



Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 36 Slattery Pl, Pakenham VIC 3810,
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, 27 Mar 2026

Modified Date: Sat, 28 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 36 Slattery Pl, Pakenham VIC 3810, Australia

Client's Email Address:

Client's Phone Number:

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Company Address and Postcode: Warragul 3820

Company Email: Warragul@jimsbuildinginspections.com.au

Company Contact Numbers: 0432 905 298

Special conditions or instructions

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

The following apply:

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 termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Pergola, Retaining Walls
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Stair Railing, Staircase, Veranda Posts, Window Frames, Floating Floor, Fascias, Doors, Door Frames, Architraves, Deck
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

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

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Outside of the fencing.
- Subfloor.

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

Obstructions and Limitations

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

- Chimney vents and flues
- Ceiling linings
- Areas of low roof pitch preventing full inspection

- Appliances and equipment
- Decking
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Pipework
- Overhanging vegetation
- Rugs
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- 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

No evidence was found

Major Defect

Finding 2.01

Building: Main Building

Location: Ensuite

Finding: Shower Waterproofing Failure

Information: Cracked wall tile and deteriorated grout were observed in the shower area during the inspection. Elevated moisture levels were recorded on the adjacent plasterboard wall and to the backside of the shower area, indicating moisture ingress consistent with a likely failure of the waterproofing barrier. These conditions suggest that water is penetrating beyond the tiled surface and affecting surrounding building elements.

Failure of the waterproofing system can lead to concealed damage to structural timbers and wall linings, promote mould growth, and create conditions conducive to timber pest (termite) activity due to persistent dampness. If left unaddressed, this may result in significant deterioration of building components and costly repairs.

It is highly recommended that a licensed plumber and a registered builder be engaged to carry out further investigation and necessary rectification works. An invasive inspection is strongly recommended to determine the full extent of damage, as this assessment is based on a visual, non-invasive inspection and concealed conditions could not be determined.





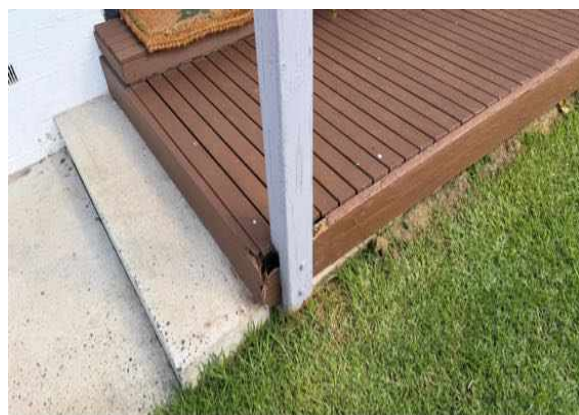
Minor Defect

Finding 3.01

Building:	Main Building
Location:	Deck
Finding:	Deteriorated Timber Decking – Front and Rear
Information:	The timber decking to the front and rear areas was found to be deteriorated, with visible signs of wood rot. This condition is typically caused by prolonged exposure to moisture and weathering over time, leading to the breakdown of timber fibres.

Deteriorated and decayed timber can compromise the structural integrity of the decking and presents a safety hazard, particularly where load-bearing elements or walking surfaces are affected. There is an increased risk of timber failure, instability, or potential injury if the area continues to be used in its current condition.

It is recommended that a registered builder or a qualified handyman be engaged to assess the extent of the deterioration and carry out necessary repairs or replacement of affected timber components. The area should be used with caution until repairs are completed.



Finding 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Tap - Water hammer
Information:	This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap.

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.



Finding 3.03

Building:	Main Building
Location:	Kitchen
Finding:	Cracking – Plasterboard Wall (Kitchen Window Area)
Information:	Cracking was observed to the plasterboard wall near the kitchen window during the inspection. The pattern and location of the crack indicate minor structural movement or settlement, which is relatively common over time.

While the crack appears minor at this stage, continued movement may result in further widening or additional cracking, potentially affecting the wall finish and surrounding elements.

It is recommended that the affected area be regularly monitored for any signs of progression. If the crack worsens or additional movement becomes evident, further

assessment by a registered builder is advised. Cosmetic repairs can be carried out as required.

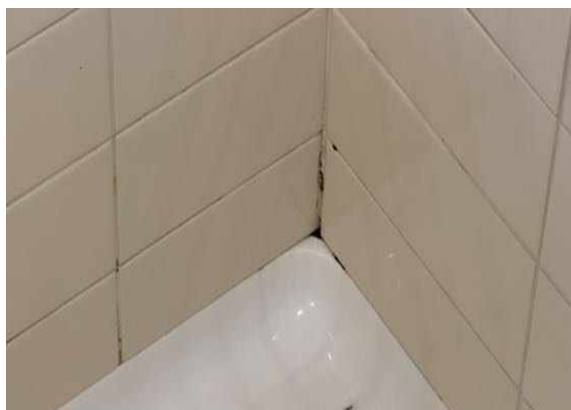


Finding 3.04

Building: Main Building
Location: Bathroom
Finding: Bathroom Defects – Deteriorated Grout and Shower Operation
Information: Deterioration of grout was observed in the bathroom tiled areas during the inspection. Additionally, the shower fittings were found to be hard to operate, likely due to wear, corrosion, or build-up within the tapware components.

