



Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 10/10 Carlisle St, St Kilda VIC 3182,
Australia



Contents

| | |
|------------------|---------------------------------|
| | The Parties |
| Section A | Results of inspection - summary |
| Section B | General |
| Section C | Accessibility |
| Section D | Significant Items |
| Section E | Additional comments |
| Section F | Annexures to this report |

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 25 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 10/10 Carlisle St, St Kilda VIC 3182, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Lacey Ph: 0419 824 486
Email: Hawthorn@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Hawthorn)

Company Address and Postcode: Camberwell 3124

Company Email: Hawthorn@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 824 486

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: N/A

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 moderately susceptible to timber pest activity. Whilst no evidence of any termite activity was noted, fungal decay was present which can attract timber pests. Given the build of the property, it is suspected that a successful chemical treatment would not be possible. Regular inspections are always recommended for properties, particularly where chemical treatments cannot be carried out successfully.

Section B General

General description of the property

| | |
|---------------|-----------|
| Building Type | Apartment |
|---------------|-----------|

| | |
|-------------------------|---------|
| Company or Strata title | Unknown |
|-------------------------|---------|

| | |
|-------|-----------------------|
| Floor | Slab - Suspended Slab |
|-------|-----------------------|

| | |
|-----------|-----------|
| Furnished | Furnished |
|-----------|-----------|

| | |
|-----------------|---|
| No. of bedrooms | 1 |
|-----------------|---|

| | |
|----------|----------|
| Occupied | Occupied |
|----------|----------|

| | |
|-------------|------|
| Orientation | West |
|-------------|------|

| | |
|-------------------------|----------------|
| Other Building Elements | Not Applicable |
|-------------------------|----------------|

| | |
|----------------------------|---|
| Other Timber Bldg Elements | Internal Joinery, Doors, Door Frames, Architraves, Skirting Boards, Floating Floor, Window Frames |
|----------------------------|---|

| | |
|------|----------------|
| Roof | Pitched, Tiled |
|------|----------------|

| | |
|---------|--------------|
| Storeys | Three Storey |
|---------|--------------|

| | |
|-------|----------|
| Walls | 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.

- Wall Exterior
- Interior
- 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:

- Ceiling Cavity.
- Interior areas due to lack of access.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Ceiling linings

- Debris in gutters
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of suitable access or entry point
- Stored items

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

No evidence was found

Major Defect

Finding 2.01

Building:

Location: All External Areas

Finding: Door and window frames - extensive wood rot

Information: Extensive Wood rot was noted to the door and window frames leading onto the balcony. Due to the extent of the damage, this defect is classified as a major defect (* see definition below). It is suspected that this wood rot has occurred due to a lack of maintenance and painting to the timber surfaces.

Any External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where these areas have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Repairs will need to be carried out to the doors and window frames. An invasive inspection will be required to determine the extent of the rotting within the timber. It is highly likely replacement of some items will be necessary.

* a major defect as per the Australian standards for residential pre-purchase building inspections (AS4349.1-2007) is defined as "a defect of sufficient magnitude where rectification needs to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property."







Minor Defect

Finding 3.01

Building:

Location: Bedroom

Finding: Window - Wood rot

Information: Wood rot was found to be affecting this external window. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frame over a prolonged period has resulted in it deteriorating at an accelerated rate, increasing its susceptibility to the development of wood rot.

Early intervention and regular maintenance will prolong the useful life of this building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair of the affected window frame will be necessary to prevent further deterioration.

Remedial works should be performed by a qualified carpenter or registered builder as

a priority.



Finding 3.02

Building:

Location: Bedroom

Finding: Window - Sticking

Information: The window in the bedroom was sticking and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also create potential for secondary defects to the associated building elements, such as damage to the window frames as well as a potential safety hazard if required for emergency egress from the building.

The most usual causes are swelling of timbers due to moisture, bulging or bowing of frames, or general material degeneration.

Easement will be required, which may involve some sanding and repainting. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state.

A competent handyman or window specialist may be engaged to perform this task.



