



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 2/2 Baxter Ct, Moe VIC 3825, 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, 24 Feb 2026

Modified Date: Wed, 4 Mar 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: 2/2 Baxter Ct, Moe VIC 3825, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Nihar Joshi Ph: 0432 905 298  
Email: Warragul@jimsbuildinginspections.com.au

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DP-AD 100118

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Company Name: Jim's Building Inspections (Warragul)

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Company Address and Postcode: Warragul 3820

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Company Email: Warragul@jimsbuildinginspections.com.au

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Company Contact Numbers: 0432 905 298

### 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:

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

## Section B General

### General description of the property

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Building Type	Detached, Residential, Terraced
Company or Strata title	Yes
Floor	Slab on ground, Concrete
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	North East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Pergola
Other Timber Bldg Elements	Floating Floor, Internal Joinery, Doors, Door Frames, Architraves, Skirting Boards, Veranda Posts
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

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## Section C Accessibility

### Areas Inspected

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

- Interior
- Exterior
- 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:

- Wall Exterior - where neighbouring buildings immediately adjoin.
- Ceiling Cavity.
- Outside of the fencing.

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:

- Chimney vents and flues
- Ceiling linings
- Areas of skillion or flat roof - no access
- Appliances and equipment
- Duct work

- Floor coverings
- Furniture
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- External finished ground level
- External concrete or paving
- Pets
- Pipework
- Rugs
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building  
Location: Porch  
Finding: Deteriorated Structural Timber – Porch Area  
Information: Deterioration was observed to the structural timber elements within the porch area at the time of inspection. Visible signs of wood rot were noted, indicating prolonged exposure to moisture and possible inadequate weather protection. The assessment was based on a visual, non-invasive inspection only, and concealed sections of timber framing could not be fully assessed.

Timber decay can compromise the structural integrity of the affected members, potentially reducing their load-bearing capacity. If left unaddressed, deterioration may progress, leading to further structural weakening and increasing the risk of failure, particularly in exposed external areas subject to weather conditions.

It is recommended that a registered builder or qualified carpenter be engaged to further assess the extent of the decay and undertake necessary repair or replacement of the affected structural timber. Any contributing moisture sources should also be identified and rectified to prevent recurrence.





### Finding 3.02

Building: Main Building

Location: Kitchen

Finding: Deteriorated Grouting – Kitchen Wall Tiles

Information: Deterioration to the grouting between the kitchen wall tiles was observed at the time of inspection. The grout appears cracked and worn in sections, which may be attributed to age, general wear and tear, or minor movement of the tiled substrate. This assessment was based on a visual, non-invasive inspection only.

Deteriorated grout can allow moisture to penetrate behind the tiled surface, potentially leading to damage of the underlying wall lining or substrate over time. Continued moisture ingress may result in tile loosening, mould growth, or concealed deterioration to adjacent materials.

It is recommended that the affected grout be removed and re-grouted by a qualified tiler to restore the integrity of the tiled surface and reduce the risk of moisture penetration. Ongoing monitoring is advised to ensure no further deterioration occurs.



### Finding 3.03

Building: Main Building

Location: Bathroom

Finding: Basin Cracking

Information: Cracking was observed on the surface of the basin during the inspection. Cracking typically appears as fine hairline cracks in the glazed finish and commonly occurs due to age, thermal stress, manufacturing defects, or prolonged use of harsh cleaning products.

While crazing is generally a cosmetic defect, it can trap dirt and moisture within the cracks, making the surface difficult to clean and potentially leading to staining or hygiene concerns over time. In some cases, continued deterioration may eventually compromise the glazed surface.

No immediate action is required if the basin remains functional and watertight. However, it is recommended that the basin be monitored for any signs of cracking progression or leakage. Replacement of the basin may be considered if the crazing worsens or if hygiene or aesthetic concerns become unacceptable.



### Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Deteriorated Grouting – Shower Wall Base
Information:	Deterioration to the wall tile grout was observed at the base of the shower area during the inspection. The grout appears worn and degraded in sections, likely due to prolonged exposure to moisture and regular use. This assessment was based on a visual, non-invasive inspection only, and concealed substrate conditions could not be confirmed.

Deteriorated grout at the base of shower walls can allow water to penetrate behind the tiles and into the wall lining or framing. If left unaddressed, this may result in elevated moisture levels, mould growth, timber decay, or damage to adjacent building elements.

It is recommended that a qualified tiler remove and replace the affected grout to restore the waterproof integrity of the shower area. Further assessment should be undertaken if signs of underlying moisture damage are identified during rectification works.



### Finding 3.05

Building:	Main Building
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Location: Bathroom

Finding: Mould suspected - Shower

Information: Suspected mould growth was noted in the shower area during the inspection. This is likely the result of excessive moisture and humidity commonly associated with wet areas, combined with inadequate ventilation or poor drainage. The persistent presence of water and damp conditions creates an environment conducive to mould development, especially if regular cleaning and drying practices are not maintained.

If left unmanaged, suspected mould growth can lead to several issues. Mould has the potential to impact indoor air quality and pose health risks, particularly for individuals with respiratory conditions, allergies, or sensitivities. Additionally, prolonged exposure to moisture can damage surrounding materials, such as grout, tiles, and underlying structures, leading to deterioration and costly repairs. In severe cases, mould growth may spread beyond the immediate area, affecting other parts of the building.

To address the issue, a qualified environmental health inspector or mould specialist should confirm the presence of mould and assess its extent. Minor mould growth can typically be cleaned using appropriate cleaning agents by the homeowner or a professional cleaning contractor. If materials are severely affected, a licensed builder or carpenter may be required to replace damaged elements. It is recommended to address this issue promptly and ensure proper ventilation and moisture control in the shower area to prevent recurrence.



### Finding 3.06

Building: Main Building

Location: Pergola

Finding: Corrosion to Steel Connection Bracket – Pergola

Information: Corrosion was observed to the steel connection bracket and associated fixings at the pergola beam junction during the inspection. Surface rusting is visible around bolt heads and along the edges of the bracket, likely due to prolonged exposure to weather conditions and possible breakdown of protective coatings. This assessment was based on a visual, non-invasive inspection only.

Corrosion to structural steel components can progressively reduce the cross-sectional thickness and strength of the affected elements. If left unaddressed, continued deterioration may compromise the integrity of the connection and potentially affect the structural performance of the supported members.

It is recommended that a registered builder or qualified structural contractor assess the extent of the corrosion. Remedial works may include removal of surface rust, application of appropriate rust-inhibiting treatment, recoating, or replacement of severely affected brackets and fixings as required. Regular maintenance and protective coating should be implemented to prevent recurrence.

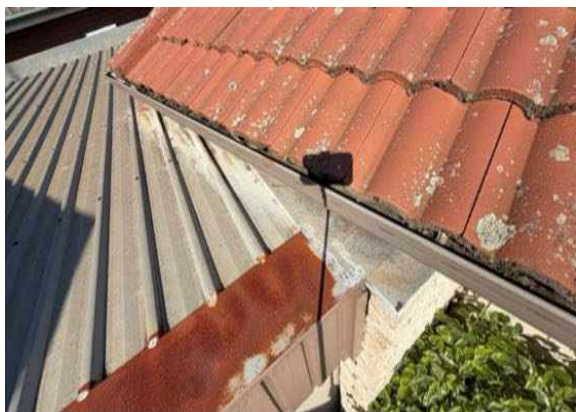


### Finding 3.07

Building:	Main Building
Location:	Roof Exterior
Finding:	Rusted Metal Flashing – Garage Roof
Information:	Rusting was observed to the metal roof flashing in the garage area at the time of inspection. The corrosion appears to have developed due to prolonged exposure to weather conditions and possible deterioration of the protective coating. This assessment was based on a visual, non-invasive inspection only.

