



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 1/20 Lorensen Ave, Coburg North VIC
3058, 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: Tue, 27 Jan 2026

Modified Date: Thu, 29 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1/20 Lorensen Ave, Coburg North VIC 3058, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Reza Latifi Ph: 0415 041 652
Email: Doreen@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Doreen

Company Address and Postcode: Diamond Creek 3089

Company Email: Doreen@jimsbuildinginspections.com.au

Company Contact Numbers: 0415 041 652

Special conditions or instructions

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

The following apply: The house has been vacant for an extended period, and the inspection was conducted under these conditions. This may affect the accuracy of certain observations, particularly moisture readings, as areas like the bathroom, kitchen sink, and HVAC systems have not been in use. Therefore, certain defects that might appear during regular occupancy may not have been evident at the time of inspection.

Weather Conditions and Thermal/Moisture Readings:

Due to the absence of rainfall in recent days, thermal imaging and moisture readings might be less accurate compared to conditions following heavy rainfall.

Termite Management Plan Recommendation:

Although no termite or pest activity was detected during the inspection, a termite management plan is recommended as a preventive measure.

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 maintenance items required.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Footpath, Driveway, Verandah, Fence - Post and Rail Construction
Other Timber Bldg Elements	Skirting Boards, Window Frames, Landscaping Timbers and Construction, Floorboards, External Joinery, Doors, Door Frames, Deck, Architraves, Fascias
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, 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.

- Roof Void - Part
- The Site
- Wall Exterior
- Landscaping Timbers
- Interior
- Gardens
- Outbuildings
- Roof Exterior
- Exterior
- Fencing

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 - Part.
- Areas of low roof pitch preventing full inspection.
- Subfloor 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:

- Wall linings
- Vegetation
- Stored items
- Insulation
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Duct work
- Decking

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: **Medium**

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: **Medium**

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

No evidence was found

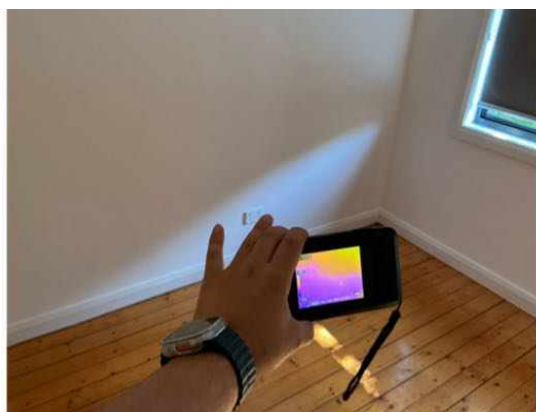
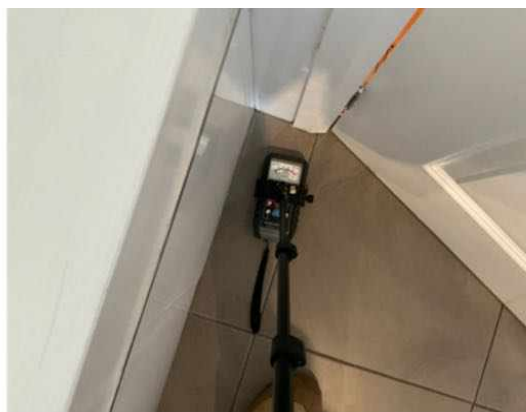
Minor Defect

Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Sealed / Decommissioned Bathtub – Cause Unknown (Further Enquiry Required)
Information:	As observed during inspection, the bathtub within the bathroom had been fully boxed-in/covered and the tap set/fittings had been removed and/or capped off (services appeared sealed at the wall). Due to this non-standard modification, the bathtub could not be operated or tested, and the subfloor beneath this area was not accessible (as noted elsewhere in the report), therefore the condition of concealed plumbing, waterproofing, and the supporting structure could not be confirmed.

No elevated moisture readings were detected around the perimeter of this enclosure at the time of inspection using a moisture meter and thermal camera; however, the reason for the bathtub being sealed remains unknown and should be clarified with the vendor as a priority. Possible explanations may include: (1) a previous leak or waterproofing failure that was isolated by decommissioning the bath, (2) preparation for a renovation/refit that was not completed, (3) prior plumbing defects (e.g., failed waste connection) that were temporarily taken out of service, or (4) intentional removal for safety/maintenance reasons (e.g., reducing water use, child safety, or ongoing mould/odour concerns). Supporting documentation such as invoices, plumber reports, or insurance/renovation records should be requested to confirm the history and scope of any prior works.

