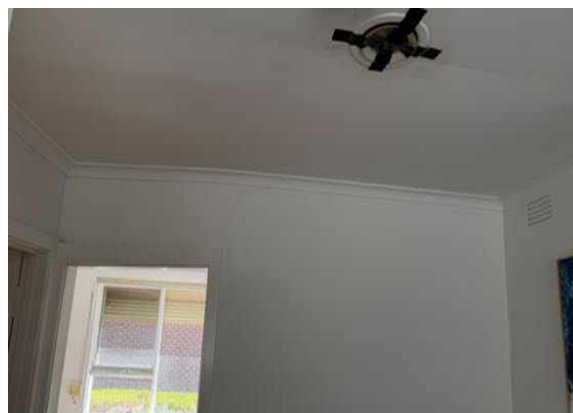
Finding 3.06

Building: Main Building
 Location: Dining Room
 Finding: Sagging Ceiling
 Information: Minor sagging was observed to the ceiling lining. This is commonly associated with ageing of materials, slight loosening of fixings, or minor settlement over time.

At the time of inspection, the condition appeared to be minor; however, if the sagging

progresses, it may lead to further deterioration or aesthetic concerns.

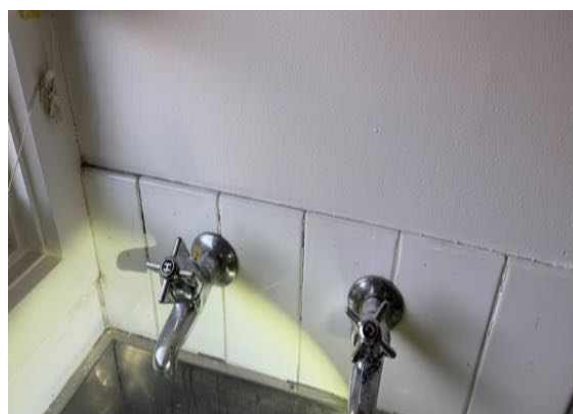
It is recommended that the area be monitored and, if the condition worsens, a suitable tradesperson be engaged to assess and carry out minor repairs as required.



Finding 3.07

Building:	Main Building
Location:	Laundry
Finding:	Grout - Deteriorated
Information:	Grout was found deteriorated in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing or deteriorated, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.



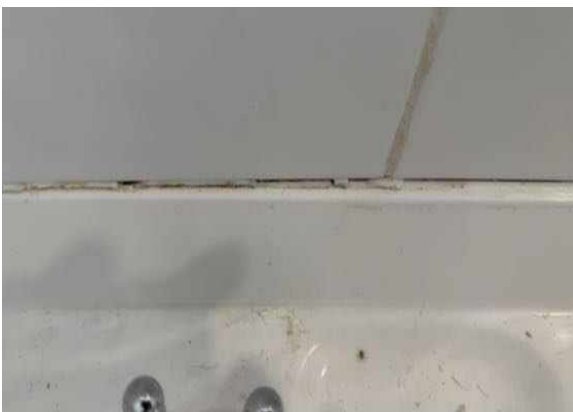
Finding 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Cracked Bathroom Tiles and Deteriorated Grout

Information: Multiple tiles in the bathroom were found to be cracked, and grout joints were observed to be deteriorated. This is typically caused by minor impact, ageing of materials, and general wear and tear over time.

Cracked tiles and deteriorated grout can allow moisture to penetrate behind the tiled surface, which may affect the underlying substrate if left unattended. While the condition appears minor, it may lead to further deterioration if not addressed.

It is recommended that the affected tiles be replaced and grout joints re-grouted or sealed by a suitable tradesperson to maintain the integrity of the bathroom finishes.



Finding 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Basin Cracking
Information:	Cracking was observed on the surface of the basin during the inspection. Cracking typically appears as fine hairline cracks in the glazed finish and commonly occurs due to age, thermal stress, manufacturing defects, or prolonged use of harsh cleaning products.

