



Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 64 Heidelberg St, Mambourin VIC 3024,
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, 10 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 64 Heidelberg St, Mambourin VIC 3024, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Cliff Hall Ph: 0417855535
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Company Name: Jim's Building Inspections Port Melbourne

Company Address and Postcode: Melbourne 3004

Company Email: Portmelbourne@jimbuildinginspections.com.au

Company Contact Numbers: 0417855535

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program	✓	

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Footpath, Garage, Porch, Fence - Post and Rail Construction, Driveway
Other Timber Bldg Elements	Door Frames, Doors, Deck, Architraves, Internal Joinery, Skirting Boards, Porch / Patio, Veranda Posts
Roof	Tiled, Pitched, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed), 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
- Fencing
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Trees
- 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:

- Outside of the fencing.
- Roof Exterior - Part
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Garage due to lack of access.

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

Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Decking
- Duct work
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Patio
- Porch
- Rugs
- Solar Panels
- Stored items
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.
- 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: Roof Void
 Finding: Insulation - Covering downlights
 Information: Sections of insulation in the roof void have been poorly installed or moved from their original position and are covering down light fittings. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.



Finding 1.02

Building: Main Building
 Location: Garage

Finding: Garage sewer waste not sealed adequately
 Information: It was observed at the time of the inspection the sewer waste provision in the garage floor was not sealed adequately. Sewer wastes should be sealed to prevent smells and odours coming from the main sewer and discharging into the building causing an unhealthy atmosphere.

A licensed plumber should review immediately



Finding 1.03

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 including battery replacement. 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:	Alfresco
Finding:	Additional decking built without a permit (Suspected)
Information:	The decking structure on the left side of the house is suspected to have been constructed without a building permit. A building permit would be required for the structure. Compliant decking structures should be built at least 1 m away from the boundary. This decking structure is demonstrating poor workmanship and non-compliant building practices.

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.

- Any structures attached to the house.
- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

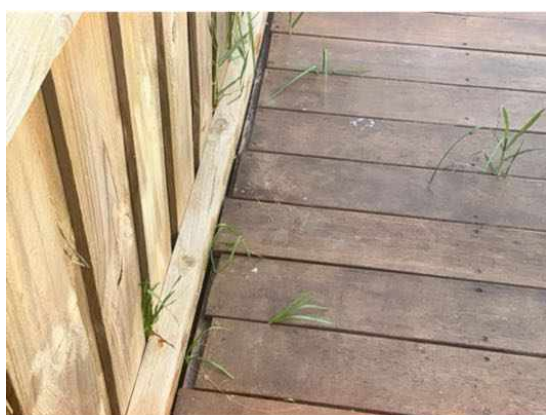
People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, whether it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

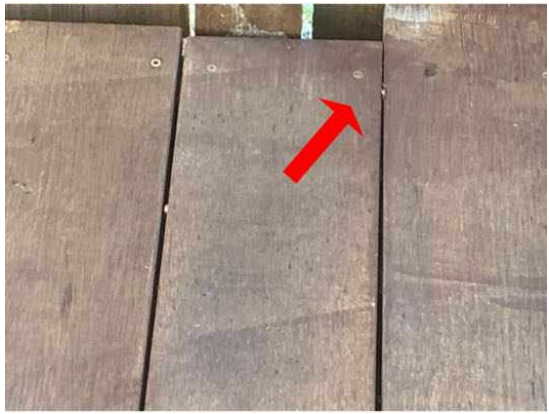
The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a Defect report (Owner Builder/Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.





Finding 2.02

Building: Main Building
 Location: Laundry
 Finding: Plumbing to laundry tub leak
 Information: It was observed at the time of the inspection that there was a significant water leak in the plumbing to the laundry tub and cabinet. The leak was causing flooding to the laundry floor.

A licensed plumber should be engaged to review immediately.



Minor Defect

Finding 3.01

Building: Main Building
 Location: All External Areas
 Finding: Fencing - Deteriorated
 Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

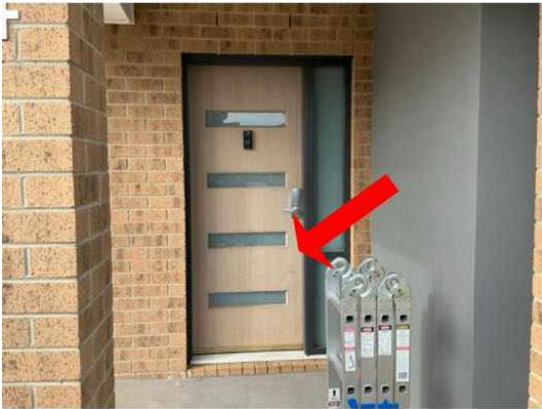


Finding 3.02

Building:	Main Building
Location:	Front Elevation
Finding:	Front door, poor condition
Information:	It was observed at the time of the inspection that the paintwork and the veneer to the front door was scuffed, chipped and was displaying minor damage.

Unattended to the damage could prematurely deteriorate the door which could eventually require replacement.

