



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 2/46 Sadie St, Glenroy VIC 3046, 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: Fri, 20 Feb 2026

Modified Date: Wed, 4 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 2/46 Sadie St, Glenroy VIC 3046, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Cliff Hall Ph: 0417855535  
Email: Portmelbourne@jimbuildinginspections.com.au

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DBU 10595  
CBU 3107  
BIU 24691

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Company Name: Jim's Building Inspections Port Melbourne

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Company Address and Postcode: Melbourne 3004

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Company Email: Portmelbourne@jimbuildinginspections.com.au

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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 |
|--|-------|-----------|
| <b>Safety Hazard</b>                                     | ✓     |           |
| <b>Major Defect</b>                                      |       | ✓         |
| <b>Minor Defect</b>                                      | ✓     |           |
| <b>Live Timber Pest Activity</b>                         |       | ✓         |
| <b>Timber Pest Damage</b>                                |       | ✓         |
| <b>Conditions Conducive to Timber Pest Activity</b>      | ✓     |           |
| <b>Evidence of fungal decay activity and/or damage</b>   |       | ✓         |
| <b>Evidence of wood borer activity and/or damage</b>     |       | ✓         |
| <b>Evidence of a previous termite management program</b> |       | ✓         |

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in Good condition with some safety hazards 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              | Townhouse   |
| Company or Strata title    | Unknown   |
| Floor                      | Concrete, Slab - Waffle Pod or Waffle Slab  |
| Furnished                  | Furnished   |
| No. of bedrooms            | 3   |
| Occupied                   | Occupied  |
| Orientation                | North   |
| Other Building Elements    | Driveway, Fence - Fabricated Metal Fence, Footpath, Not Applicable, Party Walls, Porch, Water Tanks   |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Door Frames, Doors, Floating Floor, Skirting Boards, Staircase, Stair Railing, Internal Joinery, Weatherboards, Window Frames |
| Roof                       | Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)   |
| Storeys                    | Double  |
| Walls                      | Brick Veneer, Brick Veneer (Timber Framed), Rendered, EIFS (External Insulation Finishing System), Colourbond, Structural Masonry                               |
| 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.

- Gardens
- Fencing
- Exterior
- Landscaping Timbers
- Interior
- Roof Exterior - First Floor Only
- Roof Void - Part
- The Site
- Wall Exterior
- Trees

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.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Outside of the fencing.
- Wall exterior due to obstructions.
- 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:

- Appliances and equipment
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Duct work
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Overhanging vegetation
- Proximity of perimeter fence to building
- Rugs
- Sarking
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% 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

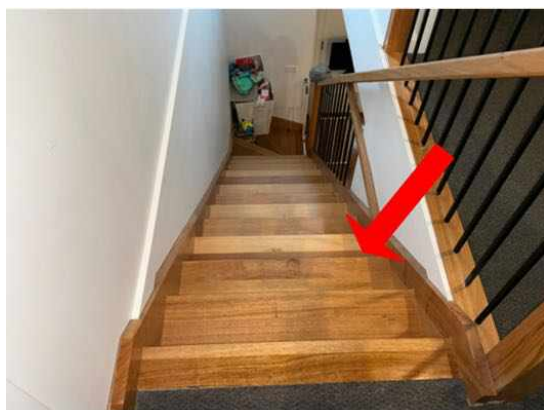
#### Finding 1.01

Building: Main Building  
Location: Stairs - Internal  
Finding: Stairs slippery finish  
Information: It was observed that the polished timber stairs were finished in a coating that has no slip index rating and appears to be quite smooth

Polished timber stairs should be finished in an appropriate non-nonslip coating with a rough surface finish. Alternatively the stairs should be fitted with nonslip nosing to the treads or a non-slip tape to the stair treads

A general handyman or specialist flooring/painting contractor should review as soon as possible.





### Finding 1.02

Building: Main Building  
 Location: Exterior walls - rear  
 Finding: External power point not sealed AS 3000  
 Information: It was observed that the external power point to external wall was not adequately sealed from moisture ingress.

All external power points are to be sealed (generally at the top) to prevent moisture ingress to the fitting.

Moisture inside a fitting can caused earth leakage,power cut out and could cause injury to persons

A licensed electrician should review immediatly



**Finding 1.03**

Building: Main Building

Location: All Internal Areas

Finding: Toilet seat loose

Information: It was observed that the toilet seats throughout the building are loose and unstable.