While crazing is generally a cosmetic defect, it can trap dirt and moisture within the cracks, making the surface difficult to clean and potentially leading to staining or hygiene concerns over time. In some cases, continued deterioration may eventually compromise the glazed surface.

No immediate action is required if the basin remains functional and watertight. However, it is recommended that the basin be monitored for any signs of cracking progression or leakage. Replacement of the basin may be considered if the crazing worsens or if hygiene or aesthetic concerns become unacceptable.



Finding 3.10

Building:	Main Building
Location:	Roof Void
Finding:	Roof tiles - deterioration
Information:	Edge deterioration and surface wear were observed in the roof tiles during the inspection of the roof void. These defects may have occurred due to natural aging, prolonged exposure to weather conditions, or general wear and tear over time.

If left unaddressed, this deterioration could compromise the roof's ability to provide a watertight barrier, potentially leading to water ingress and damage to the interior structure. Additionally, weakened edges may further degrade, increasing the risk of tiles becoming dislodged during strong winds or storms.

It is recommended to engage a licensed roof plumber to assess the extent of the deterioration and undertake necessary replacement or restoration work. Prompt

action will help ensure the roof remains weatherproof and structurally sound.



Finding 3.11

Building: Main Building

Location: Roof Exterior

Finding: Roof tile - Broken

Information: Upon inspection of the exterior roof covering, broken roofing tile was identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.



Finding 3.12

Building: Main Building

Location:	Roof Exterior
Finding:	Deteriorated Barge Boards and Gable End Timber
Information:	The barge boards and gable end timber elements were observed to be deteriorated, with visible weathering, cracking, and paint breakdown. This condition is typically caused by prolonged exposure to weather without adequate maintenance or protective coating.

Deterioration of these external timber elements can allow moisture ingress, leading to further decay and potential impact on adjacent roof components. If left unmanaged, the condition may worsen and increase the risk of timber rot and pest activity.

It is recommended that a registered builder or qualified tradesperson be engaged to repair or replace the affected timber elements and apply appropriate protective coatings to prevent further deterioration.



Finding 3.13

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

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

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

Consult a Licensed Plumber for further specific advice on remedial works that may be

required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

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

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

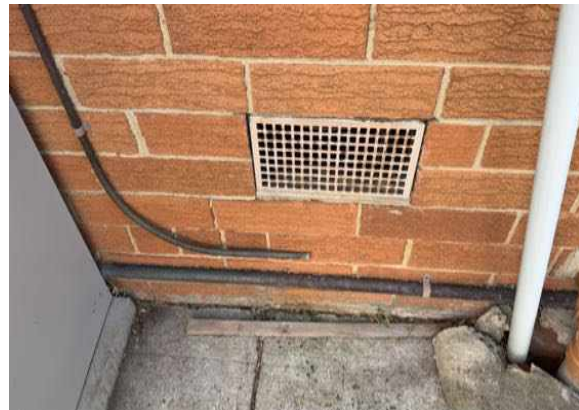


Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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 licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.03

Building: Main Building
 Location: All External Areas
 Finding: Bridging - Attachments to Buildings
 Information: Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits are the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.



Finding 6.04

Building: Main Building
 Location: All External Areas

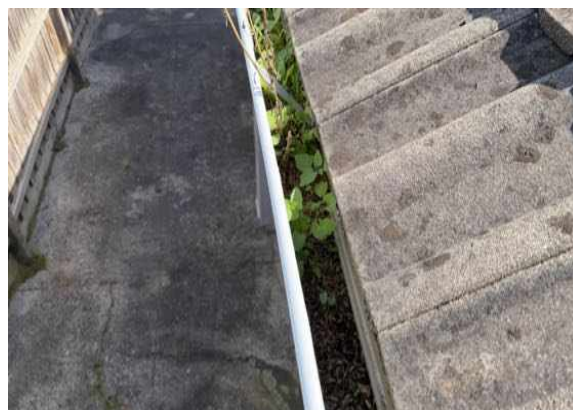
Finding:	Building materials in direct ground contact - conducive to termites
Information:	<p>Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.</p> <p>When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.</p> <p>The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.</p>



