



Building and Timber Pest Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 7 Manor Grn, Macleod VIC 3085, Australia



Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 1 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 7 Manor Grn, Macleod VIC 3085, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jamie Daou Ph: 0405 484 010
Email: Brighton@jimsbuildinginspections.com.au

Registered Building Practitioner; DB-U 37884;

Company Name: Jim's Building Inspections (Brighton)

Company Address and Postcode: Highett 3190

Company Email: Brighton@jimsbuildinginspections.com.au

Company Contact Numbers: 0405 484 010

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: This report has been prepared solely on the basis of the information available at the time of inspection and is subject to information provided by the Client, their agents and/or employees. It is also subject to the presence of latent or concealed defects, inaccessible areas, and other conditions that were not apparent or detectable at the time of inspection.

This report has been commissioned solely for the use of the Client only, and unless expressly stated otherwise, no responsibility or liability is accepted for or owed to any third party. Any third party not specifically named on page 3 of this report who relies on this report, in whole or in part, does so entirely at their own risk.

It is the responsibility of the property owner(s) to promptly address any identified safety hazards, major defects, minor defects, and evidence of timber pest activity or damage noted in this report immediately, in order to reduce the risk of further deterioration, safety concerns, and potential financial loss.

Areas that were inaccessible or assessed as HIGH RISK should be further investigated by appropriately qualified personnel. The Client is strongly advised to take all reasonable steps to remove, rectify, or actively monitor any conditions that may be conducive to timber pest activity or attack IMMEDIATELY.

To minimise the risk of future timber pest damage, it is recommended that the Client undertakes:

- Regular inspections at intervals not exceeding twelve months, or more frequently where the building is highly susceptible to timber pest activity.

- Implementation of a timber pest management program in accordance with Australian Standard AS 3660, which may include monitoring and baiting systems, chemical treatment, or physical management measures.

It is acknowledged that such management systems may be bypassed by subterranean termites, and therefore thorough, regular inspections remain essential.

This report reflects the condition of the property at the time of inspection only. Re-inspection is strongly recommended 30 days after the issue of this report, as the condition of the property may change over time, including the extent of defects or the appearance of previously undetected issues.

Building standards, construction materials, and techniques have evolved over time in Australia. Older buildings may not comply with current legislation or Australian Standards; please note that this does not necessarily indicate poor construction.

Assessments in this report are made with reference to the Australian Standards applicable at the time of construction.

*This inspection applies only to the property specified on page 1 of this report. The report must be read in full, including all defect statements and associated images, to be understood in context. Any uncertainty or questions regarding this report should be clarified with the inspector prior to acting upon its contents.

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

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in excellent condition

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Pergola, Porch
Other Timber Bldg Elements	Fascias, Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Architectural Trims, Porch / Patio, Deck, Eaves, Skirting Boards, Floorboards
Roof	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
- Fencing
- Gardens
- Landscaping Timbers
- Posts
- Roof Exterior - Part
- Roof Void - Part
- The Site
- Timber Retaining Walls
- Trees
- 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:

- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Timber retaining walls due to obstructions.
- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Debris in gutters
- Ceiling linings
- Appliances and equipment
- Above safe working height
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of suitable access or entry point
- No safe point from which to access roof exterior
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- Wall linings

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: **Low**

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: **Low**

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

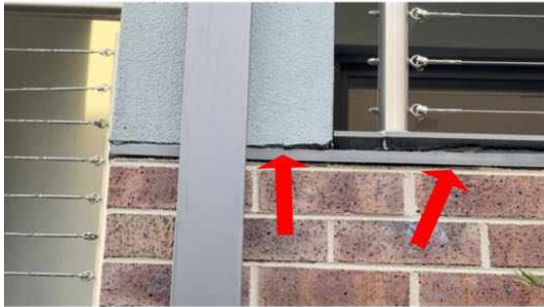
Building:	Main Building
Location:	Balcony
Finding:	Balcony - Inadequate Screed, Waterproofing & Exposed Substrate
Information:	At the time of inspection, the balcony was observed to have inadequate screed installation, compromised or insufficient waterproofing, and areas of exposed substrate. These conditions indicate that the balcony surface has not been constructed or maintained to an acceptable standard.

Inadequate screed can result in poor falls and ineffective drainage, while defective or absent waterproofing allows water to penetrate into the underlying structure. The presence of exposed substrate further increases the risk of water ingress and accelerated deterioration of building elements.

If left unaddressed, these issues may lead to ongoing water penetration, deterioration of finishes, structural damage, and increased repair costs.

It is recommended that a registered builder and qualified waterproofing specialist be engaged as a matter of urgency to assess the balcony, undertake removal of affected materials, install a compliant screed with appropriate falls, apply a suitable waterproofing system, and reinstate the balcony surface in accordance with current standards.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Hallway
Finding:	Ceilings - Minor Plaster Cracking
Information:	The ceilings were inspected and cracking in the plaster was observed in this area. Cracks can affect the appearance of the ceilings and may worsen over time if left unaddressed.

This may be due to age-related shrinkage, minor building settlement, or movement of ceiling joists or trusses.

When practical, a qualified plastering contractor should be engaged to assess and repair the cracked plaster. Prompt action will improve the appearance of the ceilings and help prevent further deterioration.

Cracking should be monitored over time to determine whether movement is ongoing. Where cracks are purely cosmetic, patching and repainting by a qualified plasterer may be undertaken as part of routine maintenance. If cracks widen, reappear after repairs, or are accompanied by other structural signs, further investigation by a registered builder or structural engineer is recommended immediately.

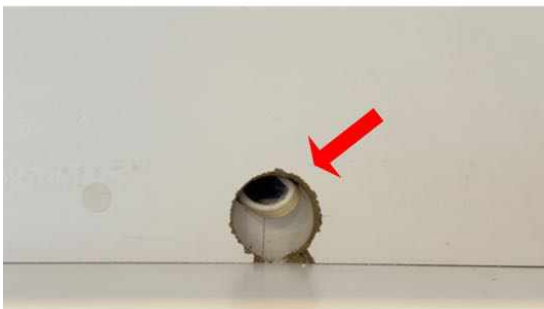


Finding 3.02

Building:	Main Building
Location:	All Areas >
Finding:	Cabinets - Poor Installation & Detailing
Information:	Cabinets were observed to have poor installation and detailing. These issues affect both the visual appearance and functional performance of the cabinetry.

This may be due to inadequate installation techniques, misalignment during installation, use of incorrect fixings or poor craftsmanship.

When practical, a qualified cabinetmaker or qualified carpenter should be engaged to address these detailing issues. Prompt action will help ensure proper fit, finish, and durability of the cabinetry.





Finding 3.03

Building:	Main Building
Location:	Bedroom >
Finding:	Ceilings - Plaster Cracking
Information:	The ceilings were inspected and cracking in the plaster was observed in this area. Cracks can affect the appearance of the ceilings and may worsen over time if left unaddressed.

This may be due to age-related shrinkage, minor building settlement, or movement of ceiling joists or trusses.

When practical, a qualified plastering contractor should be engaged to assess and repair the cracked plaster. Prompt action will improve the appearance of the ceilings and help prevent further deterioration.

Cracking should be monitored over time to determine whether movement is ongoing. Where cracks are purely cosmetic, patching and repainting by a qualified plasterer may be undertaken as part of routine maintenance. If cracks widen, reappear after repairs, or are accompanied by other structural signs, further investigation by a registered builder or structural engineer is recommended immediately.