It is recommended that this matter be investigated and rectified as soon as practical and prior to reliance on this bathroom. A licensed plumber and, if required, a registered builder should be engaged to (a) confirm why the fixtures were removed, (b) inspect for any concealed defects/damage, and (c) reinstate the bathtub for safe use or formally remove/replace it in a compliant manner. The key concern is that the enclosure may be concealing a past defect, and undiscovered moisture damage (if present historically) can lead to deterioration of adjoining materials and future repair costs.

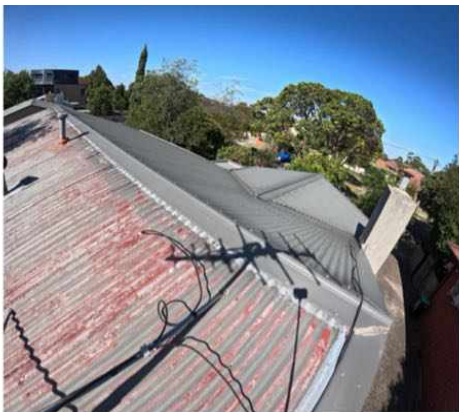


Finding 3.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Sheeting Condition – Rear Section Showing Minor Rust
Information:	Overall, the roof was found to be in generally good condition. It was noted that the rear section of the roof sheeting appeared older and showed minor surface rusting, while the front section appeared newer and in sound condition.

No specific defects were observed such as loose/open Colorbond sheets or visible damage. However, it is recommended that the rear section be maintained and, where possible, treated with a suitable rust treatment and protective waterproof/anti-rust coating to help minimise further deterioration. Rectification can be carried out by a

suitably qualified roofing contractor/handyman as required.







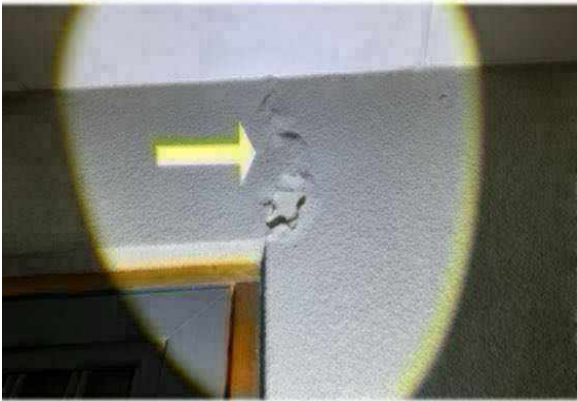
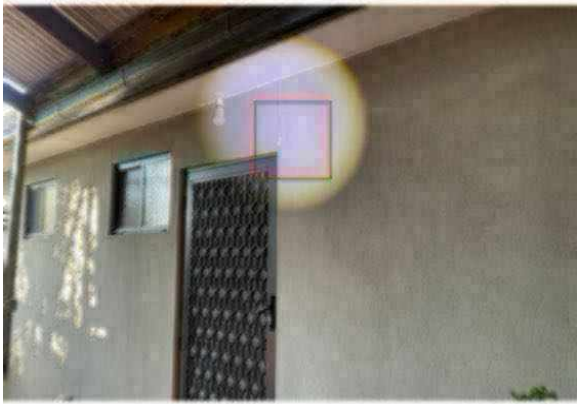
Finding 3.03

