



Building and Timber Pest Inspection Report

Inspection Date: Wed, 4 Mar 2026

Property Address: 13/13 Churchill Ave, Chadstone VIC 3148,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 4 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 13/13 Churchill Ave, Chadstone VIC 3148, Australia

Client's Email Address:

Client's Phone Number:

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

Company Name: Jim's Building Inspections (Hawthorn)

Company Address and Postcode: Camberwell 3124

Company Email: Hawthorn@jimsbuildinginspections.com.au

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
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 good condition with some minor defects found.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

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. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

Section B General

General description of the property

Building Type	Apartment
Company or Strata title	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floating Floor, Internal Joinery, Skirting Boards
Roof	Timber Framed, Pitched, Tiled
Storeys	Three Storey
Walls	Full Brick
Weather	Overcast

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 Void - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.
- Roof Exterior.
- Roof Void due to lack of access.
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- External concrete or paving

- External finished ground level
- 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
- Rugs
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

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

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:

Location: All Areas

Finding: Cracking - fine

Information: Some fine cracking was noted throughout the property.

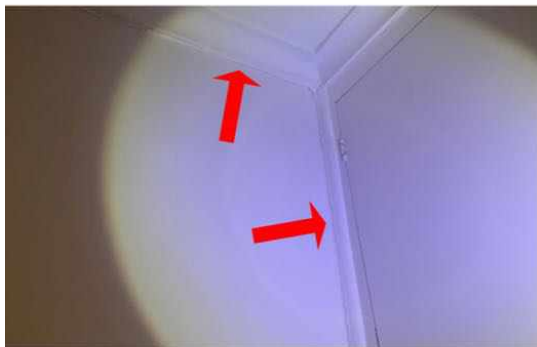
Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

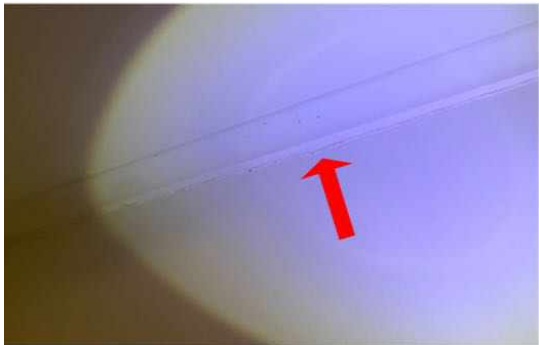
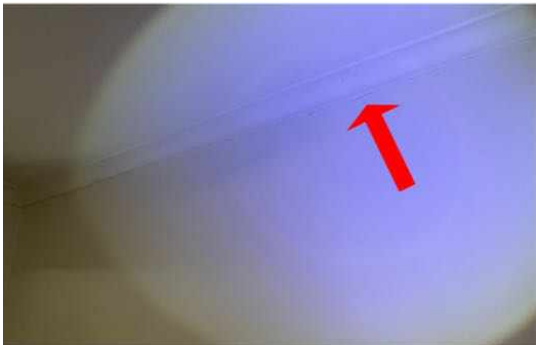
Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

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 3.02

Building:

Location: All Areas

Finding: Cracks and crack repairs noted to the internal solid walls

Information: Cracking and previous patching of cracks was noted to the internal solid wall in the bedroom. Generally these cracks are the result of movement in the foundations of the property and occur quite easily.

It is recommended that the cracks be monitored for a period of time to determine any ongoing cracking.

Consultation with a solid plasterer or painting contractor should be sought if the cracking develops further .

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





Finding 3.03

Building:
 Location: Bathroom
 Finding: Sealant - Degraded and mouldy within the shower/ bath area
 Information: Sealant is degraded 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 can lead to further deterioration which can then lead to water damage

to the surrounding area.



Finding 3.04

Building:

Location:

Living Room

Finding:

Ceiling stained - no current moisture noted

Information:

At the time of inspection, there appeared to be some staining to the ceiling in this area. It is unclear how the staining has occurred. Previous leaking from the roof could be a possibility.

At the time of the inspection, there was no moisture within the stained area of the

ceiling when tested with a moisture meter.

It is recommended that the area be monitored for any changes or increase in staining. Should this occur, consultation with a roofing plumber should be undertaken to determine the source of the leak and make necessary repairs.

Should no changes occur, the area may be repainted at the discretion of the homeowner.

Please note: should leaking through the roof occur, it is suspected this would be an OC issue.



Finding 3.05

Building:
Location: All Areas
Finding: Insulation - Missing or poor coverage
Information: Upon inspection of the roof void it was noted that insulation is not present within the roof space.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is not present or missing in large areas, this does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible by an insulation specialist.