Deteriorated grout can allow water to penetrate behind tiles, potentially leading to moisture-related issues over time. Difficulty in operating the shower fittings may worsen and could result in functional failure or minor leaks if left unaddressed.

It is recommended that the grout be repaired or regouted as required to maintain a watertight seal. The shower fittings should be inspected and serviced or replaced by a licensed plumber to ensure proper operation.





Finding 3.05

Building: Main Building

Location: Laundry

Finding: Weathered Timber – Laundry Door Base

Information: The base of the laundry door was found to be weathered during the inspection. This condition is likely due to prolonged exposure to moisture and external weather elements, leading to deterioration of the timber.

Continued exposure may result in further degradation, including potential wood rot, swelling, or loss of structural integrity of the door base if left unaddressed.

It is recommended that the affected section be repaired or replaced as required. Protective sealing or painting should be applied to prevent further weather-related damage.



Finding 3.06

Building: Main Building

Location: Garage

Finding: Sagging Ceiling

Information: Sagging of the ceiling was observed during the inspection. This condition is commonly associated with moisture exposure, deterioration of ceiling materials, or

loosening/failure of fixings over time.

A sagging ceiling may indicate underlying issues such as past or ongoing water ingress, and in some cases can pose a safety risk if sections become unstable or collapse. If left unaddressed, the condition is likely to worsen.

It is recommended that a registered builder be engaged to assess the extent of the sagging and identify the underlying cause. Repairs should be carried out as required, and any potential sources of moisture ingress should also be investigated and rectified.



Finding 3.07

Building:	Main Building
Location:	Roof Void
Finding:	Animal Droppings in Roof Space – Potential Pest Infestation
Information:	During the inspection, animal droppings were observed in the roof space, indicating the presence of pests such as rodents, possums, or birds. The droppings suggest that animals may be actively inhabiting or frequently accessing the area. Entry points such as gaps in roofing, vents, or eaves could be allowing pests to enter. Accumulated droppings, along with potential nesting materials, can lead to contamination, unpleasant odors, and further pest activity.

If left unaddressed, pest infestations can cause damage to insulation, electrical wiring, and timber structures. Rodents are known to gnaw on wiring, which increases the risk of electrical faults and potential fire hazards. Possums and birds can dislodge insulation and introduce moisture, leading to deterioration of ceiling materials. Additionally, pest droppings and urine can create unsanitary conditions, potentially posing health risks to occupants through airborne allergens or bacterial contamination.

It is recommended that a licensed pest control professional be engaged to assess and identify the type of pest present and implement appropriate removal or exclusion measures. Any identified entry points should be sealed to prevent further access. Additionally, cleaning and sanitization of the affected areas should be carried out to

remove droppings and reduce health risks. Regular monitoring of the roof space is advised to ensure the issue does not recur.



Finding 3.08

Building:	Main Building
Location:	All Areas
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



Finding 3.09

Building:	Main Building
Location:	Roof Exterior
Finding:	Exterior Timber Weathering and Roof Mortar Deterioration
Information:	The exterior timber elements were found to be weathered, and deterioration of mortar to roof tiles was observed during the inspection. The timber deterioration is likely due to prolonged exposure to weather conditions, while the mortar deterioration is typically associated with ageing, environmental exposure, and general wear over time.

Weathered timber may become susceptible to further decay, including wood rot, if not maintained. Deteriorated roof mortar can lead to loosening of roof tiles and may allow water ingress, particularly during adverse weather conditions.

It is recommended that the affected timber be repaired, treated, sealed, or replaced as required to prevent further deterioration. A licensed roofing contractor should be engaged to repair or re-point the deteriorated roof tile mortar and ensure the roof covering remains secure and weatherproof.



Finding 3.10

Building:	Main Building
Location:	All Areas

Finding: Cracking in Concrete Paving

Information: Cracks were identified in the concrete paving around the perimeter of the property. These cracks vary in size and may have occurred as a result of soil movement beneath the paving, which is often influenced by factors such as moisture changes, compaction issues, or natural settling over time. The extent and pattern of cracking suggest minor ground movement rather than structural failure at this stage.

If left unmonitored, such cracking can worsen over time, potentially leading to uneven surfaces that present trip hazards and reduce the visual appeal and functionality of the paved areas. Progressive cracking may also indicate ongoing ground movement, which could affect nearby structures or landscaping features if not addressed.

It is recommended that the affected areas be monitored periodically to determine whether the cracking is active or stable. If further movement or deterioration is observed, a registered builder or suitably qualified contractor should be engaged to assess the extent of the damage and undertake appropriate repairs or replacement in accordance with relevant standards and best practices.