Finding 3.03

Building:

Location: Kitchen

Finding: Moisture damage to the kitchen cabinetry

Information: Evidence of moisture damage was identified to the kitchen cabinetry at the time of inspection .

It is suspected that this has occurred as a result of internal spills and possible damage to the cabinets allowing moisture to get inside.

A licenced carpenter or competent handyman may be engaged to inspect the moisture damaged areas and repair or replace any items where necessary.



Finding 3.04

Building:

Location: Kitchen

Finding: Ceiling - Suspected previous moisture damage

Information: At the time of inspection some moisture damage was noted to the ceiling within the kitchen. No current moisture was noted within the ceiling area when tested with a moisture meter.

Moisture to the ceiling lining is generally present due to a leak through the roofing or

blockages to the guttering system.

Where moisture is evident to the ceiling, the primary requirement is to identify and rectify the source of the damage. Where there is current moisture noted (not observed here) a licensed plumber should be appointed as a matter of urgency to identify the leak and perform rectification works as necessary, ensuring any moisture damage is restricted.

As no current moisture was noted in the area , consultation with relevant tradespeople, including plasterers and painters, should be carried out.

Rectification works may include replacement of ceiling linings / cornices and/or minor repainting, depending on the extent of the damage.



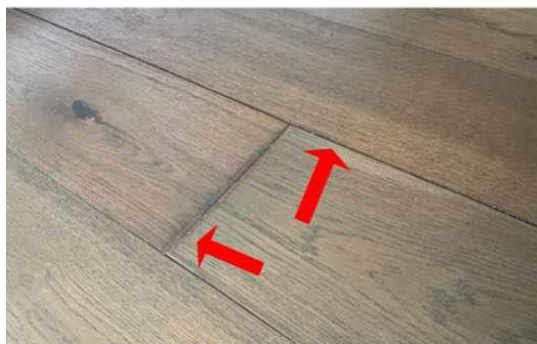
Finding 3.05

Building:
 Location: All Areas
 Finding: Damage to flooring due to previous water leak
 Information: Damage from a previous water leak was found in the flooring of the kitchen area at the time of inspection. There was no signs of any current leaking or moisture in the area when tested with a moisture meter.

It is suspected that the flooring will need to be replaced in the area. An invasive

inspection will be required to determine the extent of the damage. This would involve lifting and removing the damaged floor boards and inspecting the base underneath. Depending on the extent of the damage, repairs may range from replacing the floorboards through to replacing any damaged subfloor structures.

These works should be carried out as a priority.



Finding 3.06

Building:

Location:

Bathroom

Finding:

Grout / sealant - degraded within the bathroom area

Information:

It was noted on inspection that grout / sealant is degraded to the shower and other areas within the bathroom.

Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

Different materials move at different rates, generally causing cracking to grout at this point. Build up of moisture in the bathroom can also cause grout and sealants to degrade and become mouldy.

Any damaged or degraded materials should be scraped out and flexible and mould resistant materials should be applied to affected areas to prevent any subsequent

water damage that may occur. Regular maintenance and replacement of damaged or missing grout/ sealant is highly recommended to the wet areas, as this is a regular wear and tear defect. Both grout and sealant in areas that come into regular contact with water should be maintained for the long term care of your property.

A bathroom specialist or tiling contractor should be appointed to complete these works as a priority.



Finding 3.07

Building:

Location: Bathroom

Finding: Tap - Loose

Information: The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting as a matter of urgency.

Failure to act on this defect may cause the the tap to further deteriorate and cause leaking.



Finding 3.08

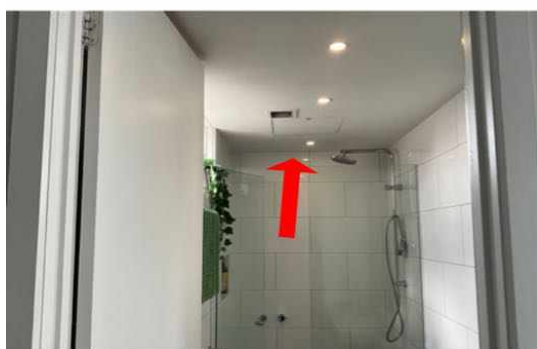
Building:

Location: Bathroom

Finding: Exhaust fan - not above shower

Information: The exhaust fan in the bathroom was not positioned above the shower - it was in the middle of the bathroom. This may lead to a build up of condensation above the shower which in turn can result in the development of mould. Some rusting and deterioration was noted around the services access hatch in the ceiling - suspected to be caused by a build up of condensation.