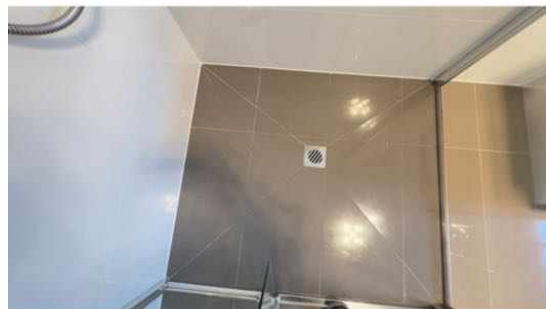


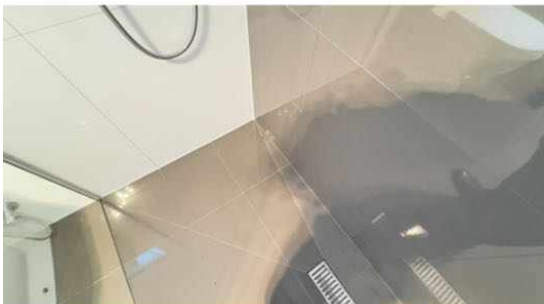
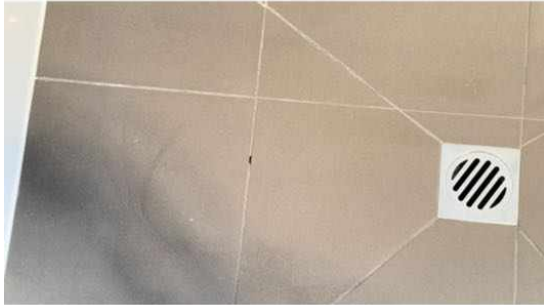
Finding 3.04

Building: Main Building
 Location: Laundry, Shower 1 & 2 >
 Finding: Floor Tiles - Inadequate Grout
 Information: Floor tiles were observed to have inadequate and deteriorated grout between joints in this area. Insufficient grout can allow water penetration, lead to tile movement, and contribute to substrate deterioration or mould growth.

Possible causes include poor original installation, age-related wear, or moisture exposure.

A qualified tiler should be engaged immediately to re-grout the affected areas. Prompt remediation will restore water resistance, maintain tile stability, and prolong the life of the flooring.







Finding 3.05

Building: Main Building
 Location: Bathroom >
 Finding: Bathroom Mirrors - Edge Deterioration
 Information: Mirrors were observed to have edge deterioration in this area. Damaged mirrors can be a safety hazard due to sharp edges, reduce visual appeal, and affect functional use.

This may be due to age-related wear, poor installation, or exposure to moisture causing edge damage.

A qualified glazier or bathroom specialist should be engaged without delay to inspect and repair or replace the damaged mirrors. This may include replacing affected mirrors, securing the mounting, and ensuring edges are properly sealed. Prompt action will help prevent injury, restore functionality, and maintain appearance.



Finding 3.06

Building: Main Building
 Location: Toilet (WC)
 Finding: Fittings - Loose
 Information: Fittings were observed to be loose and inadequately secured to walls in this area,

moving when light pressure was applied. This reduces usability and may cause further damage if not addressed.

Common causes include incorrect or inadequate fixings, use of anchors unsuitable for the wall type, movement of the wall or timber substrate, wear from repeated use, or improper installation.

If left unresolved, loose fittings may detach, damage wall finishes, or cause progressive deterioration of both fittings and surrounding surfaces.

When practical, a qualified carpenter or experienced handyman should be engaged to securely refix or replace all loose fittings using appropriate fixings and methods for the wall type. The fittings should be monitored over time to ensure they remain secure.



Finding 3.07

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void - Limited Access
Information:	Limited access to the roof void was present due to facts including but not limited to, limited access, insulation, Air condition Unit & ducting, obstructions or placement of insulation and or sarking, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

NOTE: Unless all insulation is removed from the roof space a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.



Finding 3.08

Building: Main Building
Location: All External Window Lintel Areas
Finding: Building Element Hardware - Rust & Corrosion
Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

These items can sometimes be treated but more than likely will require replacement. Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A qualified handyman or carpenter may be appointed to replace any building elements that have been affected by rust or water damage.





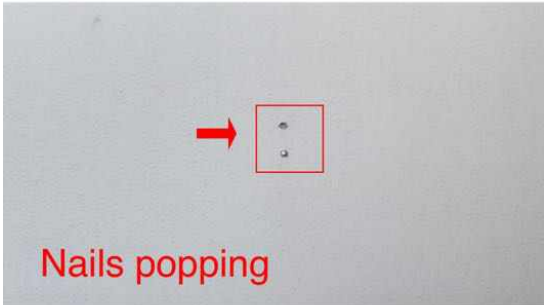
Finding 3.09

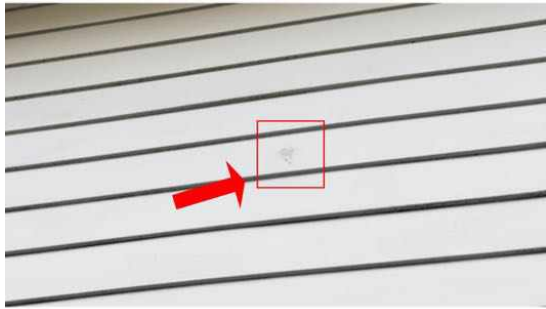
Building: Main Building
 Location: All External Areas >
 Finding: External Walls - Substandard Finish
 Information: The external walls were inspected for paint and or surface condition, and substandard finishes was observed in this area.

While primarily a cosmetic issue, the affected areas may indicate age-related wear, poor surface preparation, or previous repairs.

When practical, a qualified painter should be engaged to prepare and repaint the affected areas. Addressing paint deterioration will improve the appearance of the ceilings and help protect the surfaces from further wear.





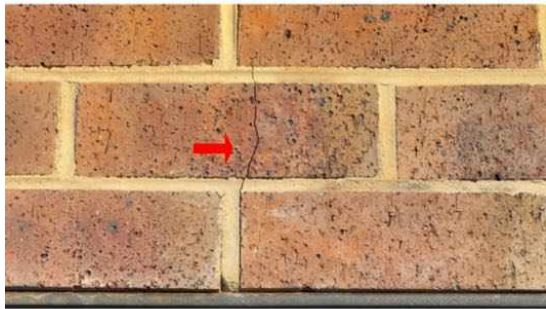


Finding 3.10

Building: Main Building
Location: All External Areas >
Finding: External Walls - Minor Cracking To Wall Claddings
Information: Minor cracking was observed to the external walls in this area. The cracking appeared superficial and did not indicate significant structural movement; however, such cracking can allow moisture ingress if left unaddressed.

The cracking is likely due to building movement or minor settlement.

When practical, a registered builder should assess and repair the cracking, which may include sealing and repainting. The area should be monitored, and any increase in cracking or signs of movement should be further investigated immediately by a Structural Engineer.



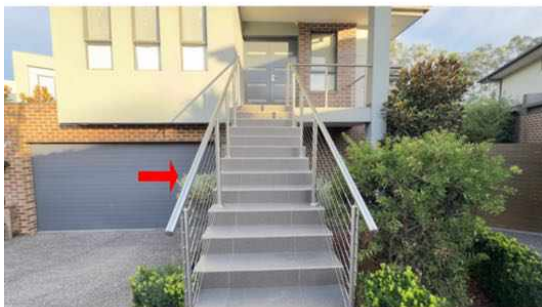


Finding 3.11

Building:	Main Building
Location:	Stair Landing
Finding:	Damp Problems - Penetrating Damp
Information:	The inspection identified signs of moisture penetration in this area, with damp patches, staining and deterioration of finishes observed. Penetrating damp can cause paint and plaster damage, timber decay, mould growth, and may compromise structural integrity and indoor air quality.

This condition may be caused by defective or aged external wall cladding, render, or brickwork, poorly installed or deteriorated flashings, gutters, or downpipes, cracks or openings in walls, inadequate perimeter drainage, or failure of damp-proof membranes.

A registered builder or waterproofing specialist should be engaged immediately to investigate the source, assess the extent of penetration, and carry out remedial works. This may include repairing or replacing defective cladding, flashings, gutters, or membranes, improving drainage, and treating affected surfaces. Prompt action will prevent further structural damage, mould growth, and health risks.





