



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Feb 2026

Property Address: 2/1 Maritana Ave, Reservoir VIC 3073, 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: Tue, 3 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: 2/1 Maritana Ave, Reservoir VIC 3073, Australia

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Client's Email Address:

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Client's Phone Number:

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

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Company Name: Jim's Building Inspections (Hawthorn)

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Company Address and Postcode: Camberwell 3124

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Company Email: Hawthorn@jimsbuildinginspections.com.au

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Company Contact Numbers: 0419 824 486

## Special conditions or instructions

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

The following apply: N/A

## Section A Results of Inspection - summary

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

	Found	Not Found
<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 a good condition on the surface, however a major defect was noted in the downstairs toilet and study areas.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pest activity. Whilst no evidence of any termite activity was noted, some conditions conducive to timber pest activity were observed. Given the build of the property, a successful chemical treatment would not be possible (not able to access all areas of the property due to adjoining property). Regular inspections are always recommended for properties particularly where chemical treatments cannot be carried out successfully.

## Section B General

### General description of the property

Building Type	Residential, Townhouse
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Garage, Party Walls
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, External Joinery, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase
Roof	Flat
Storeys	Double
Walls	Brick Veneer, Coated Metal Sheeting, Rendered, Weatherboards
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.

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

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

### Inaccessible Areas

The following areas were inaccessible:

- Interior areas due to lack of access.
- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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:

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Rugs
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- Vegetation

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: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

#### Finding 2.01

Building:

Location: All Areas > Ground Level

Finding: Staining and current moisture noted to the wall and floor in this area.

Information: Evidence of moisture staining was identified to the lower wall of the toilet at the time of inspection. Current Moisture was noted within parts of the area, along with elevated moisture readings being noted in areas of the tiled flooring of the toilet when tested with a moisture meter. Elevated moisture readings along with some suspected staining was also noted in the flooring of the study behind this toilet area. As dampness has been found in areas where it shouldn't be, which can cause further determine of the property, this defect is classified as a major defect\*

It is unclear as to the source of the suspected dampness. The toilet operated as intended with no obvious signs of leaking visible. The dampness may be from damaged pipes within the walls or flooring or from moisture coming up through the concrete slab under the tiles.

It is highly recommended that a licensed plumber or damp specialist be engaged to inspect the area to determine the source of the dampness. This would most likely involve an invasive inspection ie cutting open the wall to inspect inside the wall cavity for the cause of the moisture. Once this cause has been determined, repairs would then be carried out which may involve repairs to any plumbing work, replacing any damaged insulation or replastering the section of the wall which has been opened up and repainting.

This defect should not be ignored and should be acted on as a matter of urgency.

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







## Minor Defect

### Finding 3.01

Building:

Location:

Study

Finding:

Gaps between floorboards

Information:

At the time of inspection, the flooring in the study room has small gaps between some of the boards. This generally occurs due to shrinkage of the boards which can result from installation issues, moisture imbalance within the boards, failure to acclimatise the boards prior to installation, natural variation within the timbers or seasonal movement of the boards. It can also be due to moisture underneath the boards in the area caused by other factors( see separate defect statement re damp evident to area)

The flooring should be monitored for a period of time to see if any changes occur. Should the gaps widen, consultation with a flooring specialist should be undertaken to determine the best course of action. This may involve filling the gaps or replacing the boards in this area.



### Finding 3.02

Building:	
Location:	All Areas
Finding:	Cracking - fine
Information:	Some fine cracking was noted throughout the property.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.





### Finding 3.03

Building:

Location: Ensuite

Finding: Sealant - Degraded within the shower area

Information: It was noted on inspection that the sealant is degraded to the tiled shower alcove within the ensuite bathroom.

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

Build up of moisture in the shower area can cause sealants to degrade and become mouldy.

Any damaged or degraded materials should be scraped out and flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that may occur. Regular maintenance and replacement of damaged or missing grout/ sealant is highly recommended to the wet areas, as this is a regular wear and tear defect. Both grout and sealant in areas that come into regular contact with water should be maintained for the long term care of your property.

A bathroom specialist or tiling contractor should be appointed to complete these works as soon as possible.





### Finding 3.04

Building:

Location: Kitchen

Finding: Sealant - Degraded and mouldy in areas of kitchen

Information: Sealant is degraded and mouldy in this area.

Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant is damaged or mouldy , a tiling contractor should be appointed immediately to re-apply any silicone where necessary.

Failure to do so is likely to lead to further deterioration of the sealant which in turn can lead to water damage to the surrounding area.



### Finding 3.05

Building:

Location: All Areas

Finding: Carpet stained in some areas

Information: At the time of inspection, some areas of the carpet throughout the property showed signs of staining .

The carpet should be cleaned to try and get rid of the staining. Should this not work, the carpet may be replaced at the discretion of the homeowner.

Please note other areas of the property may have stained carpet but not be shown here



### Finding 3.06

Building:

Location: Stairs - Internal

Finding: Stairs - creaking when walked upon

Information: Some parts of the stairs were creaking when walked upon at the time of inspection.