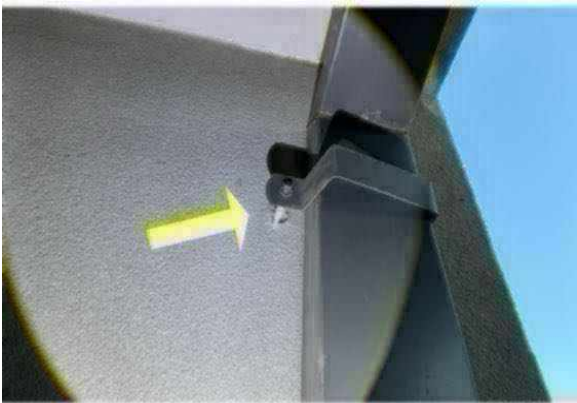
Building: Main Building

Location: All Areas

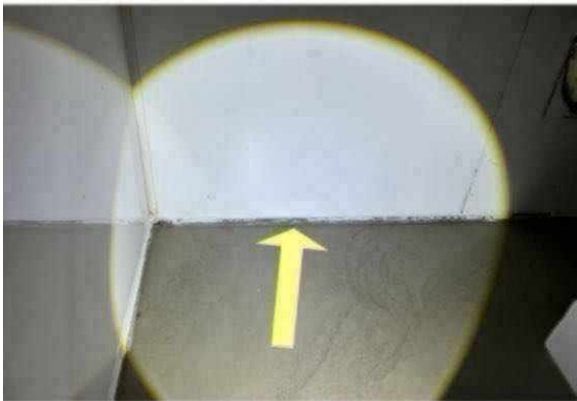
Finding: Common Maintenance Defects (Wear and Tear)

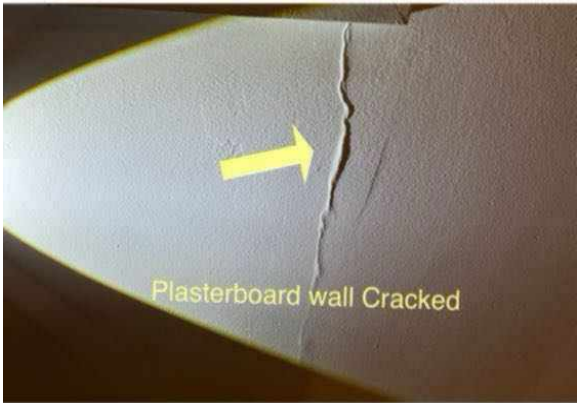
Information: In every home, regardless of age, there are maintenance defects or normal wear and tear that occur over time. These issues are completely normal and can be grouped under a broad category of expected wear, which can either be overlooked as part of the home's character or addressed through repairs. Examples of these defects might include hairline cracks in concrete or walls, loose door or window handles, patched sections on walls, and dents or deformities in fences or other building elements. These are all typical issues that arise from the natural aging of a house.











Finding 3.04

Building: Main Building
 Location: Exterior walls - rear
 Finding: HWS - Drip tray missing
 Information: The drip tray for the Hot Water System unit is missing, allowing leaks from the unit to affect the surrounding building elements. Generally, a drip tray will be installed to catch expected leaks from the unit, and allow them to evaporate without creating excessive moisture in the area.

Without a drip tray, the leaks from the HWS unit are creating conditions in the area that is likely to develop in the rust, corrosion, or wood rot of associated building elements. Additionally, excessive moisture creates an environment that is conducive to

termite and timber pest activity, creating potential for further secondary damage.

It is recommended to install the drip tray in order to prevent any secondary damage.



Finding 3.05

Building: Main Building

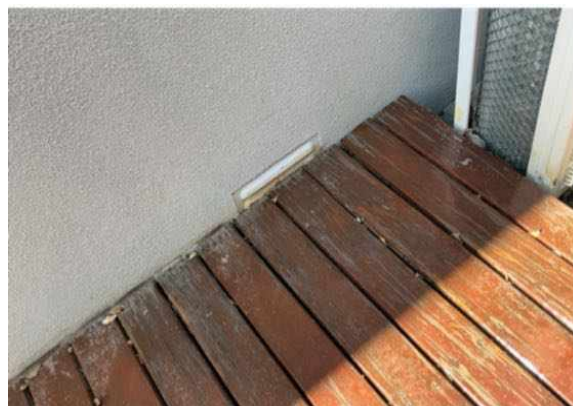
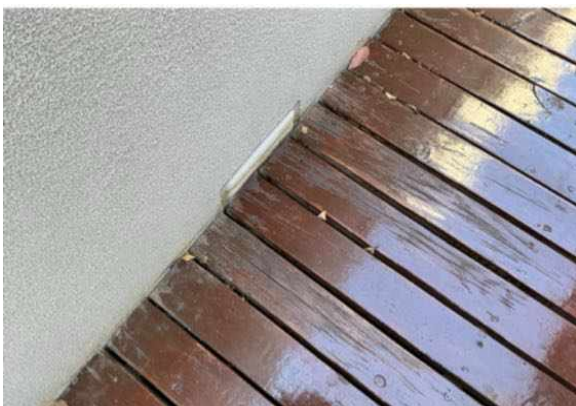
Location: Exterior walls - rear & left

Finding: Blocked Subfloor Vents

Information: During the inspection, it was noted that some of the subfloor ventilation vents were partially or fully blocked. This observation is provided for your information only, as no immediate action is required at this stage.

