



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 7A Foote St, Templestowe Lower VIC 3107,  
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: Wed, 18 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 7A Foote St, Templestowe Lower VIC 3107, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Zhang Ph: 0435 054 777  
Email: Glenwaverley@jimsbuildinginspections.com.au

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DB-U 100872; CDB-U 100977

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Company Name: Jim's Building Inspections (Glen Waverley)

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Company Address and Postcode: Vermont South 3133

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Company Email: Glenwaverley@jimsbuildinginspections.com.au

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Company Contact Numbers: 0435 054 777

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is High susceptible to timber pest, no durable notice were found. Timber pest management system or treatment is recommended

## Section B General

### General description of the property

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|                            |   |
|----------------------------|---|
| Building Type              | Detached, Unit, Residential   |
| Company or Strata title    | Unknown   |
| Floor                      | Slab on ground  |
| Furnished                  | Furnished   |
| No. of bedrooms            | 3   |
| Occupied                   | Unoccupied  |
| Orientation                | South   |
| Other Building Elements    | Fence - Post and Rail Construction, Garage  |
| Other Timber Bldg Elements | Door Frames, Doors, Architraves, Floorboards, Internal Joinery, Skirting Boards, Veranda Posts, Window Frames |
| Roof                       | Pitched, Tiled, Timber Framed   |
| Storeys                    | Single  |
| Walls                      | Brick Veneer  |
| Weather                    | Fine  |

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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior
- The Site

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.
- Roof Exterior - Part
- 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
- Ceiling linings
- Debris in gutters
- Duct work
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.

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

No evidence was found

### Minor Defect

#### Finding 3.01

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Hot water unit   |
| Finding:     | For your information   |
| Information: | At the time of inspection, the hot water system did not appear to be operating, as no hot water was available from the taps or shower fixtures. The client is advised to confirm with the agent or property owner that the hot water system is functioning correctly and will be in working order at settlement. |



#### Finding 3.02

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Roof Exterior  |
| Finding:     | Water Ponding in Gutter  |
| Information: | Water was observed ponding in the gutter during the inspection. Prolonged standing water can contribute to corrosion, blockages, mosquito breeding, and moisture-related damage to adjoining structures. |

Engage a licensed roofing plumber to adjust the gutter alignment and reinstate a proper fall to ensure effective drainage. Prompt action is advised to maintain the gutter's function and prevent long-term deterioration.



### Finding 3.03

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Roof Exterior  |
| Finding:     | Roof tiles - Weathered   |
| Information: | Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required. |

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

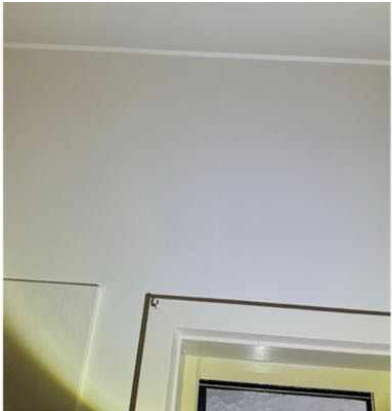




**Finding 3.04**

Building: Main Building  
 Location: Bathroom  
 Finding: Plaster cracks  
 Information: Interior plaster cracks can result from factors such as normal settling, temperature and humidity changes, structural movement, or poor application.

Please continue to monitor these cracks. If they worsen or raise concerns, consider consulting a professional structural engineer to assess potential underlying issues



**Finding 3.05**

Building: Main Building  
 Location: Bathroom  
 Finding: For your information  
 Information: The cornice profile appears uneven/misshapen, with visible irregularities consistent with previous patching or repair.

This may indicate prior movement or past repair work, and the finish may continue to crack or deteriorate over time.

Monitor the area for any worsening cracks or displacement, and engage a qualified plasterer/builder to assess and carry out remedial patching/rectification if required.



### Finding 3.06

Building: Main Building  
 Location: Bathroom  
 Finding: Bath tap cover plate loose and penetrations not sealed  
 Information: The tap cover plate is loose and a visible gap is present between the cover plate and tile; additionally, the tap penetration does not appear to be fully sealed.

Gaps at penetrations may allow water ingress into the wall substrate, increasing the risk of moisture damage and deterioration over time.