Creaking flooring generally indicate that the treads are coming loose slightly from the supporting structures that they are installed on as opposed to any structural issues.

Should the client wish to address this, they should seek quotations for required repairs from a qualified carpenter or Registered Builder .

The potential resolution may involve regluing and screwing the floor down through to replacement of flooring.



### Finding 3.07

Building:

Location:

All Areas

Finding:

Floor - creaking slightly in some areas

Information:

The internal flooring in these areas were creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the floorboards or the subfloor structures are coming loose from the supporting structure that they are installed on.

The area should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause . The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.



### Finding 3.08

Building:

Location: Hallway

Finding: Floorboards - slightly curled/ lifted at the end joins of boards.

Information: At the time of inspection, there was some evidence of suspected slight moisture damage to the floor boards, as noted where the floor boards were lifted slightly at the end joins.

It is suspected this has occurred due to moisture possibly from mopping the floor.

The flooring should be monitored for any further damage or changes and should that occur, consultation with a flooring specialist should be sought.



### Finding 3.09

Building:

Location: Garage

Finding: Hairline Cracking - concrete within garage floor

Information: Hairline cracks were identified in concrete flooring of the garage . Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete such as driveways, pathways and garage floors is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Hairline cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Please note: several scratch and scuff marks were noted to the flooring. These can cover other hairline cracks which may not be noted here.



### Finding 3.10

Building:

Location: All External Areas

Finding: External timber areas - exposed to weather ( possible owners corporation issue)

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

If left unattended, replacement of some items may likely to be necessary in the future.

Adequate treatment of external timbered areas is required by a painting contractor or general handyman.



### Finding 3.11

Building:

Location: All External Areas

Finding: Weep holes - partially blocked

Information: It was noted during the time of inspection that some of the weep holes to the exterior brick walls were partially blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clear and free of debris or blockages.

Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.

Depending on the nature of the blockage, the homeowner may be able to undertake remedial works to remove blockages. Alternatively, appointment of a registered builder may be required to remove blockages. Preventative works are necessary in ensuring the structural integrity of the affected brickwork and should be performed as soon as possible.

Note: Where weep holes are below exterior decking, ongoing monitoring of the internal walls immediately behind these covered weep holes should be carried out for any signs of moisture eg staining, bubbling of paint etc.



### Finding 3.12

Building:  
 Location: Exterior walls - right side  
 Finding: Overflow - Not plumbed for drainage  
 Information: The overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area becoming excessively damp.

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

It is highly recommended that the overflow be redirected to the drain. This could be done by a simple hose attached to the end and draped into the drain nearby.

These works will ensure that the area remains dry and free of any secondary defects.



### Finding 3.13

Building:  
 Location: All Areas  
 Finding: Additional Photos - minor defects  
 Information: Additional photos are provided for your general reference.

Arrows have been included where necessary to highlight areas of importance.



## 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:

Location: All External Areas

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were found to be evident around and against the property. These garden beds can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress.

Plants against or very close to buildings can also provide cover/ shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing this from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimize the risk of potential termite attack.



**Finding 6.02**

- Building: All External Areas
- Location: Building materials in direct ground contact - conducive to termites
- Finding: Where timber elements are in direct contact with the ground and consequently
- Information:

moisture or dampness, they become conducive to termite activity. Whether timber is used as a building element, part of a fencing structure or stored as an unused item, they can provide an environment that is attractive to termite infestation.

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

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.





**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](http://www.jims.net).

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

- The property at the time of inspection presented on the surface in a good condition when compared with properties of a similar age and characteristic. There was however a defect which would be classified as a major defect - that being staining and moisture evident within the lower walls and floor of the toilet, along with the floor of the study immediately behind the toilet.

It is unclear as to the source of the suspected dampness. The toilet operated as intended with no obvious signs of leaking visible. The dampness may be from damaged pipes within the walls or flooring or from moisture coming up through the concrete slab under the tiles.

It is highly recommended that a licensed plumber or damp specialist be engaged to inspect the area to determine the source of the dampness. This would most likely involve an invasive inspection ie cutting open the wall to inspect inside the wall cavity for the cause of the moisture. Once this cause has been determined, repairs would then be carried out which may involve repairs to any plumbing work, replacing any damaged insulation or replastering the section of the wall which has been opened up and repainting.

This defect should not be ignored and should be acted on as a matter of urgency.

Outside of this defect, a range of minor defects were also noted consistent with a property such as this.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. There were a few items noted which would be conducive to timber pest activity however.

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

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

## Section D Significant Items

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

#### Noted Item

Building:

Location: Stairs - Internal

Finding: Skylight present within the property

Information: It was noted the property has skylights present.

Whilst no evidence of any moisture leaking was noted during the inspection, skylights are notorious for leaking. The seals and/or flashing around the skylights can deteriorate allowing moisture to enter.

The ceilings around the skylights should be regularly monitored for any evidence of moisture leaking eg staining or bubbling of paint.

Where moisture damage is evident, a plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.



#### Noted Item

Building:

Location: All Areas

Finding: Termite inspection techniques

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

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

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

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

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

## Noted Item

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

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

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

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



**Noted Item**

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











## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <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.