It is recommended that the ceiling above the shower be monitored for any signs of condensation build up or mould. Should this occur, consultation with a licensed electrician should be carried out to inspect the area and look at ways to improve the exhausting in the area.





Finding 3.09

Building:

Location: Bathroom

Finding: Door showing signs of moisture damage

Information: At the time of inspection there appeared to be some moisture damage to the door to the bathroom. No current moisture was noted in the door at the time of inspection.

Doors should be sealed including top and bottom to prevent moisture seeping into the door structure and potentially causing secondary damage.

A suitably qualified handyman may be engaged to remove door, repair any damage, paint the door including top and bottom and rehang them.

If the door cannot be repaired, a new door may be required.





Finding 3.10

Building:

Location: All Areas

Finding: Moisture damage to skirting board and architrave in various areas

Information: Evidence of moisture damage was identified to the skirting boards and door frames in these areas.

It is suspected that this has occurred as a result of excess moisture from the leak as noted in the report earlier. No current moisture was noted to the areas when tested with a moisture meter.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items as necessary.







Finding 3.11

Building:

Location: Living Room

Finding: Window - Not able to be opened

Information: The window in the living area was not able to be opened at the time of the inspection. The window latch was not able to be moved to unlock the window. It is suspected this has occurred due to lack of maintenance.

Windows provide ventilation to the area and should be at a fully operational level to ensure user comfort. If windows can not be opened, this can also provide a potential safety hazard and must be addressed as a matter of urgency.

A suitably qualified window installer or carpenter may be engaged to rectify this.



Finding 3.12

Building:

Location: All Areas

Finding: Flooring - slight gaps to ends of boards

Information: At the time of inspection, it was noted there were slight gaps to the ends of some floor boards.

It is suspected that this may have been caused by either poor installation of the boards or the boards have moved slightly over time.

Monitoring of the flooring is recommended to look for any changes. Should there be any further movement of the floorboards, a flooring specialist may be engaged to inspect the floor and advise of ways to repair the flooring.

Note: photos included are examples of gaps found within the flooring. Other gaps may be present but not highlighted here.



Finding 3.13

Building:

Location: Balcony

Finding: Pipework - Insulation deteriorated

Information: Sections of the pipe insulation show evidence of damage and deterioration. It is

suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.

If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.

Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed plumber is advised to gain quotes for the repair and/or replacement of deteriorated insulation.



Finding 3.14

| | |
|--------------|--|
| Building: | |
| Location: | All External Areas |
| Finding: | Rendered wall - minor cracking |
| Information: | Minor cracking to the rendered wall was identified at the time of inspection. It is suspected the cracking has occurred in the joints between various cement sheets on the wall. |

This type of cracking is often consistent with general movement of the foundations of the property and is not considered a major structural defect.

Whilst it is more of an appearance issue, repairs may be required as failure to act may allow moisture to enter the crack and cause secondary damage to other building elements.

Consultation with a suitably qualified renderer should be sought to determine costs involved with any repairs necessary.

Should cracks increase in size or number, speak with your building inspector for further advice.