Corroded flashing can compromise the roof's weatherproofing performance, increasing the risk of water ingress into the garage structure. If left unaddressed, ongoing corrosion may lead to perforation of the metal, leakage, and subsequent damage to adjacent structural elements.

It is recommended that a licensed roofing contractor assess the extent of the corrosion and undertake necessary remedial works. This may include cleaning, treating, and recoating the affected areas or replacing the flashing if deterioration is advanced. Prompt attention will assist in maintaining the roof's integrity and preventing moisture-related damage.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

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

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management

system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

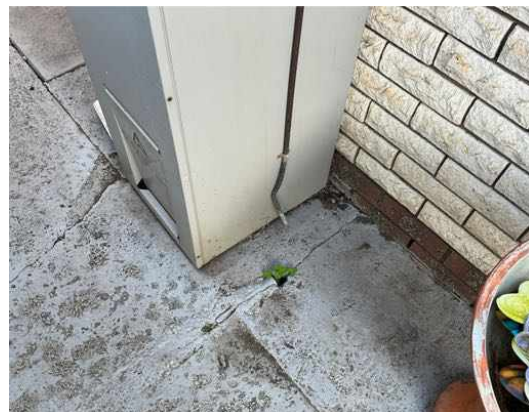
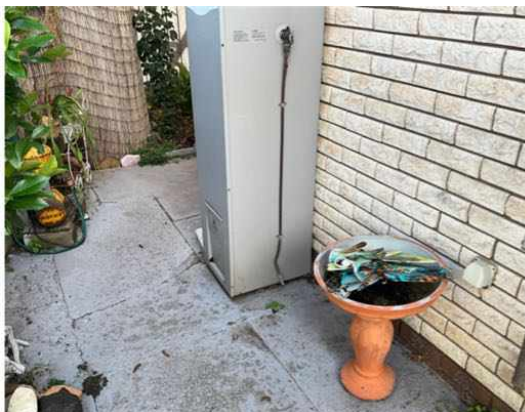


## Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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 a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

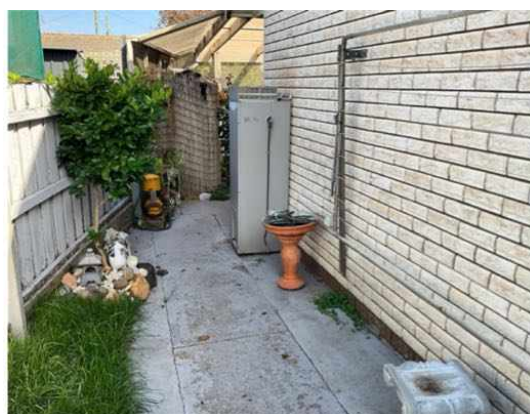


### Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

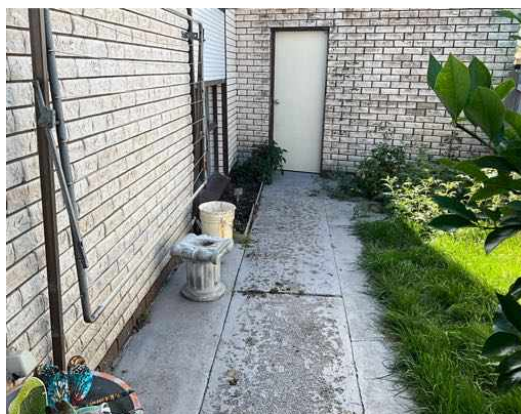
Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits are the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.



### Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

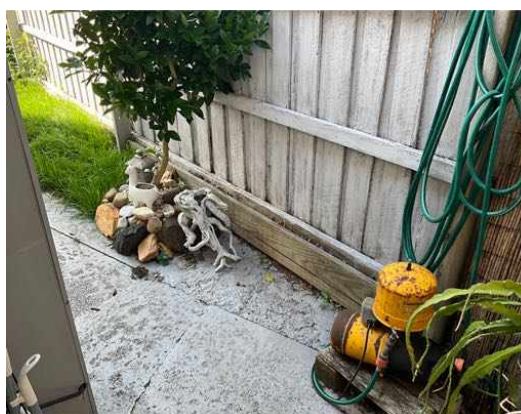


### Finding 6.05

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.