Loose seats can cause fall injury to persons while in use and lead to serious injury

A licensed sanitary plumber should be engaged to review prior to use





## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: Laundry  
 Finding: Door - Binding/jamming  
 Information: Binding and/or jamming of this laundry door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

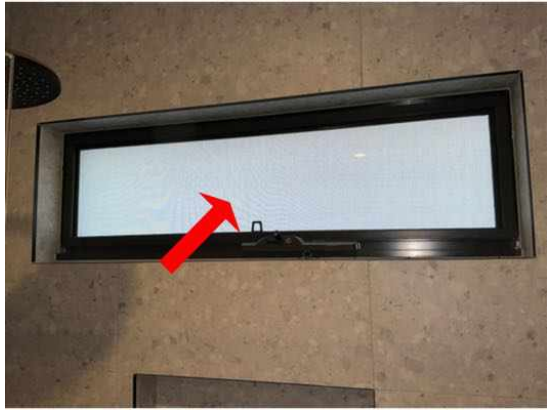
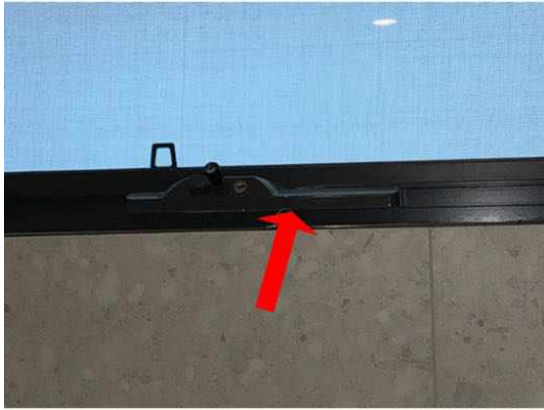
For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



**Finding 3.02**

Building: Main Building  
 Location: All Areas  
 Finding: Locked windows  
 Information: It was noted at the time of the inspection that the operation of several windows was unable to be tested as they were locked or had damaged winders/locks

The windows should be re-inspected once they have been unlocked.





**Finding 3.03**

Building: Main Building

Location: All Internal Areas

Finding: Door handle - Not latching

Information: It was noted that several doors are not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.





### Finding 3.04

Building: Main Building  
 Location: Bedroom - Master  
 Finding: Door cushion missing  
 Information: It was observed that the door cushion to the MBR door was missing.

Missing door cushions allow the door handle to strike the wall or other doors when the door is opened. This can cause damage to the plaster walls.

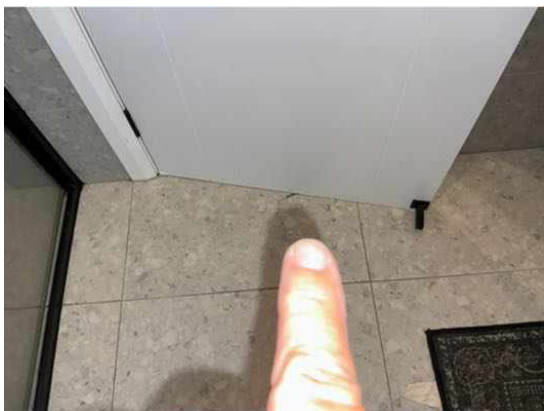
A handyman should be engaged to provide a new door cushion at the owners convenience .



### Finding 3.05

Building: Main Building  
 Location: Ensuite  
 Finding: Door binding  
 Information: It was noted at the time of the inspection that the door to bathroom ( master) was binding on the floor. The closing operation appears to have resistance when closing as the door is in operation.

A qualified carpenter should be engaged to review as the owners discretion.



### Finding 3.06

Building: Main Building  
 Location: Walk In Robe  
 Finding: Drawer knob missing  
 Information: It's was noted at the time of the inspection that a drawer know was missing in the walk in wardrobe .

Without the knob the drawer could be hard to operate as intended.

A general handyman should review at the owners discretion



### Finding 3.07

Building: Main Building  
 Location: Roof Void  
 Finding: Insulation - Missing-disturbed  
 Information: Upon inspection of the roof void it was noted that insulation is not present or disturbed.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and

preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.