Finding 3.06

Building:
Location: All Areas
Finding: Efflorescence noted to the underside of the roof tiles. (suspected owners corporation issue)
Information: Efflorescence was noted to the underside of the tiles when viewed from within the roof

void.

Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence.

A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

Please note. It is suspected this would be a owners corporation issue. Your own enquiries should be made to determine whether this is the case.



Finding 3.07

Building:
Location:

Finding: Additional Photos - minor defects
 Information: Additional photos are provided for your general reference.
 Painted surface deteriorated on balcony.



Finding 3.08

Building:
 Location: Driveway
 Finding: Distinct Cracking and subsidence to concrete paving (suspected owners corporation issue)
 Information: Distinct cracking and some subsidence was identified to the concrete paving in this area.

Distinct cracks and subsidence are generally found in older paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of defect. However, damage may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing over a sustained period of time.

Damage to this degree may also be due to poor original installation of the pavers . Factors such as poor compaction of the sub surface may create cracking, subsidence and other secondary defects.

Repairs and/or replacement will be to be required to prevent further damage and to reduce hazards associated, such as tripping. A landscaper should be engaged to inspect the pavers and repair / rectify the subsided and cracked pavers.

Monitoring of the area should be conducted frequently.

Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.09

Building: Exterior walls - left side
Location: Brickwork - Step cracking (suspected owners corporation issue)
Finding: Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.
Information: Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected

bricks indicates the stresses and tensions affecting the wall.

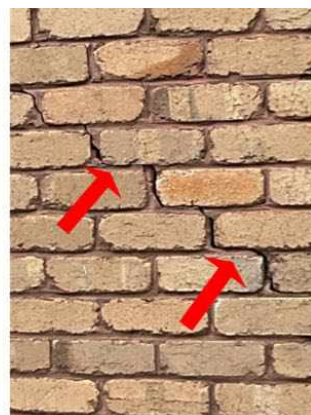
Where step cracking is extensive or severe or is coupled with other forms of cracking to the brickwork, the client is advised to consult a structural engineer.

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

It is highly recommended that the cracking be monitored for a period of time e.g. six months, to determine if there is any further cracking or active movement within the bricks. Should no further cracking or movement occur, the bricks may be patched by a qualified bricklayer.

Should cracking increase, a structural engineer should be engaged. In that instance, underpinning of the foundations may be required to stabilise the area and reduce the cracking.

Please note: as this is external brickwork to the building it is suspected it would be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.



Finding 3.10

Building:
Location: All External Areas
Finding: Timber - exposed to weather (suspected owner corporation issue)
Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future.

Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Please note as these are external timbers it is suspected they would be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.







Finding 3.11

Building:

Location: Exterior walls - rear

Finding: Door frame - Wood rot (suspected owners corporation issue)

Information: Wood rot was found to be affecting external door frames. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the door frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Constant exposure to the weather may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements.

Repair and/or replacement of affected door frames may be a necessary step in protecting surrounding building elements from such deterioration.

Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.

Please note: as this is an exterior element, it is suspected it would be covered by the owners corporation. Your own enquiries should be made to determine whether this is the case.



Finding 3.12

Building:
Location: Exterior walls - left side
Finding: Additional Photos - for your information (common areas - suspected owners corporation issue)
Information: Additional photos are provided for your general reference.

It is suspected these items would be covered by the owners corporation. Your own enquiries should be made to determine whether this is the case.





Finding 3.13

Building:

Location: Fencing

Finding: Fencing - leaning (suspected owners corporation issue)

Information: It was noted at the time of inspection that a section of the fencing at the side of the property was leaning.

Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

The fencing should be monitored for further changes.

Should further damage occur, repair of several elements of the fencing may be required. Replacement may also be a consideration.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Please note: it is suspected this item would be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.





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.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:

Location: Exterior walls - rear

Finding: Fungal decay - conditions conducive to timber pest attack

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Decaying timbers can create an environment conducive to timber pest attack. It is recommended that the decaying timbers be repaired / replaced to lessen the risk of timber pests.



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

- The property at the time of inspection presented in a generally good condition when compared with properties of a similar age and characteristic.

There were no major defects or urgent safety hazards noted – just a range of minor defects consistent with a property such as this.

There were some defects noted to exterior (common) areas. It is suspected these would be covered by the owners corporation.

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.

Please note: the risk of undetected defects is listed as high due to the inability to inspect the subfloor and also most of the areas of the roof space. This doesn't necessarily mean there are defects present. It just means the ability to inspect all areas of the property for defects was not possible hence the increased risk of a defect being present.

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

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.