While current conditions do not indicate any major concerns, it is generally advisable to keep these vents clear to maintain proper airflow and prevent potential moisture buildup over time. Regular monitoring is recommended as part of ongoing maintenance.

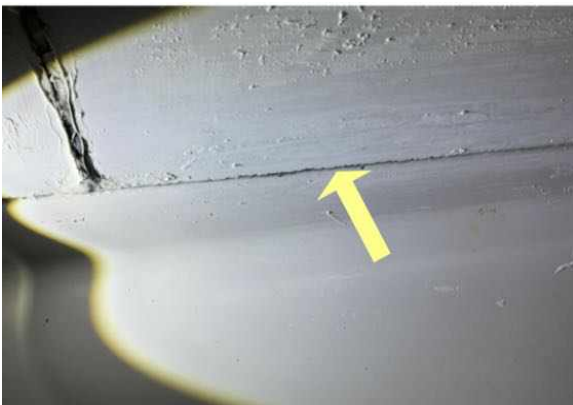
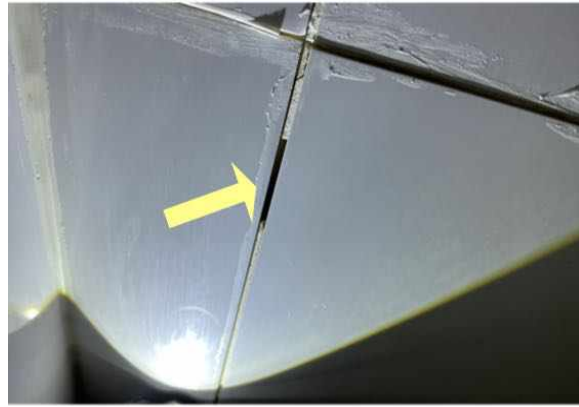




Finding 3.06

Building: Main Building
Location: Bathroom
Finding: Shower Alcove – Sealant and Grout Defects
Information: Degraded sealant and grout were observed in several areas of the shower alcove. These defects reduce the effectiveness of the waterproofing system and create potential pathways for water penetration into adjoining surfaces.

Repairs are recommended, including removal of the deteriorated sealant and grout and reapplication with suitable waterproof products. Timely maintenance will assist in preventing moisture ingress, deterioration of surrounding materials, and possible hidden damage.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

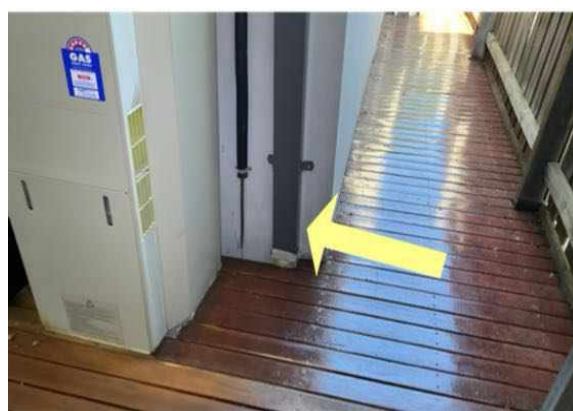
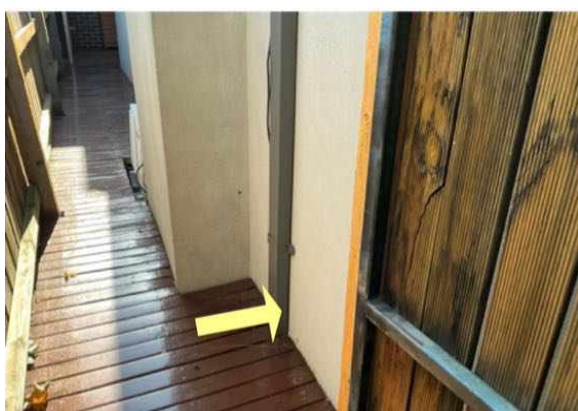
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to the Building
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 and 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 6.02

Building:	Main Building
Location:	Yard - Back
Finding:	Ground level deck - conducive to moisture and timber decay
Information:	The ground level deck can be conducive to timber pest infestations due to its close proximity to the soil. With out proper precautions, the moisture in the soil can create an ideal environment for timber decay and other termites to thrive. Regular inspection and treatments can help prevent infestations 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:	Front Fascia Boards
Finding:	Wood rot
Information:	These element showed evidences 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, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.