### Finding 3.08

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Roof Void   |
| Finding:     | Exhaust fan/fans not ducted/blocked   |
| Information: | Exhaust fans should from the fan to the outside atmosphere. This is to prevent condensation, unwanted smells and the build up of moisture in the roof void. Roof insulation was also covering the fans. |

A licensed plumber or licensed electrician should review immediately



### Finding 3.09

Building: Main Building

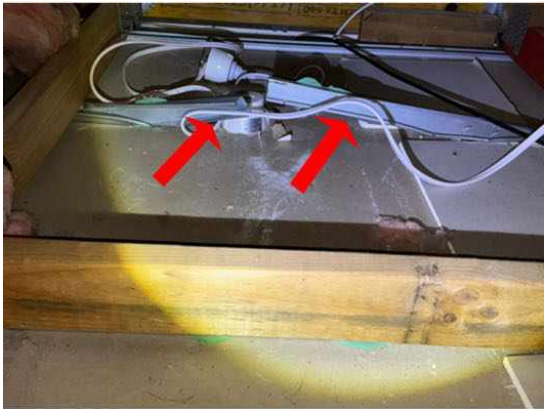
Location: Roof Void

Finding: Metal plaster batten cut

Information: It was observed at the time of the inspection that a metal ceiling plaster batten had been cut to accommodate the installation of a downlight. The batten had not been repaired. This appears to have been damaged during construction.

It is noted that the batten at present has no support and this could lead to cracking and instability of the plaster to ceiling below.

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



**Finding 3.10**

Building: Main Building  
Location: All External Areas  
Finding: Downpipes PVC not painted NH  
Information: It was observed that some PVC pipes were not UV protected with suitable paint.

The downpipes should be painted with a suitable paint to protect against UV damage to protect against UV damage.

UV damage will cause the downpipes to become brittle and prematurely deteriorate the PVC.

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

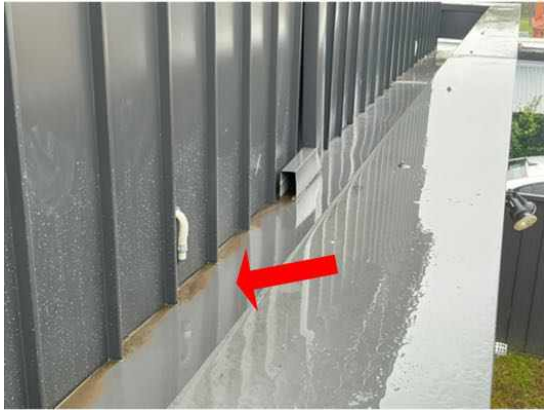
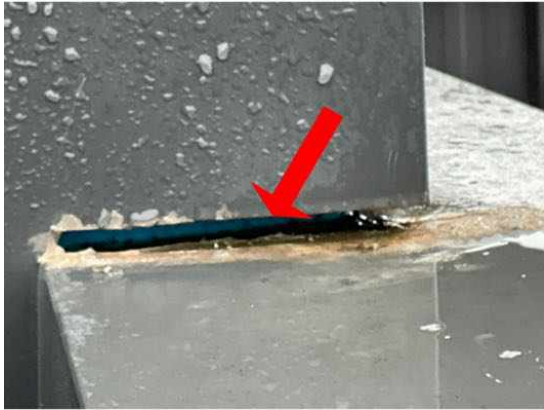




### Finding 3.11

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Exterior walls - left side  |
| Finding:     | Building not sealed against moisture ingress  |
| Information: | It was observed that the metal cladding to the first floor was cut short of the horizontal roof decking and was demonstrating gaps and poor workmanship. Water and moisture can wick up underneath the cladding and allow a moisture ingress into the building. The substrate underneath was also visible. Unattended to, premature deterioration of other building elements could occur, which could cause mould growth and provide an environment for termite infestation and fungal attack of timbers. |

A licensed roof plumber should be engaged to review as soon as possible



**Finding 3.12**

Building: Main Building  
Location: Exterior walls - left side  
Finding: Rainwater spreader  
Information: It was noted at the time of the inspection that the rainwater spreader was sitting on top of the metal roof flashing below. This could cause premature deterioration and corrode both the flashing and the roof spreader. This demonstrates poor workmanship.  
  
A licensed roof plumber should be engaged to review as soon as possible



### Finding 3.13

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Exterior walls - front   |
| Finding:     | Roof flashing and transition flashing level NH                                     |
| Information: | It was observed that the roof flashing was installed falling towards the building. |

Flashings falling in the wrong direction can cause water penetration into the building and pooling of water along the flashing reducing the durability of the flashing. This defect would be considered non-compliant to the current building regulations and standards.

Flashings and cappings are defective if a minimum fall of three degrees is not provided across the width of the flashing to divert water run off away from the building.

A licensed roof plumber should rework at the owners discretion.



### Live Timber Pest Activity

No evidence was found.