Finding 6.05

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Partially Blocked - Timber Pest Risk
Information:	<p>During the inspection, debris accumulation was noted in the guttering and downpipes. Blocked gutters can cause water to pool and overflow, leading to excessive moisture around eaves, fascia boards, and exterior walls. Where gutter guards are installed, regular maintenance is essential to remove any debris that may settle on top or filter through. Prolonged exposure to moisture in these areas creates conditions conducive to timber decay and potential termite or timber pest activity.</p> <p>Excess moisture resulting from blocked gutters can accelerate timber deterioration, increasing the risk of fungal decay and attracting timber pests such as termites. Moisture-damaged timber is highly susceptible to infestation, as pests are drawn to damp and softened wood. If left unaddressed, this issue can lead to structural weakening and costly remediation work.</p> <p>It is strongly recommended that all blockages in the gutters and downpipes be cleared immediately to maintain dry conditions and reduce the risk of timber pest activity. Homeowners or a general handyperson can perform routine cleaning; however, a</p>

licensed plumber should be consulted for further assessment and any necessary remedial work. Ongoing gutter maintenance is crucial in preventing future moisture-related timber issues.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Wood Rot to Fence and Barge Boards
Information:	The fence and barge board timbers show evidence of wood rot. Wood rot, also known as fungal decay, occurs when timber elements are exposed to prolonged damp conditions. This is typically the result of ongoing weather exposure, moisture retention, or inadequate protective coatings, with contributing factors including poor ventilation and lack of maintenance.

Wood rot is commonly associated with damp conditions and may be accompanied by surface deterioration, softness in timber, and potential mould or mildew growth. If left unmanaged, the decay will continue to progress, compromising the durability and integrity of the affected elements and potentially leading to failure of sections of the fence or roof edge components.

Early intervention and regular maintenance, particularly of exposed exterior timbers, will help prolong their service life. It is recommended that the source of moisture contributing to the decay be identified and addressed. A qualified carpenter or registered builder should be engaged to repair or replace the affected fence and barge board timbers, and to apply appropriate protective treatments to prevent recurrence.



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
- Licensed Plumber
- Licensed Electrician
- Registered/Licensed Builder
- Structural Engineer
- 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

- Compared to other buildings of a similar age, the dwelling at the time of inspection was found to be in a poor condition. Significant items have been identified.

There was a were safety hazard found at the time of inspection.

1. Smoke alarms installed within the dwelling appeared to be non-operational at the time of inspection. A licensed electrician needs to be engaged immediately.

There were major defects found during the inspection.

1. Floor levels were found to be significantly uneven across multiple sections of the dwelling, indicating potential structural movement. A registered builder needs to be engaged as soon as possible.

2. Several cracks of varying sizes were observed in the brickwork, with more significant cracks noted predominantly on the left side of the property. A registered structural engineer needs to be engaged as soon as possible.

There were some minor defects found, which are mentioned in the body of this report and need to be attended as recommended.

This dwelling is highly susceptible to timber pest activity. No live timber pest activity or previous timber pest damage were observed during the inspection.

There are areas that are conducive to timber pest activity and should be eliminated if possible without delay.

There was no evidence of a previous termite management plan on this property. It is highly recommended that a pest control company be contacted and the pest management plan be implemented.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

Disclaimer:

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. Any recommendations provided herein are made to the best of professional judgement, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is encouraged that clients undertake periodic maintenance and inspections to ensure the continued integrity of the property.

For further information, advice and clarification please contact Nihar Joshi on: 0432 905 298

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - External areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the external areas of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas of the property at the time of inspection.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Main Building
Location: Roof Void
Finding: Obstructions and Limitations - Roof Cavity
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the roof cavity of the main building at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm 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.