Finding 3.12

Building: Main Building
Location: All External Areas
Finding: Rainwater Tank - Leaf Strainer Blocked
Information: The leaf strainer on the rainwater tank is blocked with leaves and debris, restricting the flow of water into the tank. This is located at the inlet on top of the rainwater tank.

This has likely occurred due to a build-up of leaves and debris from the roof and gutters. A blocked leaf strainer may cause water to overflow, back up into gutters, or discharge uncontrolled around the tank and building.

A licensed plumber or competent hand man is required to clean and clear the leaf strainer. This should be attended to immediately to allow proper water flow and prevent overflow or damage.





Finding 3.13

Building: Main Building
 Location: Fencing All Areas
 Finding: Fencing - Deteriated
 Information: Timber fencing was inspected and deterioration was observed in this area. Deteriorated fencing can compromise structural stability, reduce privacy, and may allow pest ingress or accelerated decay if left unaddressed.

Possible causes include age-related timber decay, prolonged exposure to moisture or sunlight, poor maintenance, or impact damage.

When practical, a qualified carpenter or fencing specialist should be engaged to repair or replace affected sections, and a qualified painter should be engaged to restore protective finishes. Prompt rectification will maintain structural performance, improve appearance, and extend the lifespan of the fencing.



Finding 3.14

Building: Main Building
 Location: Driveway >
 Finding: Driveway - Minor Cracking & Surface Imperfections
 Information: The external driveway was visually inspected. Minor cracking, surface settlement, and

minor unevenness was observed in this area. While these defects do not currently compromise structural safety, they may affect long-term durability, appearance, and vehicle access.

These issues may be caused by age-related wear, soil movement or settlement beneath the driveway, possible tree root intrusion, or inadequate original construction or reinforcement.

A qualified concreter should be engaged when practical to repair or resurface affected areas. Prompt rectification will restore a smooth surface, improve appearance, and prevent further deterioration.



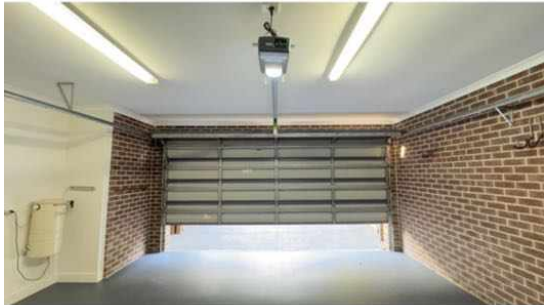


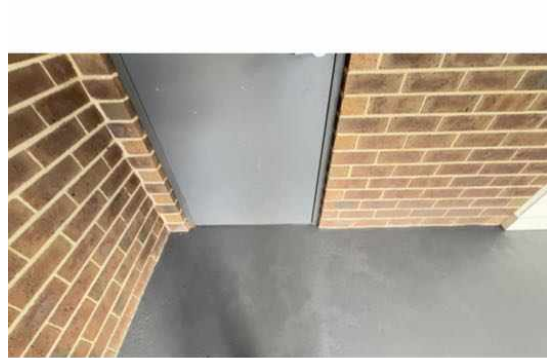
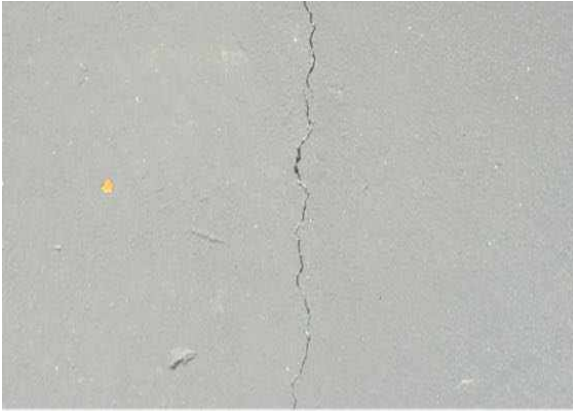
Finding 3.15

Building: Main Building
Location: Garage
Finding: Garage - Minor Cracking To Concrete Slab
Information: The concrete slab in the garage was inspected and minor cracking was observed in this area. While minor cracks are generally cosmetic, they may indicate normal shrinkage, settlement, or minor movement and should be monitored over time to ensure they do not worsen.

The cracks may be caused by shrinkage of concrete as it cures, minor settlement of footings or subfloor, thermal expansion or contraction, or age-related wear.

The affected area should be monitored, and if cracks widen, additional movement occurs, or other signs of structural concern are observed, a registered builder or structural engineer should be engaged immediately to assess and provide advice on remedial works. Prompt attention will help maintain the integrity and safety of the garage floor.





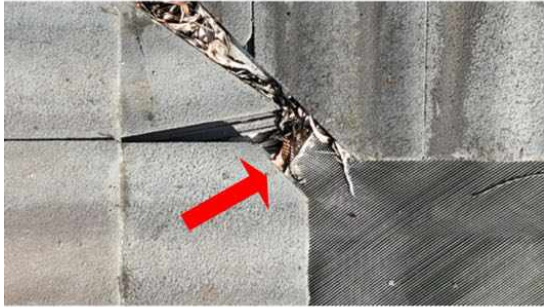
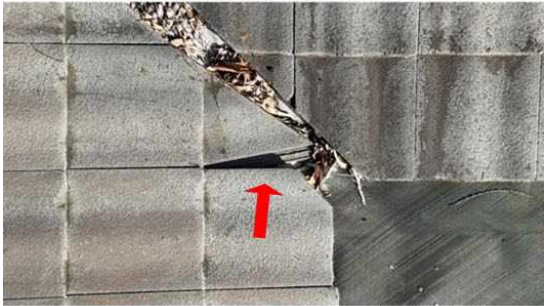
Finding 3.16

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Roof Tiles Cracked
Information:	Roof tiles in this area are cracked and may no longer provide full protection. The issue is observed across the roof surface where damaged tiles are present.

This has likely occurred due to impact, weathering, or poor installation. Cracked tiles may allow water to penetrate, causing leaks, water damage to internal structures, or deterioration of surrounding tiles.

A licensed roof plumber is required to inspect and repair or replace the cracked tiles in

this area. This should be rectified immediately to prevent water ingress and further damage.





Finding 3.17

Building: Main Building
Location: Roof Exterior
Finding: Roof Plumbing - Gutters Blocked
Information: Gutters in this area are blocked and not allowing water to flow freely. The issue is observed along the gutter runs where leaves, debris, or other obstructions have accumulated.

This has likely occurred due to lack of maintenance or build-up of debris over time. Blocked gutters may cause water to overflow, damage the roof, walls, or foundations, and increase the risk of erosion or water ingress.

A licensed roof plumber or competent handy man is required to inspect and clear the blocked gutters in this area. This should be rectified immediately to ensure water drains correctly and to prevent potential damage to the building.







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: Timber Pests - Durable Notice Not Identified
 Information: During the inspection, no durable notice relating to a termite management system was observed on the property. A durable notice is required to identify the type of termite management system installed, the date of installation, and any ongoing maintenance or inspection requirements. The absence of this notice makes it difficult to confirm the presence, effectiveness, or maintenance status of any termite protection measures.

Without a durable notice, there is an increased risk that termite management systems may not be adequately maintained or may have expired, particularly in the case of chemical barriers that require periodic replenishment. This uncertainty increases the likelihood of undetected termite activity and potential damage to timber elements within the building.

The lack of a durable notice may be due to removal during renovations, age of the property, or the absence of a compliant termite management system at the time of construction. Regardless of the cause, this represents a gap in termite risk management and ongoing building protection.

It is recommended that a licensed pest management technician be engaged immediately to assess whether a termite management system is present and

functioning. Where a system exists, the technician should confirm its type, condition, and maintenance requirements and install a compliant durable notice in accordance with current standards.