Finding 3.11

Building: Main Building

Location: Front Elevation

Finding: Tree Located in Close Proximity to Building – Potential for Structural Impact

Information: A tree was observed to be located in close proximity to the external wall of the dwelling in this area. Vegetation planted too close to building structures can pose a risk to the structural integrity of footings and foundations over time, particularly in reactive clay soils. Tree roots have the potential to extract moisture from the surrounding soil, which may lead to ground movement and uneven settlement, commonly referred to as subsidence.

Minor cracking was noted in the wall area adjacent to the tree. While the cracking appears non-structural at this stage, its location suggests a possible relationship with nearby vegetation. If left unaddressed, root growth and continued moisture variation in the soil could contribute to further movement, leading to more significant cracking or

structural distortion.

It is recommended that an arborist or structural engineer be consulted to assess the type, size, and impact potential of the tree. Monitoring of the cracking and ongoing inspection of the area is advised. Depending on the assessment, root management strategies, installation of root barriers, or controlled removal of the tree may be necessary to prevent future structural issues.



Finding 3.12

Building:	Main Building
Location:	All Areas
Finding:	Uneven Floor Levels – Minor Movement
Information:	Slightly uneven floor levels were observed during the inspection, which may indicate minor structural movement or settlement over time. Such conditions are relatively common in buildings and can result from natural ground movement or ageing of structural components.

At the time of inspection, the unevenness appears minor; however, continued movement may lead to further distortion, affecting floor finishes and adjoining building elements.

It is recommended that the area be monitored for any signs of progression. If the unevenness worsens or additional symptoms such as cracking or sticking doors/windows become evident, further assessment by a registered builder is advised.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management

system has been installed, with no evidence to suggest preventative works taking place.

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



Finding 6.02

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

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



Finding 6.03

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

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

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



Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	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:	Building materials in direct ground contact - conducive to termites
Information:	Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

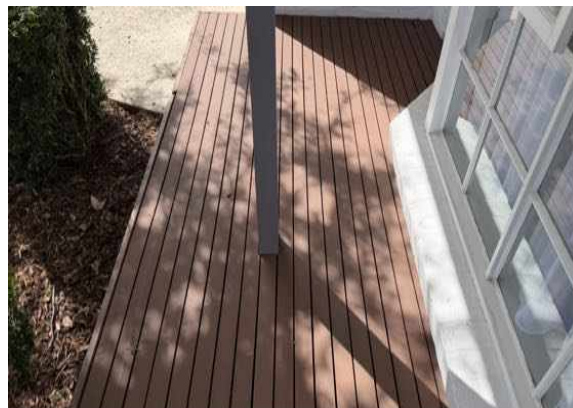


Finding 6.06

Building:	Main Building
Location:	All External Areas
Finding:	Ground level deck - conducive to moisture and timber decay
Information:	The ground level deck can be conducive to timber pest infestation due to its close

proximity to the soil. Without proper precautions, the moisture in the soil can create an ideal environment for timber decay and other termites to thrive. Regular inspection and treatment can help prevent infestation and protect the decks structural integrity.

An invasive inspection of the area is recommended to determine further actions.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Deck
Finding:	Wood rot - deck
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or a handy person may also be required to replace affected building materials.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

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

There was a major defects found during the inspection.

1. Cracked wall tile and deteriorated grout were observed in the shower area during the inspection. Elevated moisture levels were recorded on the adjacent plasterboard wall and to the backside of the shower area, indicating moisture ingress consistent with a likely failure of the waterproofing barrier. A registered plumber needs to be engaged as soon as possible.

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

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

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

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

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

Disclaimer:

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

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

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



Noted Item

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



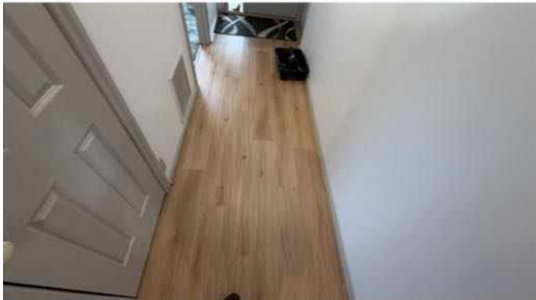
Noted Item

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



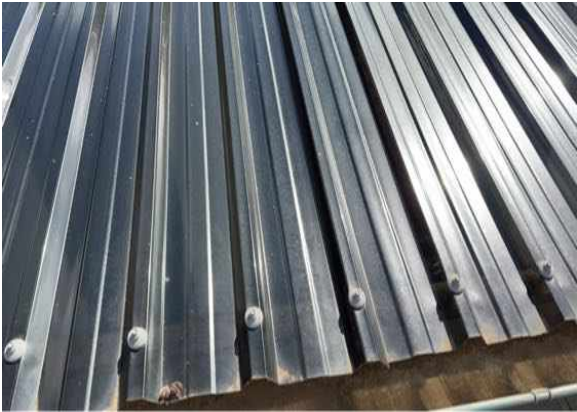
Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos for reference
Information: Additional photos have been provided for your reference to enhance your understanding of the property's condition.











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.