A general handyman should be engaged to review at their owners discretion



Finding 3.03

Building: Main Building
 Location: Yard - Front
 Finding: Letterbox damage
 Information: It was noted that the time of the inspection that the door to the letterbox was damaged.

Unattended to deliveries could become difficult and inconvenient.

A general handyman should be engaged to review at the owners discretion



Finding 3.04

Building:	Main Building
Location:	Garage
Finding:	Garage wall damaged
Information:	It was noted at the time of the inspection that the garage wall was damaged and marked to the rear of the garage

Although this is anaesthetic detracts from the overall appearance of the building.

A general handyman should be engaged to review at the owners discretion



Finding 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Door handle required adjustment
Information:	It was observed that many internal door handles required adjustment the levers were pointing in an upward direction. Correctly fitted door levers are horizontal. The door leaves may have been incorrectly fitted at the time of construction.

Although one aesthetic defect general handyman should be engaged to reviewer at the owners discretion



Finding 3.06

Building:	Main Building
Location:	WC and ensuite bathroom
Finding:	Toilet roll holder - Loose
Information:	The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.





Finding 3.07

Building:	Main Building
Location:	Ensuite
Finding:	Towel rail - Loose
Information:	The towel rails were found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the towel rail to its original fixing. A general handyperson may be required to perform these works.

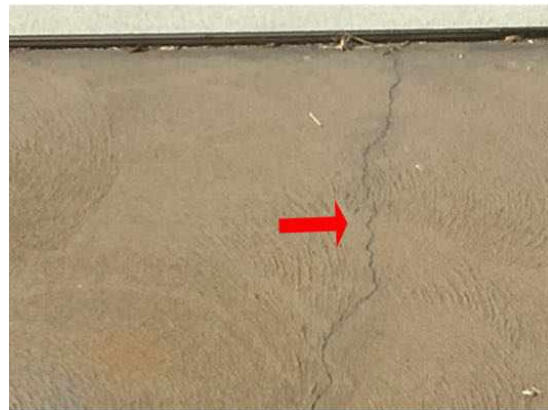
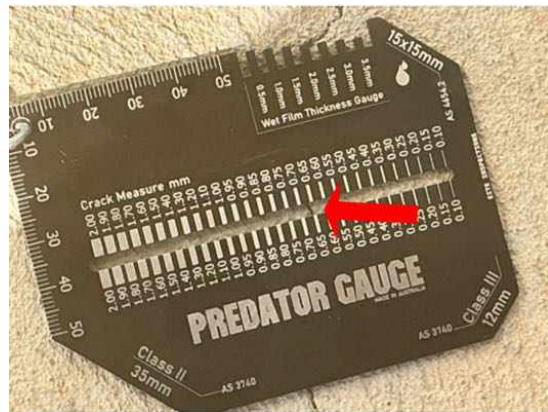
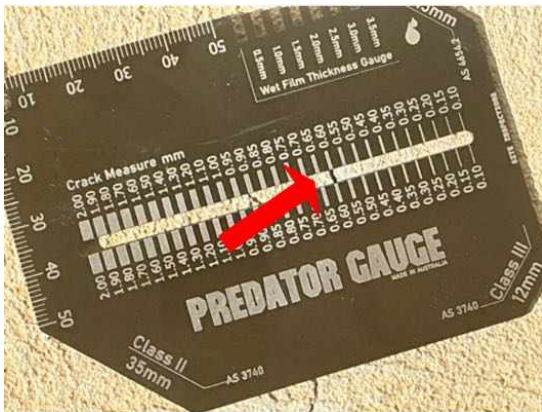


Finding 3.08

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.09

Building: Main Building
 Location: Exterior walls - right side
 Finding: Drainage grate cap missing
 Information: It was noted at the time of the inspection that the stormwater grate cap adjacent to the hot water service was missing

These cups are provided to prevent debris falling into the stormwater drain system and causing blockages.

A general handyman or licensed plumber should review as soon as possible



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External Areas
Finding:	Untreated or non-durable timbers in a hazardous environment
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.



Finding 6.02

Building:	Main Building
Location:	Yard - Back
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or 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 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Bridging or breaching of termite barriers - adjacent internal flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.





Finding 6.04

Building:	Main Building
Location:	Front Elevation
Finding:	Trees on the property TP
Information:	During the inspection, it was observed that significant trees are located within or near the property perimeter which poses a potential risk for termites infestation. The proximity of the trees to the structure increases the likelihood of subterranean termites using the root system as pathways to access the building compromising its integrity.

Given the propensity for such trees to harbour and facilitate the spread of termites, it is strongly recommended that a comprehensive termite protection plan be implemented to mitigate this risk.

As an initial remedial action consultation with a qualified arborist and pest control specialist is advised to assess the health and species of the trees in question, as well as explore options for creating a barrier or modifying the landscape to deter termite access.