If no termite management system is identified, it is strongly recommended that an appropriate termite protection system be installed and documented. Regular inspections and maintenance should then be undertaken to reduce the risk of future termite infestation and associated structural damage.



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Timber Pests - Bridging Of Termite Barrier Found
Information:	During the inspection, bridging of the termite barrier was observed in certain areas. Bridging occurs when external elements, such as soil, vegetation, garden beds, or timber, make direct contact with the termite management system, effectively bypassing the barrier's protective function. This compromises the barrier's ability to prevent termites from accessing the building and can increase the risk of infestation.

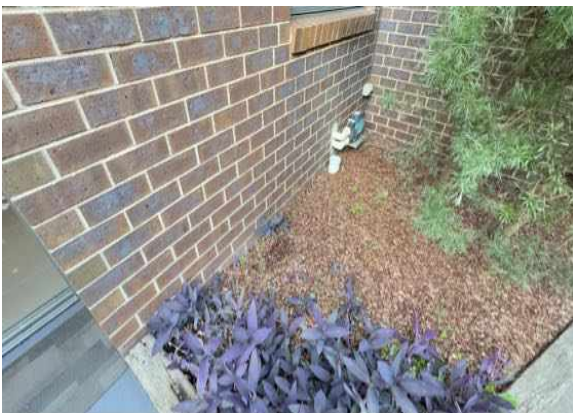
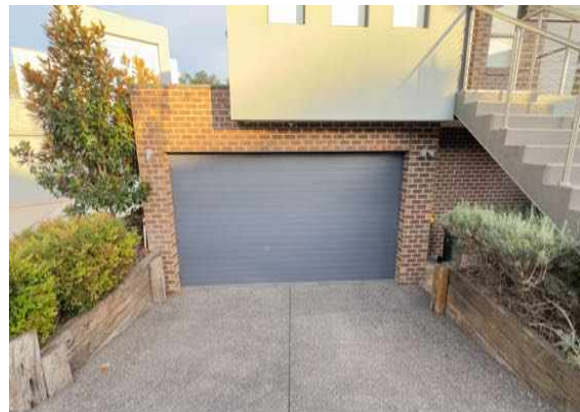
The possible causes of bridging include poor landscaping practices, where soil or mulch is piled too high around the perimeter of the building, or growth of plants with roots extending into the barrier area. In some cases, structural movement or settling of

the soil may also cause previously effective barriers to become bridged. The presence of bridging provides a direct path for termites to bypass the chemical or physical barrier, potentially leading to hidden infestation.

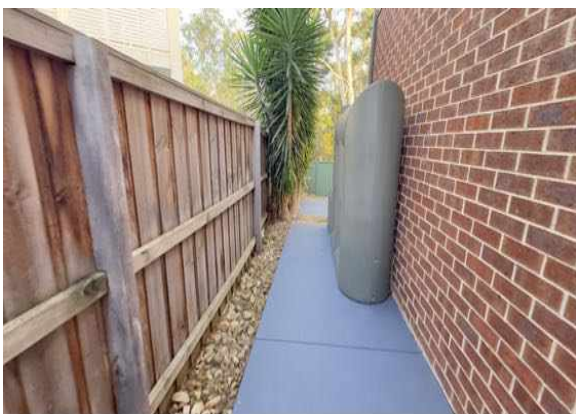
*Bridging is a significant issue as it negates the effectiveness of termite barriers, leaving the building vulnerable to termite attacks. If left unaddressed, termites can find entry points through the bridged areas, leading to structural damage and potential long-term problems for the property. Since termites can go undetected for extended periods, the damage caused by such infestations can be costly to repair.

It is strongly recommended that a licensed pest management specialist or termite professional be engaged immediately to assess the termite barrier and address the bridging issue. This may involve removal of bridging materials, adjustment or repair of the barrier, and ensuring that the area around the barrier is clear of any materials that could facilitate termite entry.

In addition to addressing the bridging issue, it is also crucial to inspect the property for signs of termite activity immediately and consider replacing or reapplying the termite barrier to ensure it is still effective. Regular maintenance and monitoring of the barrier are recommended to prevent future issues and ensure long-term protection against termites.







Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Timber Pests - Conducive Conditions - External Exposed Timbers
Information:	During the inspection, external exposed timbers were observed in this area. Timber that is in direct contact with soil, landscaping, or exposed to weather conditions such as rain and humidity is highly susceptible to termite attack and other timber pests. Moisture and environmental exposure can soften timber and make it more attractive and accessible to pests.

The presence of exposed timber may be due to building design, wear and tear, lack of protective coatings, or deterioration of paint, sealants, or other protective finishes. Timber left untreated or inadequately maintained is more likely to absorb moisture, decay, and act as a bridge for pests to access internal structural timbers.

If left unaddressed, exposed timber significantly increases the risk of termite infestation, fungal decay, and accelerated timber deterioration. Over time, this may compromise structural integrity, reduce the longevity of timber components, and increase maintenance or repair costs.

It is recommended that a registered builder or qualified carpenter assess all external timbers and undertake necessary remedial works. This may include repairing or replacing deteriorated timbers, applying protective coatings, ensuring adequate clearance from soil or vegetation, and preventing timber from coming into direct contact with moisture-prone areas.

A licensed pest management technician should also inspect the property to assess the potential risk of timber pests and determine whether additional preventative measures, such as termite barriers or monitoring systems, are required. Regular maintenance, moisture control, and pest inspections are essential to protect exposed timbers and maintain the safety and durability of the building.







Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Timber Pests - Conducive Conditions - No Slab Edge Exposure
Information:	During the inspection, it was noted that there is no exposed slab edge in this area. While this may initially seem positive, the absence of visible slab edges can create conditions where termite activity goes undetected. Without slab edge exposure, concealed entry points for termites may exist beneath flooring or along hidden wall junctions, reducing the ability to monitor and inspect for potential infestations.

This condition may result from building design, ground cover or landscaping placed directly against walls, or finished floor coverings that obscure slab edges. Such conditions can inadvertently provide termites with unobserved access to structural timber and other vulnerable building elements.

If left unaddressed, the lack of slab edge exposure can increase the risk of concealed termite activity, making early detection difficult and allowing infestations to progress unnoticed. This may lead to significant structural damage, increased repair costs, and potential safety risks over time.

It is recommended that a licensed pest management technician be engaged immediately to assess the property, particularly in areas where slab edges are concealed, to determine potential termite risk and implement monitoring or treatment

systems as required.

Additionally, a registered builder should be engaged to advise on methods to improve visibility and access to slab edges where practical. Regular inspections, maintenance of clear zones around walls, and ongoing termite management are essential to mitigate concealed timber pest risks and ensure the structural safety of the building.





Finding 6.05

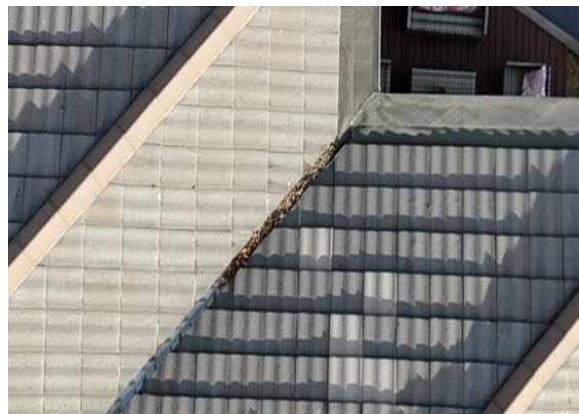
Building: Main Building
Location: All External Areas
Finding: Timber Pests - Conductive Conditions - Gutters Blocked
Information: During the inspection, gutters were observed to be blocked, resulting in water overflow and poor roof drainage. Blocked gutters are a significant concern as they can cause moisture to accumulate around roof edges, fascia boards, wall cavities, and subfloor areas. Persistent moisture in these locations creates conditions highly conducive to timber pest activity, including termites, borers, and fungal decay.