Secure the cover plate and seal penetrations appropriately (wet-area grade sealant) and monitor for any signs of moisture issues. As the bathroom appears to have been renovated as a complete package, it is recommended that all wet-area penetrations (e.g., taps, shower fittings and other fixtures) be checked to ensure they are fully sealed.



### Finding 3.07

Building: Main Building  
 Location: Garage  
 Finding: Garage ceiling plasterboard joint cracking  
 Information: Plasterboard joint cracks were observed to the garage ceiling lining, primarily along sheet joints.

This may indicate inadequate joint support/backing and/or poor joint setting, and cracking may continue to worsen with normal movement and vibration.

Engage a qualified plasterer/builder to investigate the joint support (e.g., backing/nogging and fixing at sheet joints) and complete appropriate repairs (re-fix/re-sheet as required, then re-set and repaint).





## 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:    | Electrical switchboard  |
| 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.



| HomeGuard <sup>®</sup>  |   |  |  |  |
|---|---|--|--|--|
| Termite Management System Notice  |   |  |  |  |
| Certificate No: <b>726814</b>   | HomeGuard <sup>®</sup> Warranty No: _____                             |  |  |  |
| Completion of Installation - Date: <b>15/11/24</b>  |   |  |  |  |
| Installation Organisation: <b>Statewide Pest Control</b>  |   |  |  |  |
| Pest Manager Licence No: _____  | Telephone: <b>1300 467 546</b>  |  |  |  |
| Installed: Complete Termite Management System <input type="checkbox"/>  | Partial Termite Management System <input checked="" type="checkbox"/> |  |  |  |
| Under-Slab <input type="checkbox"/>   | Perimeter Cavity <input type="checkbox"/>                             |  |  |  |
|   | HomeGuard <sup>®</sup> Collars <input checked="" type="checkbox"/>    |  |  |  |
| Other (specify): _____  |   |  |  |  |
| <small>The Australian Standards for Termite Management (AS 3680 series) recommends regular inspection by a qualified licensed Pest Manager of the building at least every twelve months in accordance with AS 3690.2, and more often in high-risk areas. This is required to ensure that the system has not been bridged or breached, making the structure liable to attack by subterranean termites.</small> |   |  |  |  |
| <small>Prior to making any alterations to the building that may affect the HomeGuard<sup>®</sup> Termite Management System, you should contact the installer to obtain full installation specifications.</small>  |   |  |  |  |
| <b>Inspection Dates</b><br><table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>  |   |  |  |  |
|   |   |  |  |  |
| <small>Please contact Statewide Pest Control on 1300 467 546 or <a href="mailto:mslboum@statewidepc.com.au">mslboum@statewidepc.com.au</a></small>  |   |  |  |  |
| <small>NOTE: Failure to maintain your Termite Management System may void any warranty or limit remedies.</small>  |   |  |  |  |
|   |   |  |  |  |

## Finding 6.02

Building: Main Building  
 Location: All Areas  
 Finding: Stored timbers - subfloor space or external area  
 Information: The storing of timbers in the subfloor space or around the external property (including bark mulch) increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



**Finding 6.03**

Building: Main Building  
 Location: Downpipes  
 Finding: Downpipe(s)-not connected  
 Information: The roof plumbing is not adequately connected to the stormwater drainage system on site. This disconnection reduces the functional performance of the roof plumbing.

Where roof plumbing does not drain adequately, water can discharge directly to the soil around the building perimeter, leading to excessive damp conditions. Over time, this may contribute to rust and corrosion of nearby building elements and create conditions that can attract termites and other pests. Prolonged water discharge to soil can also potentially contribute to structural movement.

It is recommended that a licensed plumber further inspect the area and install appropriate drainage connections where required.



**Finding 6.04**

Building: Main Building  
 Location: Hot water/aircon unit(s)  
 Finding: The air conditioning condensation pipe is not properly connected and discharges directly into the soil adjacent to the building.

Information: This creates a conducive condition for termite activity by providing a constant moisture source near the structure. It may also lead to soil erosion, mould growth, or damage to nearby building materials.

The overflow should be redirected to an appropriate discharge point—such as a stormwater connection or designated drainage area—away from the building foundation, in accordance with plumbing and termite management standards.