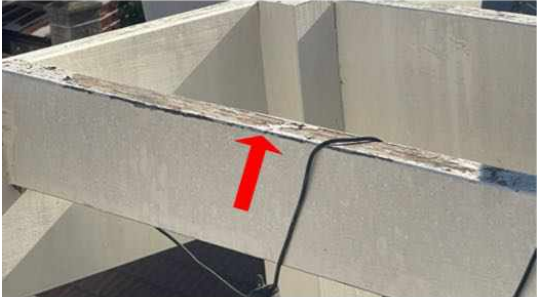
Finding 3.15

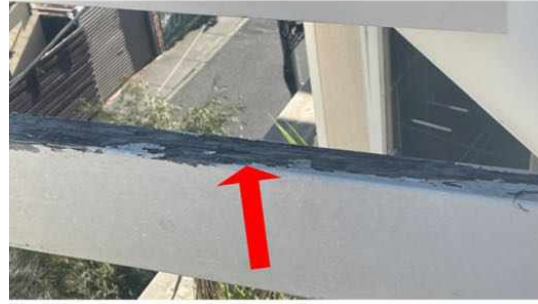
Building:
Location: All External Areas
Finding: Timber - exposed to weather
Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration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

If left unattended, replacement of these timbers is likely to be necessary in the short-

term future.

Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.





Finding 3.16

Building:

Location: Balcony

Finding: Guttering blocked at front of balcony

Information: At the time of inspection, the guttering at the front edge of the balcony was blocked with leaves and other vegetation, which can reduce its effectiveness in channelling water away, potentially causing flooding.

It is highly recommended that all drains be kept clear of leaf litter to ensure effective drainage of the area.

Clearing of all drains should be carried out by the homeowner as a matter of urgency.



Finding 3.17

Building:
Location: All Areas
Finding: Additional Photos - minor defects
Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.





Shower head / hose damaged



Sealant around window deteriorated





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

No evidence was found

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:

Location: All Areas

Finding: Fungal decay - conditions conducive to timber pest attack

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Decaying timbers can create an environment conducive to timber pest attack. It is recommended that the decaying timbers be repaired / replaced to lessen the risk of timber pests.





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

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

- The property at the time of inspection presented in a fair good condition when compared with properties of a similar age and characteristic.

There was however a major * defect noted - that being extensive wood rot to the door and window frames leading onto the balcony.

Evidence of a previous water leak to the ceiling in the kitchen (as you mentioned) was noted, along with moisture damage to the flooring, skirting and door frames in the kitchen and bedroom areas. A range of other minor defects and maintenance items were also noted, consistent with a property such as this.

There were no signs of any termite activity or damage.

Details of all defects should be read in full within the body of the report. Action should be taken as per the recommendations listed within.

* Please note: a major defect as per the Australian standards for residential pre-purchase building inspections (AS4349.1-2007) is defined as "a defect of sufficient magnitude where rectification needs to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property."

The risk of undetected defects is listed as high due to the inability to inspect all areas of the property for defects. No access was available to the roof void and only limited access was available to inspect the roof. Stored items and furniture also restricted access to some areas.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:
 Location: All Areas
 Finding: Termite inspection techniques
 Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the house at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Please noted: Wall paneling, wallpaper, carpet fixed cabinetry and stored items can obscure termite activity.

Noted Item

Building:
 Location: All Areas
 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.

Please note: due to the construction of the building, it would not be possible for a chemical treatment to be carried out successfully (access issues around the full

property)

Regular inspections are recommended for all properties, in particular those where chemical treatments are not possible.

Noted Item

Building:

Location:

All Areas

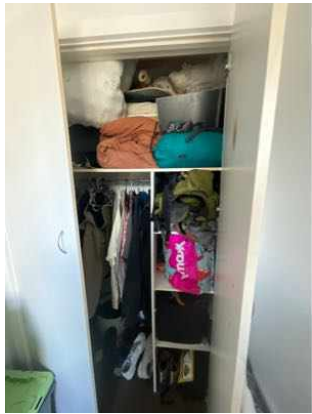
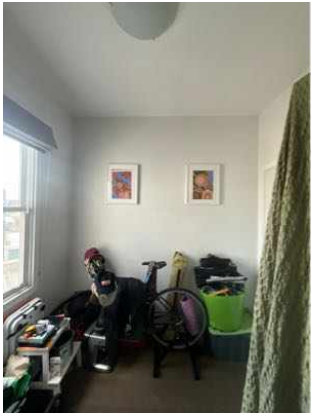
Finding:

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.









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.