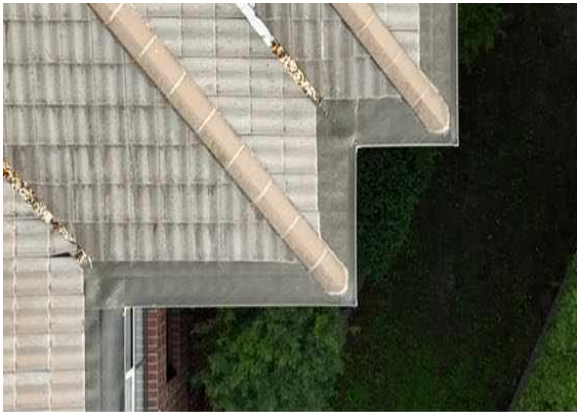
The blockage is likely due to the accumulation of debris such as leaves, dirt, and organic matter. When gutters are unable to discharge water effectively, overflow can

lead to concealed moisture penetration into building elements, reducing timber durability and increasing vulnerability to pest attack.

Moisture-related conditions of this nature substantially increase the risk of timber pest infestation and can accelerate deterioration of structural timbers if left unaddressed, potentially leading to progressive damage and higher repair costs.

It is recommended that a qualified roofing contractor or competent handyman be engaged promptly to clear and service all gutters and downpipes and ensure effective drainage away from the building. Ongoing gutter maintenance, in conjunction with regular timber pest inspections, is essential to reduce moisture-related risks and protect the long-term integrity of the structure.





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

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

- Dear Ant and family,

THANK YOU

Thank you for engaging me to conduct your Expert Building & Pest Inspection today. It was an absolute pleasure.

Buying a property is one of the biggest financial and emotional decisions you'll ever make, and I want you to feel supported every step of the way.

*Building Inspection reports often highlight defects - sometimes major, sometimes minor. Please don't be alarmed. Instead, I encourage you to read my report in its entirety and then to contact me when convenient so we can go through my findings together, and in more detail.

My mission is simply to protect you, your family, and your investment. Please find my overall summary below.

Best Regards
Jamie

Building Inspection Report Summary – This building inspection report MUST BE READ IN FULL. Reliance should not be placed on the summary alone.

Overall, compared to other buildings of similar age and construction, the property appears to be in generally EXCELLENT CONDITION.

Major Defects, Minor Defects, and maintenance issues were observed that will require immediate attention and remedial works. If left unmanaged, some of these defects may worsen over time and develop into more significant and costly issues.

Please note that the inspection was subject to limitations, including areas obstructed by furniture,

stored items, fixed joinery, floor coverings, blinds, curtains, soft furnishings, artwork, or ceiling linings. These obstructions may have prevented a full visual assessment of some building elements.

Report Photos - All rooms are numbered sequentially from left to right when entering the property from the front door and progressing through each building level.

*Safety Hazards Found Included;
Non Observed (as per AS 4349.0-2007).

*Major Defects Found Included;
Observed (as per AS 4349.0-2007).

– Balcony – Inadequate Screed, Waterproofing & Exposed Substrate

At the time of inspection, the balcony was observed to have inadequate screed installation, compromised or insufficient waterproofing, and areas of exposed substrate.

These conditions indicate that the balcony surface has not been constructed or maintained to an acceptable standard.

Inadequate screed can result in poor falls and ineffective drainage, while defective or absent waterproofing allows water to penetrate into the underlying structure.

The presence of exposed substrate further increases the risk of water ingress and accelerated deterioration of building elements.

If left unaddressed, these issues may lead to ongoing water penetration, deterioration of finishes, structural damage, and increased repair costs.

It is recommended that a registered builder and qualified waterproofing specialist be engaged as a matter of urgency to assess the balcony, undertake removal of affected materials, install a compliant screed with appropriate falls, apply a suitable waterproofing system, and reinstate the balcony surface in accordance with current standards.

*Minor Defects Found;
Observed (as per AS 4349.0-2007).

All minor defects and maintenance issues identified in this report should be addressed promptly to prevent escalation into major defects or potential safety hazards.

Gypsum wall linings were observed throughout the property, which have the potential to conceal underlying structural defects or water ingress. Ceilings, walls, windows, door openings, and wet areas were inspected and tested using both a Thermal Camera & a Tramex Moisture Meter. No elevated moisture levels were detected at the time of inspection, other than those defects specifically identified within the body of this report.

Regardless, these areas should still be regularly monitored, and further investigation is recommended should any signs of moisture ingress, structural movement, or other defects become evident in the future.

Based on these observations, the risk of undetected defects is assessed as LOW.

It is strongly recommended that areas not visible during inspection be reviewed again, and further investigation conducted where practical to ensure all latent defects and risks are identified.

An additional second manhole should also be installed in an appropriate ceiling location to allow safe and regular access for inspection of the roof void.

*Items for Your Information

- Asbestos Risks: This was not an asbestos inspection.
- Timber Pests: No termite management system was observed.
- Maintenance: Ongoing preventative maintenance (gutters, drainage, repainting, sealing cracks) is essential.

Timber Pest Inspection Report Summary – This timber pest inspection report **MUST BE READ IN FULL**. Reliance should not be placed on the summary alone.

The property is assessed as being at a MODERATE - MEDIUM RISK of subterranean termite activity. While NO visible evidence of live termite activity or timber pest damage was observed at the time of my inspection, the concealed nature of termite activity and limitations of access mean that the absence of visible evidence does not guarantee the property is free from timber pests.

It is strongly recommended that a compliant post-construction chemical termite management system be installed (if not already in place), and that ongoing inspections be carried out in accordance with AS 4349.3 and AS 3660.2:2017, at intervals not exceeding 12 months, or as otherwise advised by the installing pest control company. Regular inspections do not prevent termite infestation; however, early detection significantly reduces the extent of potential damage.

During my inspection, a combination of non-invasive techniques was used to identify indicators of timber pest activity. These included thermal scanning and moisture meter readings to susceptible areas, sounding of timber elements, visual inspection for mud trails, damage patterns, deformities, and other irregularities.

Evidence of termite activity may be concealed by carpet, cabinetry, or inaccessible timbers and would only be detected through invasive inspection methods. Trees, stumps, or nearby vegetation may also conceal nests and should be tested where applicable.

Environmental and site-specific factors such as the age and construction type of the property,

moisture conditions, ground contact materials, landscaping, and nearby vegetation contribute to the assessed risk level.

Trees, stumps, and landscaped areas may conceal termite nests and should be inspected or tested where applicable. Trees on adjoining properties were not accessible and could not be inspected.

The Client is advised that ongoing monitoring and maintenance of termite management systems and conducive conditions remains the sole responsibility of the property owner. Partial or incomplete termite treatments will increase the risk of concealed termite activity continuing undetected, potentially resulting in increased damage and higher remediation costs.

*Risk Mitigation Recommendations

To reduce the risk of timber pest infestation and damage, it is recommended that the following actions be undertaken where applicable:

- Consult the owners' corporation (if applicable) regarding any existing termite management program and address identified shortfalls.
- Ensure annual inspections are conducted to maintain warranty compliance for any existing termite barriers.
- Install a post-construction chemical termite management system where none is in place.
- Clear debris from weep holes or vent openings to prevent concealed termite entry.
- Repair and monitor any water leaks or areas of excessive moisture.
- Ensure all downpipes and guttering are adequately connected to stormwater systems and maintained regularly.
- Engage a roofing contractor or utilise drone inspection to assess roof areas not accessible at the time of inspection.
- Drill and inspect trees over 100 mm in diameter for termite activity.
- Schedule regular timber pest inspections at intervals of 6–12 months, or as advised by the termite management system installer.

All documentation relating to termite inspections, treatments, warranties, and maintenance should be retained for future reference and property records.

*Inspection Limitations

This inspection was non-invasive and subject to a lot of access limitations, including but not limited to roof space access, furniture, fixed joinery, floor coverings, blinds, soft furnishings, wall coverings, artwork, stored goods, and concealed structural elements.