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
- Termite and Timber Pest Technician / Licensed Pest Controller
- 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.

D5 Conclusion - Assessment of overall condition of property

- - BUILDING SUMMARY

In summary this building is in fair condition when compared to other buildings of similar age and type of construction. Safety hazards, major defects and minor defects which have been identified will be described in this report.

Urgent action is required to address all the following safety hazards identified to avoid personal injury from occurring.

- Nil

The following defects have been observed as Major Building Defects.

- Nil

Items identified as minor defects should be repaired by qualified trades at the client's discretion.

Areas identified as inaccessible or having obstructions and limitations impeding full inspection as per AS 4349 should be considered a high priority and all areas made accessible as soon as practicable possible to allow further inspection by your building consultant or registered building practitioner.

-TIMBER PEST SUMMARY

There was no termite activity identified at the time of inspection (Visual inspection only), however there was several areas of conducive conditions observed.

All areas of the dwelling were checked with attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. Inspections are limited by the access available at the time of inspection. Inspections are limited when damage from Timber Pests is concealed by works carried out prior to the inspection.

There are a few factors limiting the ability of a Timber Pest Inspector to gain an accurate representation of Timber Pest activity. Timber Pests by their very nature are secretive and difficult to locate. They are often completely concealed by the linings and claddings of buildings and cannot be detected without intrusive and destructive inspection techniques that are not possible without written permission from the property owner.

The presence of Timber Pests can often only be determined by repeated inspections carried out over a period of time. Furthermore, it is never possible to conclusively determine that a property is free of Timber Pests.

If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack, there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

The client must be aware that any renovations or further invasive inspections may highlight damage which was not immediately accessible or seen by either immediate or implied damage. This could include mould, rot, corrosion, or various pest activities including termites.

The Timber Pest inspection is looking at the subject property at a moment in time. This inspection does not have the benefit of knowing the property history.

Timber Pests are not static but dynamic and can often infest properties in a remarkably short space of time. Therefore, a Timber Pest inspection is not a guarantee that a property does not have or will not sustain Timber Pest attack or damage. Pests other than those defined as "Timber Pests" are not included and are not reported upon.

Many buildings have areas where termites can gain concealed entry to the structure and cannot be detected by the inspection. This is important for the purchaser to consider in the ongoing management of Timber Pests at the property.

As the inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact a pest controller immediately.

Inspections may not stop timber pest infestations, however the damage which may be caused will be reduced if found at an early stage.

The Client must acknowledge that Timber Pest infestation risk is never zero. Even buildings and properties that have low risk of Timber Pest infestation can still be attacked and damaged by Timber Pests. Attack of buildings by Timber Pests is normal and not uncommon.

The application of a subterranean termite treatment in accordance with Australian Standard AS3660.3 is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

Termite management systems are intended to force termites into all zones where their presence can

be seen. Termite management systems are important and beneficial in the early detection of termites during regular maintenance inspections.

Owners must be proactive in the decision-making process. And most importantly, they must ensure they arrange for appropriately licensed and qualified operators to carry out regular inspections.

For further information, advice and clarification please contact Reza Latifi on: 0415 041 652

Section D Significant Items

The following items were noted as - For your information

Noted Item

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.



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 Internal Areas
Finding: No moisture was present at the time of inspection - Good condition
Information: During the inspection, a moisture meter and thermal camera were used to check for the possible existence of excessive moisture, particularly in wet areas, walls adjacent to wet areas, and around all openings.

As can be seen in the attached pictures, no high moisture readings were present at the time of inspection. This suggests that there were no significant moisture issues detected in these areas.

















Noted Item

Building: Main Building

Location: Roof Void

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:	Subfloor
Finding:	Subfloor Access Hatch – Inadequate / Non-Professional Installation
Information:	The subfloor access in the external side area was found to be non-professionally installed. Instead of a proper hatch/lid, two timber boards had been screwed over the opening, and they could not be removed during the inspection (only slightly lifted). Even if removed, the opening appeared too narrow for safe entry, limiting subfloor inspection and future maintenance.

It is recommended that a proper, adequately sized subfloor access hatch be installed as soon as practicable to allow safe access for future inspections and plumbing/maintenance works. Rectification should be completed by a registered builder/carpenter or a suitable handyman.



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.