### **Evidence of fungal decay activity and/or damage**

No evidence was found

### **Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber
- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Plumber specialising in Roof Plumbing
- Registered Roofing Contractor

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

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

- Overall, the building is assessed as being in fair condition compared to others of similar age and construction, with maintenance items required.
- From a timber pest perspective, the property is assessed as highly susceptible, with no durable notice found and timber pest management/treatment recommended.

Quick list of safety hazards & major defects

- Safety hazards: None identified.
- Major defects: None identified.

Minor defects and cause/effect links

Key minor defects noted include:

- Hot water system not operating at time of inspection (no hot water at taps/showers).
- Water ponding in gutter, which may contribute to corrosion, blockages, and moisture-related damage if ongoing.
- Roof tiles weathered (maintenance required; deterioration may contribute to future leakage and secondary damage if left unmanaged).
- Bathroom plaster cracking (monitor; seek structural advice if worsening).
- Bathroom cornice irregular/uneven (likely related to past patching/repair; may continue to crack/deteriorate).
- Bath tap cover plate loose + penetrations not sealed, which may allow water ingress into wall substrate over time.
- Garage ceiling plasterboard joint cracking, possibly related to inadequate joint backing/support and/or poor joint setting.

Conditions conducive to timber pest activity (cause/effect)

- No evidence of a chemical termite management system observed; post-construction barrier is recommended.
- Air-conditioning condensate discharge to soil near the building may provide a moisture source conducive to termite activity; redirection is recommended.

Suggested order of activity

1. Confirm hot water system operation with the agent/owner and ensure it will be working at settlement.
2. Address roof plumbing items (gutter ponding / roof maintenance) to reduce the likelihood of moisture-related deterioration and future leaks.
3. Rectify wet-area sealing issues (secure cover plates and fully seal penetrations; check all bathroom penetrations given the apparent full bathroom renovation).
4. Implement termite risk controls (obtain pest-controller advice regarding termite management/treatment; address moisture sources/bridging where applicable).
5. Plaster-related items: monitor cracking and repair as required (including investigating garage ceiling joint support).

Major limitations / inaccessible areas

Some areas were inaccessible at the time of inspection, including the ceiling cavity, parts of roof exterior, and some wall exteriors due to obstructions, and the report notes a high risk of undetected defects as a result.

Further inspections (as identified in the report)

Further inspections are recommended by:

- Licensed plumber specialising in roof plumbing
- Termite and timber pest technician / licensed pest controller

Important note

This summary must be read together with the full report—if there is any discrepancy, the body of the report prevails, and the report should be read in its entirety.

For further information, advice and clarification please contact Adam Zhang on: 0435 054 777

### Section D Significant Items

#### The following items were noted as - For your information

##### Noted Item

Building: Main Building  
Location: Yard - Back  
Finding: Retaining Wall Seepage (Low Side Staining)  
Information: Moisture staining was observed along the lower side of the timber retaining wall. This staining is consistent with water seepage migrating from the higher retained ground side during rainfall events, rather than water originating at the low side.

Ongoing seepage may contribute to premature deterioration of the retaining wall components and can lead to soft/wet ground conditions adjacent to the wall if not addressed.

It is recommended that the retaining wall drainage provisions (e.g., agi pipe/subsoil drainage and discharge points) be checked and maintained to ensure water can relieve from behind the wall. Further assessment by a suitably qualified contractor is recommended if seepage continues or worsens.





### Noted Item

Building: Main Building  
 Location: Bedroom  
 Finding: Window flyscreen  
 Information: The window flyscreen appears to be a later addition and does not match the original window system; the fixing method (external brackets/screws) appears non-standard and may not provide secure, aligned installation.

Poor fixing can lead to loosening/damage to the window frame, reduced insect sealing, and potential operational issues with the window/screen over time.

Have a qualified window/flyscreen contractor assess and re-fit using a compatible screen system and proper proprietary fixings, or replace with a correctly sized, purpose-made flyscreen to suit the window.



### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: floor unevenness - v4  
 Information: The standard laser level was positioned 125 mm above the floor, as shown in the photo. The measured floor deviation across the room ranges from the lowest point to

the highest point by approximately 15mm

Considering the age of the property and no visible significant cracks were observed at time of inspection. This degree of settlement is generally within an acceptable range for a building of its era. However, for buyers who have higher expectations regarding floor levelness or sensitivity to uneven floors, it should be noted that restumping or re-leveling can involve a considerable cost. This should be taken into account when planning the overall purchase budget.

Additional Note:

All laser level readings were taken on surfaces of the same material type to ensure consistency in measurement. For example, if the laser line in the photo shows readings taken off the tile, the laser device itself was also positioned on a tiled surface during testing. This ensures that the recorded floor deviation accurately reflects level variation within that specific flooring material and area.





**Noted Item**

Building: Main Building  
Location: Roof Void  
Finding: Roof void timber condition.  
Information: At the time of inspection, the majority of roof void timbers were observed to be in generally acceptable condition when considered against the age of the property. No significant timber decay, softening, or wood rot was identified within the accessible roof void areas at the time of inspection.

Insulation is in acceptable condition.

Heating system shows the last service is 18/4/13





**Noted Item**

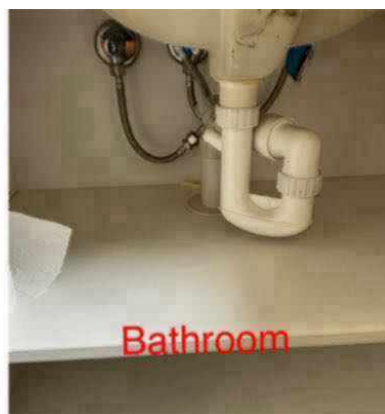
Building: Main Building  
 Location: Cabinet plumbing  
 Finding: For your information  
 Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.





**Noted Item**

Building: Main Building  
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Finding: For your information  
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.





## Section D Significant Items

### Undefined Defects

#### 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. Arrows and highlights have been included to identify minor defects. The purchaser can discuss further with the building inspector.







## Definitions to help you better understand this report

|  |  |
|--|--|
| Access hole (cover)                      | An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.   |
| Accessible area                          | An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.  |
| Appearance defect                        | Fault or deviation from the intended appearance of a building element.   |
| Asbestos-Containing Material (ACM)       | Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.   |
| Building element                         | A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.   |
| Client                                   | The person or other entity for whom the inspection is being carried out.   |
| Conditions Conducive to Termite Activity | Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.   |
| Defect                                   | Fault or deviation from the intended condition of a material, assembly, or component.  |
| Detailed assessment                      | An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.   |
| Inspection                               | Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.   |
| Inspector                                | Person or organisation responsible for carrying out the inspection.  |
| Instrument Testing                       | Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber |
| Limitation                               | Any factor that prevents full or proper inspection of the building.  |
| Major defect                             | A defect of sufficient magnitude where rectification has to be carried   |

|  |   |
|--|---|
|  | out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.  |
| Methamphetamine                          | An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA. |
| Methamphetamine contamination            | A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).  |
| Methamphetamine production/manufacture   | The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.   |
| Minor defect                             | A defect other than a major defect.   |
| Roof space/Roof void                     | Space between the roof covering and the ceiling immediately below the roof covering.  |
| Screening assessment                     | An assessment by a screening sampler to determine whether or not methamphetamine is present.  |
| Serviceability defect                    | Fault or deviation from the intended serviceability performance of a building element.  |
| Significant item                         | An item that is to be reported in accordance with the scope of the inspection.  |
| Site                                     | Allotment of land on which a building stands or is to be erected.   |
| Structural defect                        | Fault or deviation from the intended structural performance of a building element.  |
| Structural element                       | Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.  |
| Subfloor space                           | Space between the underside of a suspended floor and the ground.  |
| Subterranean Termite Management Proposal | A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.  |
| Termites                                 | Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.  |
| Tests                                    | Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be  |

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

|                                   |   |
|-----------------------------------|---|
| Timber Pest Activity              | Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection. |
| Timber Pest Attack                | Timber Pest Activity and/or Timber Pest Damage.   |
| Timber Pest Damage                | Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests. |
| Urgent and Serious Safety Hazards | Building elements or situations that present a current or immediate potential threat of injury or disease to persons.       |

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

### **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

### **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.