If you would like to discuss any part of this report in more detail, or if you need further assistance with next steps, please do not hesitate to contact me.

I'm happy to help in any way I can.

'It's sad but true - All buildings, plans & construction projects hide costly defects. Let me Inspect

before you invest - It's the smartest move you'll ever make.'

Best Regards,
Jamie Daou

Director
Master Builder
Licence No: DB-U 37884
Specialist Building Consultant
Registered Building Practitioner
Forensic Building Defects Investigations
VCAT Expert Witness, Building Dispute Matters

For further information, advice and clarification please contact Jamie Daou on: 0405 484 010

Section D Significant Items

The following items were noted as - For your information

Noted Item

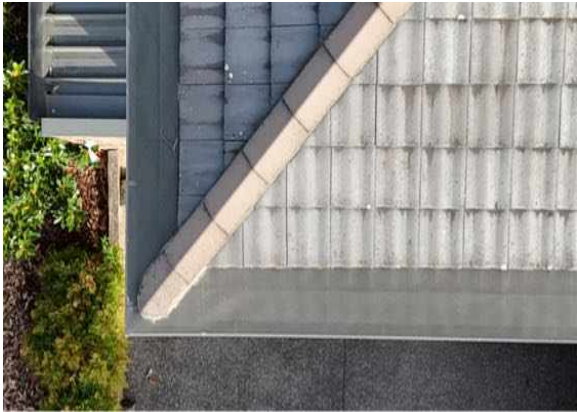
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Roof Images For Your Information Only
Information:	Roof Images For Your Information Only

These images are provided for your information and general reference only. They illustrate typical roof coverings and associated components such as ridge capping and flashings.

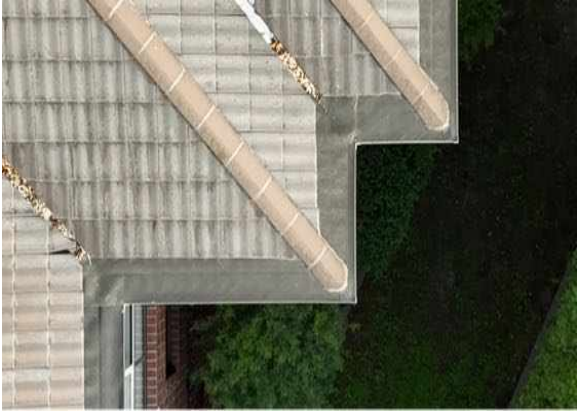
Please note that photographic images may not capture the full extent of site conditions, levels of deterioration, or concealed defects. Roof coverings and components can only be properly assessed through physical inspection, and some areas may be inaccessible due to height, pitch, safety constraints, or limited access at the time of inspection.

If there are any concerns regarding the roof structure, coverings, flashings, drainage, or associated elements, further assessment by a licensed roofing contractor is recommended immediately.











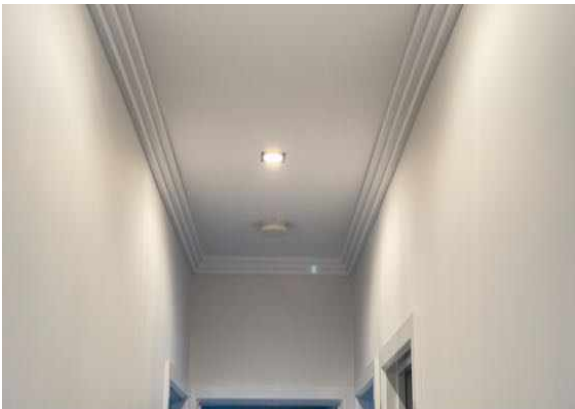
Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Smoke Detectors - Advisory

Information: During the inspection, smoke detectors were noted for advisory purposes only. The operation, age, type, and compliance of smoke detectors could not be fully verified as part of this inspection.

Smoke detectors are critical life-safety devices, and non-compliant, outdated, or non-operational units may not provide adequate warning in the event of a fire.

It is recommended that a licensed electrician be engaged immediately to test, service, and upgrade smoke detectors as required to ensure correct operation and compliance with current safety requirements.



Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Water Supply & Drainage - Shower, Basins, Toilets, & Plumbing Fixtures
Information: The shower recess was tested, and no visible water penetration to surrounding areas was observed at the time of inspection, except where noted as a separate defect elsewhere in this report. Water appeared to flow freely toward the floor waste. Moisture detected to the shower walls is documented separately in the report. The shower floor waste appeared clear during inspection.

Flushing the toilet revealed no visible leaks, and the fixture appeared to operate normally unless otherwise noted as a separate defect. No water damage was

observed to the vanity unit unless specifically stated elsewhere in the report. Basins, bathtubs, laundry tubs, vanities, and sinks were tested and inspected with no evidence of leaks, blockages, or drainage issues at the time of inspection unless otherwise noted. All internal taps and shower heads were tested with no leaks observed, unless documented as a separate defect.

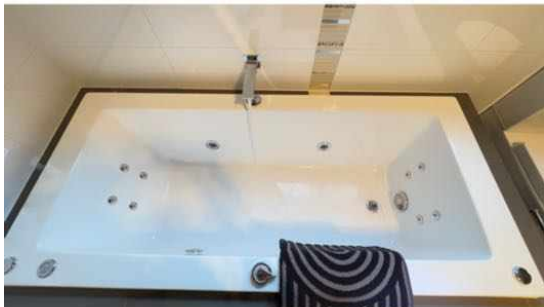
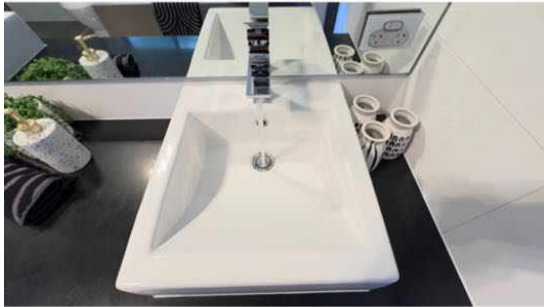
*Important Note:

This inspection provides a snapshot of performance at the time of testing. Water leaks or drainage issues may not become apparent until the fixtures are used consistently over time and surrounding areas are monitored.











Noted Item

Building: Main Building
Location: All Areas Interior & Exterior
Finding: Moisture Levels - Advisory - No Elevated Moisture Levels Present
Information: At the time of inspection, no elevated moisture levels were detected in these areas. Moisture readings were taken (using a Tramex Moisture Meter) and non-invasive testing methods and reflect conditions present at the time of inspection only. This item is noted for advisory purposes and should not be relied upon as a guarantee that moisture issues are not present elsewhere or may not occur in the future.

It is important to note that moisture levels can fluctuate due to weather conditions, plumbing usage, seasonal changes, or intermittent leaks. Concealed moisture within wall cavities, subfloor areas, or other inaccessible locations may not be detected during a visual or limited moisture assessment.

Ongoing monitoring of the property is recommended, and further investigation by a qualified tradesperson should be considered if signs of water ingress, dampness, staining, mould growth, or material deterioration become apparent.











Noted Item

Building: Main Building
 Location: All Areas Interior & Exterior
 Finding: Thermal Scanning & Diagnostic - Advisory - No Elevated Moisture Levels Present
 Information: During the inspection, a thermal imaging camera was utilised as a non-invasive diagnostic tool to assist in identifying potential irregularities associated with moisture ingress, heat loss, insulation deficiencies, or concealed building defects. Thermal imaging detects surface temperature variations that may indicate abnormal conditions within building elements.

Any thermal anomalies identified during the inspection were further assessed where accessible using visual inspection methods and moisture testing. It is noted that thermal imaging is an indicative tool only and does not confirm the presence of defects or moisture without supporting evidence.

