Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 9 Ravine Dr, Wollert VIC 3750, Australia

Contents

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, 8 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	9 Ravine Dr, Wollert VIC 3750, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Jason Rowell Ph: 0423 672 662 Email: Eltham@jimsbuildinginspections.com.au
	DBL 100410 QBCC:15495029 COSBPI16FEB000
Company Name:	Jim's Building Inspections (Eltham)
Company Address and Postcode:	Kangaroo Ground 3097
Company Email:	Eltham@jimsbuildinginspections.com.au
Company Contact Numbers:	0423 672 662

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: Summary Conclusion – Termite

Where conducive conditions exist and slab edges or footings cannot be fully inspected, it is highly recommended that termite or timber pest inspections be carried out at intervals of every 6–12 months to aid in the protection of the property against infestation.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of inspection. This assessment takes into account numerous factors, including (but not limited to)

proximity to bushland and trees, evidence of timber pest activity or damage near or within the structure, conducive conditions such as timber in contact with soil, water leaks, or inaccessible areas, and any other elements that may raise the risk of future timber pest attack.

It should be noted that even where a higher risk factor is present, this does not necessarily deter a purchaser from acquiring the property. Rather, it highlights the need for increased vigilance. Recommendations relating to the reduction of conducive conditions or the frequency of inspections should be heeded by the property owner. By reducing or eliminating conducive conditions, the risk factor may be lowered.

A management program in accordance with AS 3660.1–2000 (Termite Management) to protect against subterranean termites is considered recommended.

Future Inspections:
AS 3660.2–2000 recommends that inspections be carried out at intervals not greater than annually, and where timber pest “pressure” is greater, the intervals should be shortened. While inspections will not prevent termite infestation, early detection will significantly reduce potential damage.

Recommended Inspection Interval: 6–12 months maximum.

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 (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and 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. A termite treatment should always be considered even in a low-risk environment.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Party Walls
Other Timber Bldg Elements	Internal Joinery
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Single
Walls	Rendered, Hebel Clad
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

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Outside of the fencing.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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:

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Degree of roof incline too steep for safe access

- Debris or rubbish

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Evidence of recently painted walls or ceilings

- External concrete or paving

- External finished ground level

- Insulation

- No power or light globes on site

- Roof framing - not trafficable

- Roofing material is a slip hazard - not safe to access

- Unsafe to Access Roof - No Fall Protection System

- Wall linings

- Webbing of roof trusses - not trafficable

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

Finding 1.01

Building:	Main Building
Location:	Roof Void
Finding:	Inadequate Support to Wiring and Pipework Within Ceiling Cavity
Information:	Electrical wiring and plumbing pipework within the ceiling cavity were observed to be inadequately supported, with sections not properly clipped or secured to structural members. This condition is typically associated with poor installation or incomplete works and allows movement of services over time. Unsupported wiring may be more susceptible to mechanical damage, increasing the risk of electrical faults or fire, while inadequately supported pipework may place strain on joints and fittings, potentially leading to leaks or failure. While no active faults were observed at the time of inspection, this condition presents a potential safety hazard if left unaddressed. Please note this is not an electrical or plumbing report, and the above is provided as a professional opinion based on visual inspection only.
	Recommendation:
	Engage suitably qualified trades (licensed electrician and/or plumber) to properly secure and support all wiring and pipework in accordance with relevant standards, ensuring they are clipped at appropriate intervals and protected from damage.






Major Defect

Finding 2.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Rain Head Overflow Discharging Toward Entry
Information:	The rain head overflow has been directed toward the front door, resulting in stormwater being discharged directly toward the building entry. This configuration is inappropriate and may allow water to accumulate at the doorway during heavy rainfall events, increasing the risk of water ingress into the dwelling. Ongoing exposure to

concentrated water flow in this location can lead to deterioration of door frames, internal finishes, and adjacent building elements, and may contribute to moisture-related damage over time. Given the potential for direct water entry into the property, this condition is considered a major defect.

Recommendation:

Engage a licensed roof plumber to redirect the rain head overflow to an appropriate discharge point away from the building, ensuring water is safely conveyed to a compliant stormwater system and does not impact the entry area.

Finding 2.02

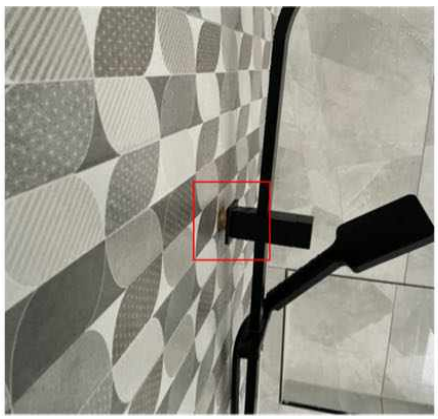
Building:	Main Building
Location:	Exterior walls - front
Finding:	Gutter and Fascia Set into Adjacent Wall Cladding
Information:	The gutter and fascia have been installed in a manner that is set into or in direct contact with the adjacent wall cladding. This configuration restricts proper drainage and allows water to track behind the cladding or become trapped at the junction, particularly during rainfall or overflow events. The lack of appropriate separation and flashing at this interface significantly increases the risk of moisture ingress into the wall assembly. Ongoing exposure to moisture in this area can lead to deterioration of cladding materials, decay of structural framing, and concealed damage within the wall cavity. Given the potential for hidden damage and continued water ingress, this condition is considered a major defect.