### Finding 6.06

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Partially Blocked - Timber Pest Risk
Information:	During the inspection, debris accumulation was noted in the guttering and downpipes.

Blocked gutters can cause water to pool and overflow, leading to excessive moisture around eaves, fascia boards, and exterior walls. Where gutter guards are installed, regular maintenance is essential to remove any debris that may settle on top or filter through. Prolonged exposure to moisture in these areas creates conditions conducive to timber decay and potential termite or timber pest activity.

Excess moisture resulting from blocked gutters can accelerate timber deterioration, increasing the risk of fungal decay and attracting timber pests such as termites. Moisture-damaged timber is highly susceptible to infestation, as pests are drawn to damp and softened wood. If left unaddressed, this issue can lead to structural weakening and costly remediation work.

It is strongly recommended that all blockages in the gutters and downpipes be cleared immediately to maintain dry conditions and reduce the risk of timber pest activity. Homeowners or a general handyperson can perform routine cleaning; however, a licensed plumber should be consulted for further assessment and any necessary remedial work. Ongoing gutter maintenance is crucial in preventing future moisture-related timber issues.

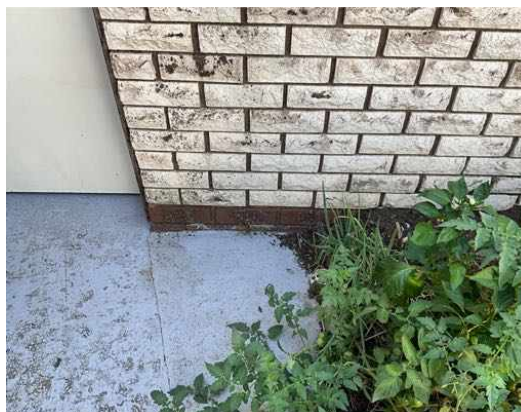


### Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



### **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

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

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

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

- Compared to other buildings of a similar age, the dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified.

There were some minor defects found, which are mentioned in the body of this report and need to be attended as recommended.

This dwelling is highly susceptible to timber pest activity. No live timber pest activity or previous timber pest damage were observed during the inspection.

There are areas that are conducive to timber pest activity and should be eliminated if possible without delay.

There was no evidence of a previous termite management plan on this property. It is highly recommended that a pest control company be contacted and the pest management plan be continued/implemented.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

Disclaimer:

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. Any recommendations provided herein are made to the best of professional judgement, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is encouraged that clients undertake periodic maintenance and inspections to ensure the continued integrity of the property.

For further information, advice and clarification please contact Nihar Joshi on: 0432 905 298

## Section D Significant Items

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

#### Noted Item

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



#### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Obstructions and Limitations - Internal areas  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas of the property at the time of inspection.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



### Noted Item

Building: Main Building  
 Location: Roof Exterior  
 Finding: Exterior roof tiles - condition  
 Information: Upon visual inspection, the roof tiles appear to be in fair condition, with minor wear consistent with the age of the building. Moss growth was also observed to sections of the roof surface. Moss accumulation can retain moisture against the tiles, which may accelerate surface deterioration and affect the long-term performance of the roofing material.

To maintain the roof's condition, regular inspections and maintenance by a licensed roofing contractor are recommended. Routine maintenance will assist in identifying any hidden or emerging issues, including tile displacement, mortar deterioration, or moisture-related concerns, allowing proactive rectification works to be undertaken.

Please note that this assessment is based solely on an external visual inspection and does not account for concealed or underlying conditions. A detailed inspection by a registered roofing contractor is recommended to provide a more comprehensive

evaluation and ensure the ongoing integrity and weatherproof performance of the roof system.



## 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.