Due to the concealed nature of building construction and the limitations inherent in non-invasive inspection methods, the absence of significant thermal anomalies at the time of inspection does not guarantee that concealed defects or moisture issues are not present. Ongoing monitoring and further investigation are recommended should concerns arise.

Noted Item

Building: Main Building
 Location: All Areas, Interior & Exterior
 Finding: Appliances, Heating & Cooling Systems, Mechanical Systems, Plumbing, Electrical, Fireplaces - Advisory
 Information: The inspection did not include testing, operation, safety, or assessment of any installed or portable appliances or mechanical systems. This includes, but is not limited to, ovens, cooktops, microwaves, rangehoods, dishwashers, ducted vacuum systems, air-conditioning units, heating systems, hot water services, ceiling fans, exhaust fans, intercoms, security systems, fireplaces, and solid fuel heaters.

Any observations or images relating to appliances are provided for your information only and cannot be relied upon as part of this building inspection.

Where appliances are beyond their warranty period, the owner should be prepared for potential costs of repair or replacement at any time. The operation of these appliances cannot be guaranteed, and further inspection by a licensed tradesperson may be required. Many appliances are only covered by limited manufacturer or installer warranties. Confirming warranty status is strongly recommended prior to purchase, as out-of-warranty items may require servicing, replacement, or certification by a qualified technician.

In accordance with AS 4349.1–2007 (Pre-Purchase Building Inspections – Residential), appliances and mechanical systems are excluded from the scope of a standard building inspection. These systems may present electrical, gas, or fire safety

risks if not properly maintained, serviced, or installed.

Do not rely on this inspection to confirm that all appliances or mechanical systems are functioning.

Appliances may be worn, damaged, or malfunctioning. Electrical or gas appliances can pose serious safety hazards if incorrectly installed or maintained.

A licensed electrician, plumber, gasfitter, or HVAC technician should be engaged at the building owners discretion to:

Test the operation of all appliances and mechanical systems.

Assess safety, compliance, and certification requirements.

Service, repair, or replace equipment as necessary, particularly where service history or warranty coverage is unknown.

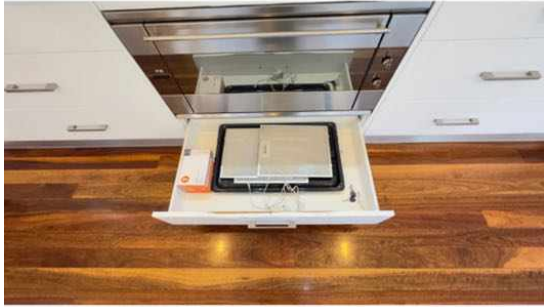
Inspect any water, gas, or electrical connections associated with appliances to ensure safety and compliance.

Observations and images of appliances are for informational purposes only and do not form part of the formal building inspection.







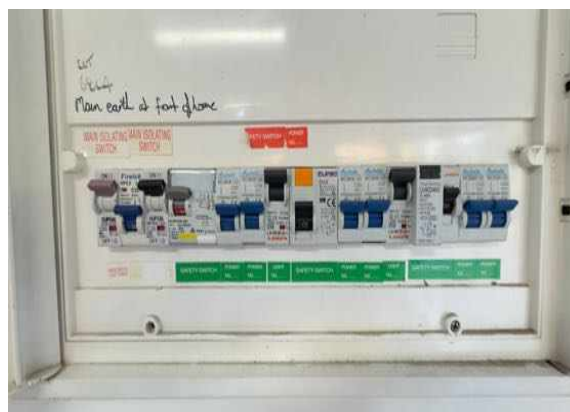
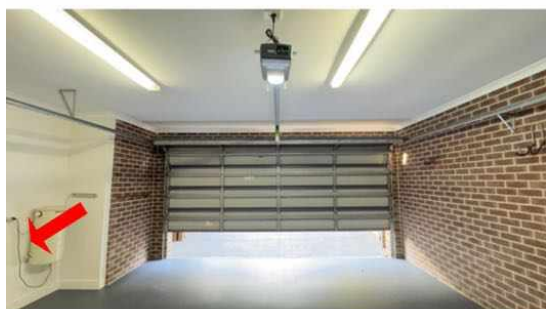


Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Electrical Switch Board - Location
 Information: For your information, the main electrical switchboard was visually inspected. No intrusive testing or detailed electrical assessment was performed as part of this inspection.

For full compliance and safety verification, a licensed electrician should be engaged to inspect the switchboard, test all circuits, and ensure all components are functioning correctly. This will help maintain electrical safety and prevent potential hazards.

(AS 4349.1-2007: Electrical Switchboard & meter inspections are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Gas Meter - Location For Your Information
 Information: The gas meter was inspected and photographed for reference and location purposes only.

Gas meters can be affected over time by age, environmental exposure, or accidental impact, which may lead to corrosion, physical damage, leakage, or non-compliance with current regulations. Regular checks are recommended to ensure ongoing safe operation.

For your information, a licensed gasfitter should be engaged to carry out routine inspections and maintenance.

Observations are for informational purposes only and do not constitute a full safety or compliance inspection.

(AS 4349.1–2007: Gas meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Water Meter - Location For Your Information Only
Information:	The water meter was photographed at the time of the inspection. The meter is included for reference & location purposes only.

Advisory / Possible Risks:

Water meters can be affected over time by age, environmental exposure, accidental impact, or poor maintenance. Potential issues could include leaks, corrosion, or malfunction that may impact water supply or cause water damage.

Recommendation / Actions:

It is recommended that a licensed plumber carry out routine inspections and maintenance to ensure continued safe and compliant operation. Observations are for informational purposes only and do not form part of a full safety or compliance inspection.

(AS 4349.1–2007: Water meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building:

Location: Limited Areas

Finding: Neighbouring Properties - For Your Information

Information: Neighbouring properties were visually inspected from publicly accessible areas. No detailed structural, noise, or compliance testing was performed as part of this inspection.

Recommendation: For concerns regarding noise, encroachments, or structural issues affecting neighbouring properties, it is recommended to engage relevant specialists (e.g., acoustic consultant, building surveyor, or a registered builder) and/or contact the local council.

(AS 4349.1–2007: inspection of neighbouring properties is not included in standard pre-purchase building inspections; this statement is for your information only.)





Noted Item

Building:

Location: Limited Areas

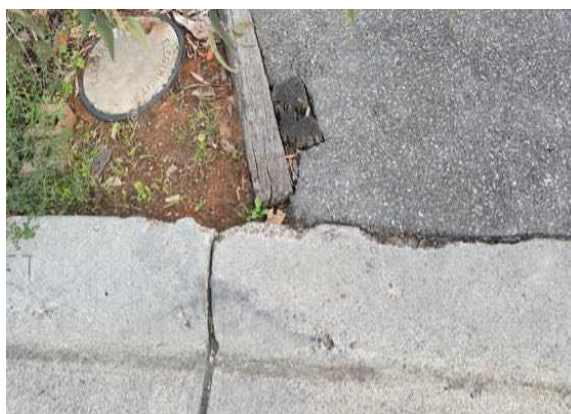
Finding: Council Assets - Footpaths, Crossovers, & Adjacent Infrastructure

Information: For your information, council-owned assets located on or adjacent to the property, including footpaths, vehicle crossovers, kerbs, drainage pits, street signage, and other infrastructure, were visually inspected where accessible.

During the inspection, minor cracking, surface wear, or uneven sections were observed on footpaths or crossovers. Some accessible metal components, such as street signage or grates, showed signs of rust or deterioration. Debris accumulation and vegetation encroachment were also noted around council infrastructure. Access or visibility was limited to certain council-owned assets.

These areas should be monitored, and for detailed assessment, maintenance, or compliance verification, the relevant local council authority should be contacted immediately. Regular monitoring of adjacent council assets is recommended to ensure ongoing safety and proper maintenance.

(AS 4349.1–2007: inspection of council-owned infrastructure is not included in standard pre-purchase building inspections; this statement is for your information only.)