### Timber Pest Damage

No evidence was found

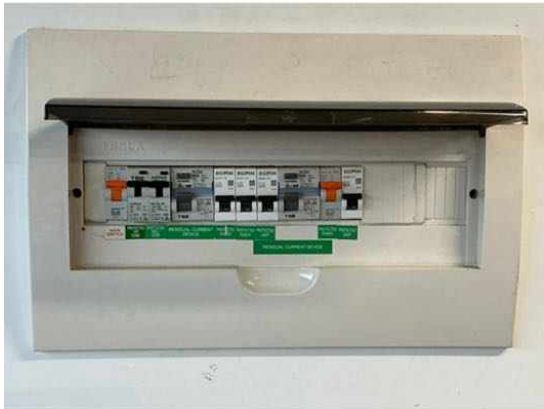
### Conditions Conducive to Timber Pest Activity

#### 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:    | Exterior walls - left side   |
| Finding:     | Air conditioner condenser pipe not connected   |
| Information: | The A/C Condenser overflows were found to be disconnected from the stormwater system and is creating excessive moisture to the surrounding area. |

Such leaking creates an environment which is conducive to an array of defects including water damage to associated building materials and the attraction of termites or timber pest infestation.

A Licensed plumber should be engaged to review as soon as possible

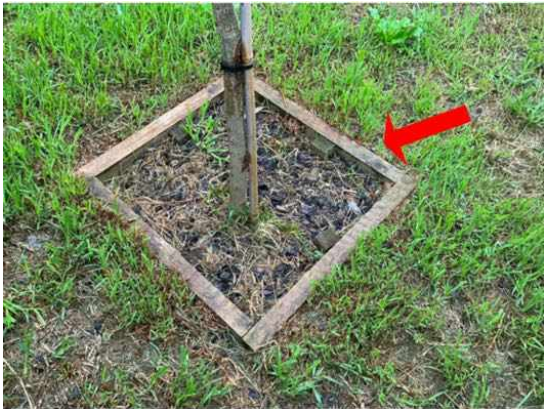
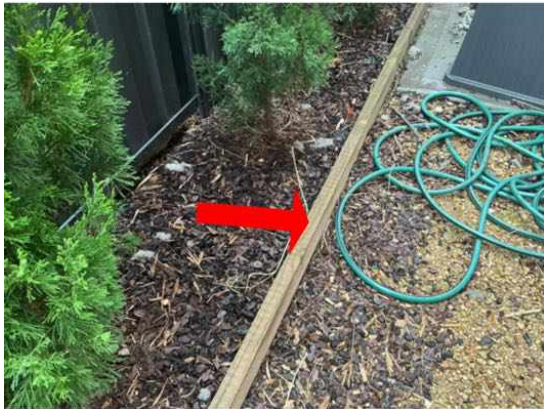


## Finding 6.03

|              |   |
|--------------|---|
| 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 6.04**

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





**Finding 6.05**

Building: Main Building  
Location: All External Areas  
Finding: Bridging of termite barrier  
Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.





**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 Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Building:

Compared to other buildings of a similar age, this brick dwelling at the time of inspection was found to be in a good 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/ Loose toilet seats
- 2/ Unsealed external power point
- 3/ Slippery finish to internal stairs

There were no Major Defects observed on the property.

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.

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#### 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 NOT noted.

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 invasive inspection should be performed. Indicative images below depict some of the obstructions encountered.

It is noted that the building may still be covered by the builders warranty and that compliance certificates issued by the project plumbers and electricians are still valid.

Builders warranty period is 6.5 years from the issue of the occupancy permit.

Enquiries should be made to the builder if some of defects requiring rectification are part of the builders statutory warranty.

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#### 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

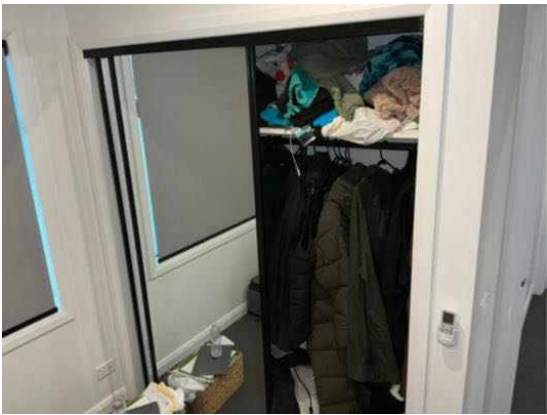
The following items were noted as - For your information

#### 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













## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.