Regular monitoring and maintenance should be prioritised to ensure the ongoing protection of the property from potential termite activity.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Licensed Plumber
- 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

- Building:

Compared to other buildings of a similar age, this brick veneer dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified. These have been noted in the body of the report and will require addressing. General wear is also evident throughout the property. There were three Safety Hazards observed on the property.

- 1/ Insulation covering downlights.
- 2/ Garage sewer waste provision.
- 3/ Smoke detectors requiring attention.

There were two Major Defects observed on the property.

- 1/ Non-compliant decking. Suspected.
- 2/ Major leak to laundry tub cabinet plumbing.

Maintenance work items and minor defects needing attention may be performed at the clients discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as gutters being cleaned, wet area's kept sealed and exterior timbers kept painted would help with any further deterioration to these elements.

A residual current device was in place (safety switch) for electrical power.

Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques, moisture meter. Termite activity (past or active) is likely on the property, and this damage may be concealed.

The provision of a termite management system to prevent termite attack is highly recommended for all properties. The client may consider gaining further advice from a licensed Timber Pest Technician as to the costs and procedures involved with this application.

Evidence of a previous Termite Management plan was noted. The client is advised to contact the company that installed the treatment for further clarification on whether it is up to date.

No observable evidence of termite activity was found in the accessible areas at this time.

No evidence of borer damage was found in the accessible areas at the time of inspection. Some areas, as noted in the report, were found to be conducive to termite activity. These items should be addressed as best as possible to prevent any potential Termite activity.

Fungal decay was not evident at the time of inspection.

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Defects and/or timber pest may be present and not detected.

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.

Access to the garage was not possible due to stored items

The client is advised to obtain advice as to whether the building is still covered under the builders warranty. Builders warranty is 6.5 years from the issue of the occupancy permit with legal liability capped at 10 years. All certificates for this building should be supplied, should the building remain covered by a builders warranty.

NOTED ITEMS

1. Once I have left the property, my report is outdated.
2. Any Minor defect could become a Major Defect if left unattended. A maintenance plan should be put in place once the clients take possession of the property.

These are just some examples

- Blocked Gutters
- Cracked/Weathered Roof Tiles
- Signs of previous leaks

3. Due to lack of clearance, pipes, ducts, debris a full inspection of the subfloor could not be done, so the condition of some areas are unknown. N/A

4. Due to lack of clearance, insulation, ducts, heating unit, roof frame and pipes, a full inspection of the roof void could not be done so the condition of some areas is unknown.

5. All electrical and plumbing of the property, Should be inspected by a licensed electrician and plumber. This will include all appliances and plumbing and electrical components of the property to make sure they are working in a safe and compliant manner.

6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.

For further information, advice and clarification please contact Cliff Hall 0417855535

For further information, advice and clarification please contact Cliff Hall on: 0417855535

Section E Attachments and Further Comments

- Terms and Conditions

Section D Significant Items

The following items were noted as - For your information

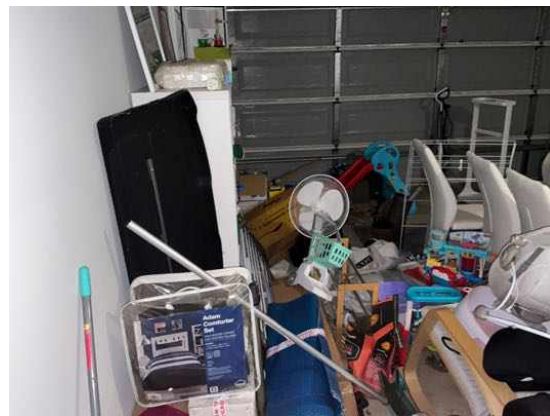
Noted Item

Building: Main Building

Location: All Areas

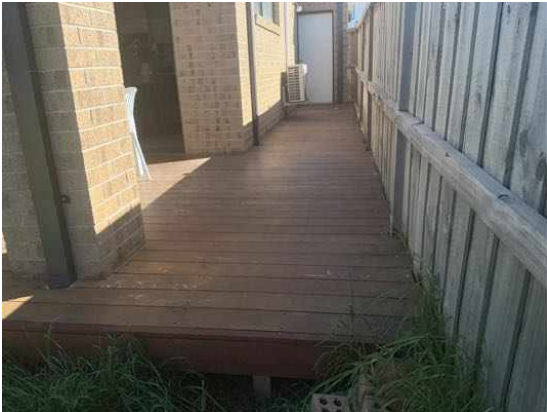
Finding: Additional Photos - Obstructions and Limitations

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









Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference











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

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Evidence of a chemical treated zone barrier was identified
Information:	During inspection of the property, it was noted that works to install a chemical treated zone barrier had previously been completed. A chemical treated zone barrier is likely to ensure effective protection against termites.

However, we strongly recommend annual inspections of the barrier and surrounding areas as there are several factors that can lead to deterioration of the barrier and decrease its effectiveness.

Where a Termite Management System has been identified, the client should identify to the type of barrier, date of installation, warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment. All physical systems are primarily designed to prevent concealed entry.



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.