Noted Item

Building:

Location: Limited Areas

Finding: Additional Photos - Obstructions & Limitations

Information: These photographs provide evidence of obstructions and restrictions that prevented full access to certain areas of the property at the time of inspection. Such obstructions may include stored goods, furniture, floor coverings, stored building materials, dense vegetation, vehicles, or fixed finishes.

It is important to note that these restrictions can conceal a wide range of building defects, including but not limited to:

Structural damage such as cracking or movement in walls, floors, or ceilings.

Water ingress, rising damp, or drainage issues.

Pest activity such as termites or timber decay.

Electrical, plumbing, or safety hazards.

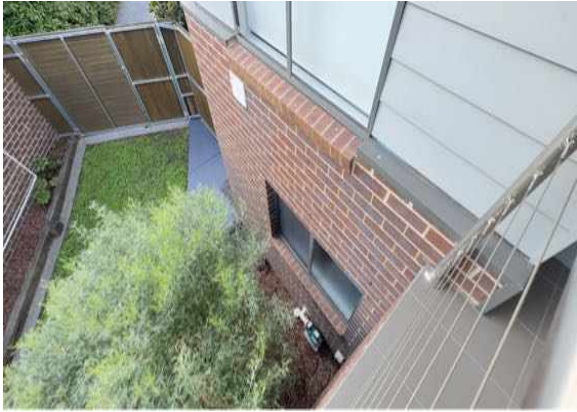
Because these areas could not be visually assessed, no comment can be made on their condition within this report.

Recommendation:

It is strongly recommended that obstructions be removed and concealed areas made fully accessible immediately. A re-inspection should then be carried out to allow a complete assessment of the property's condition. This is particularly important prior to purchase, as defects in concealed areas can carry significant rectification costs.



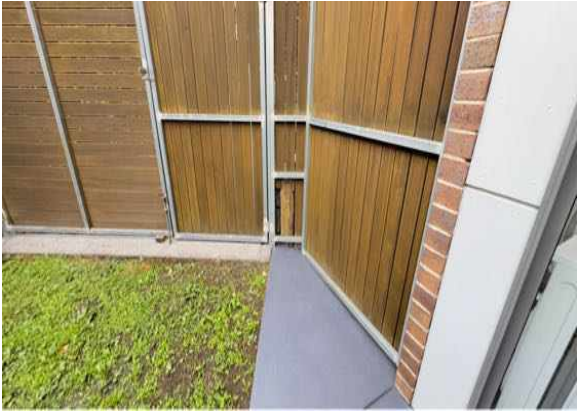


















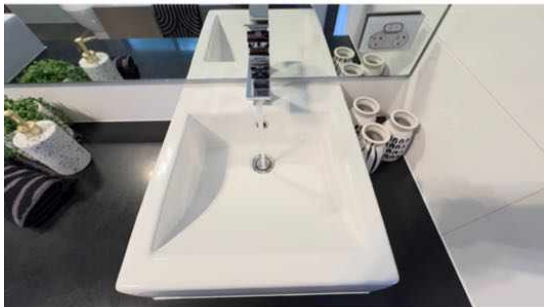


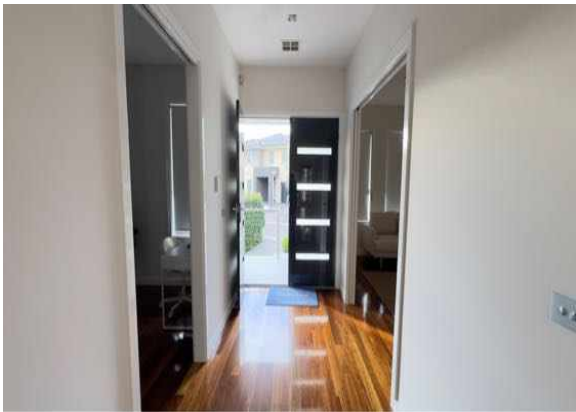
















Noted Item

Building:

Location:

Finding:

Information:

Client Testimony - Rebel & Richard Hungerford

"After recently engaging Jamie to undertake a pre-purchase building and pest inspection on a prospective property to purchase in Melbourne; I am confident to highly recommend Jamie for all building inspection purposes. After utilising other building consultants for various property purchases and having seen many reports I have disappointingly arrived at the conclusion that most provide little value add information to the purchasing process. Information that a buyer necessarily draws on to make a significant financial decision. Jamie prioritises this value add, in his work, stating repeatedly that a major focus of his effort is the protection of his clients. This is a rare demonstration of his professional ethics within an industry that suffers from a lack of integrity in general. The attention to detail, detailed explanations and photographic evidence provided in his reports are pivotal examples of this work ethic and subsequent value add to the purchaser's decision making process. Jamie allocates more actual time onsite than most, thoroughly assessing and providing expert advice based on his many years of experience in the building industry. As an example, Jamie took extra time to assess our building which had some major defects present to ensure he covered all bases. The follow up was great and he generously answered all questions in respect to the report. I plan to engage Jamie exclusively in future for all my building consultation needs.

I am 100% happy to recommend Jamie due to his integrity, reliability, and expertise."

Rebel & Richard Hungerford"



Noted Item

Building:

Location:

Finding: Client Testimony - Noelle & Family

Information: “Jamie is an outstanding Registered Builder and Building Inspector and an absolute professional to deal with. He has a deep understanding of high-end luxury residential properties, and it’s clear his expertise comes from decades of hands-on experience building beautiful homes in Bayside.

He has an exceptional ability to identify hidden defects, construction shortcuts, and potential risks that could easily turn a dream home purchase into a costly mistake. Jamie also takes the time to explain everything in a clear, honest, and easy-to-understand way. There’s no pressure and no confusion and he delivers practical advice you can trust.

What I appreciated most was Jamie’s personal approach. He genuinely cares about his clients and treats every inspection as if it were his own personal home or investment.

Thank you again Jamie

Noelle & family :)”



Noted Item

Building:

Location:

Finding: Client Testimony - Chris & Family

Information: "Jamie was extremely helpful. He explained everything I needed to know before and during the process, communicating very well. Additionally, his attention to detail and extensive knowledge provided myself an excellent report.

Highly recommend!"



Noted Item

Building:

Location:

Finding: Client Testimony - Bianca & Family

Information: "We had a great experience from start to finish. Jamie was professional, punctual, and extremely thorough. His detailed inspection report saved us money by clearly identifying issues we could address during negotiations, giving us real peace of mind before purchasing. The report was easy to understand and delivered promptly.

Highly recommend Jamie to anyone looking for a reliable and honest building inspection."



Noted Item

Building:

Location:

Finding: Clients Testimony - Henry & Family

Information: " Jamie is super passionate about his role in the industry, makes being a client easy and care free.

Thanks Jamie!"



Noted Item

Building:

Location:

Finding: Clients Testimony - Mathew & Megan

Information: Jamie Daou from Jim's Building Inspections completed the most comprehensive building report I've ever seen. He used every bit of tech and gadget possible to uncover a wide range of issues that easily could've been missed.

What really sets Jamie apart is what happens after the report. He put me in contact with multiple trusted trades to help rectify the issues and has been available pretty much 24/7 to answer questions and help me navigate the purchase with confidence. He even assisted with organising trades, which went well above and beyond what I

expected.

Couldn't recommend Jamie highly enough. I wouldn't go anywhere else for my next pre-purchase inspection



Noted Item

Building:

Location:

Finding: Clients Testimony - Tiana

Information: Jamie is outstanding, an expert in what he does with exceptional customer service from start to end.

Using high tech equipment and industry expertise - Highly recommend!



Noted Item

Building:

Location:

Finding: Clients Testimony - Claire & Family

Information: Jamie was great. On time, quick turnaround with report, offered lots of additional support and recommendations and was very patient with me as an inexperienced home owner! Many thanks.

Highly recommend.



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.