Recommendation:

Engage a suitably qualified builder or roof plumber to urgently assess the junction and implement appropriate rectification works, including installation of compliant flashing and separation detailing to prevent water ingress and protect surrounding building elements.

Finding 2.03

Building:	Main Building
Location:	Ensuite - Master
Finding:	Incomplete Shower Rose Connection Causing Water Discharge
Information:	The connection between the shower rose assembly and the wall plumbing was observed to be incomplete, resulting in water being expelled from the wall fitting during use. This indicates a failed or improperly installed connection, allowing water to escape at the wall interface and potentially enter concealed wall cavities. Ongoing water discharge in this manner can lead to rapid deterioration of internal wall linings, timber framing, and insulation, as well as promote mould growth and associated health concerns. Given the active nature of the leak, concealed damage may already be occurring, although this was not visible at the time of inspection.
	Recommendation:
	Engage a licensed plumber as a matter of urgency to rectify the connection, ensure all fittings are watertight, and assess for any concealed moisture damage within the wall cavity.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Downpipe Set into Concrete Paving Without Mechanical Protection
Information:	The downpipe has been set into and runs across the concrete paving with the upper section exposed and lacking adequate mechanical protection. This configuration leaves the pipe vulnerable to physical damage from foot traffic, equipment, or general use of the paved area. Damage to the pipework may result in leaks or ineffective discharge of stormwater, potentially leading to water accumulation adjacent to the building and associated moisture-related issues. The installation does not reflect typical good plumbing practice, where stormwater pipework should be adequately protected, enclosed, or routed to minimise the risk of damage.
	Recommendation:
	Engage a licensed plumber to assess the installation and provide appropriate mechanical protection to the pipework or reroute the downpipe to a more suitable configuration, ensuring durability and proper stormwater discharge.

Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Articulation Joints Covered by Render
Information:	Render has been applied over articulation joints, preventing the joints from functioning as intended. Articulation joints are designed to accommodate movement within the structure, and covering them restricts this movement, increasing the likelihood of cracking and stress transfer to adjacent wall sections. This condition may result in progressive cracking of the render and underlying masonry, and can allow moisture ingress through compromised areas over time. Given the impact on structural movement and the potential for ongoing deterioration, this is considered a major defect.
	Recommendation:
	Engage a suitably qualified builder or remedial contractor to reinstate the articulation joints by removing render from these locations and installing appropriate flexible jointing to allow for movement and prevent further damage.

Finding 3.03

Building:	Main Building

Location: Bathroom and ensuite

Finding: Lift-Off Door Hinges Inadequately Installed

Information: Lift-off door hinges were observed to be inadequately installed, resulting in a loose door leaf. This condition is typically associated with poor fixing, misalignment, or insufficient anchoring of hinge components, allowing movement of the door during operation. Continued use in this state may lead to increased wear on the hinges, potential damage to the door or frame, and reduced functionality over time. No associated structural damage was noted at the time of inspection.

Recommendation:

Engage a suitably qualified carpenter to reinstall or secure the hinges correctly, ensuring the door leaf is properly aligned and operates as intended.

Finding 3.04

Building: Main Building

Location: Exterior walls - right side

Finding: Ductwork Inadequately Connected to External Vent Covers

Information: Ductwork associated with exhaust ventilation was observed to be inadequately connected to the external vent covers, indicating incomplete or poorly secured installation. This condition may allow moist air to discharge into ceiling or wall cavities rather than externally, potentially leading to condensation build-up, mould growth, and

deterioration of surrounding building materials over time. While no associated damage was observed at the time of inspection, the current configuration reduces the effectiveness of the ventilation system.

Recommendation:

Engage a suitably qualified tradesperson (such as a licensed electrician or HVAC technician) to properly connect and secure the ductwork to the external vent covers, ensuring all exhaust air is discharged to the outside as intended.

Finding 3.05

Building:	Main Building
Location:	Ensuite
Finding:	Loose Toilet Seat
Information:	The toilet seat was found to be loose, likely due to worn or inadequately tightened fixings at the hinge points. This condition may result in movement during use and can lead to further loosening or damage to the seat or pan if left unaddressed. No associated damage was noted at the time of inspection.

Recommendation:

Engage a suitably qualified tradesperson or handyman to tighten or replace the fixings and ensure the toilet seat is securely mounted and functioning as intended.

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 Areas
Finding:	Paving articulation joints - Inadequate
Information:	The articulation or control joints to the exterior paving were deemed as insufficient at the time of inspection.

Articulation joints must be cleaned of all non-compressive material and then sealed with an appropriate flexible sealant. Failure to perform these necessary works is likely to lead to excessive moisture ingress into these joints, or cracking to the brick walls during extreme weather conditions, which may carry major implications for associated building elements if left unmanaged.

These preventative works are important in ensuring the structural integrity of the associated structure. Appointment of a qualified builder or sealant contractor is advised to perform remedial works as necessary.

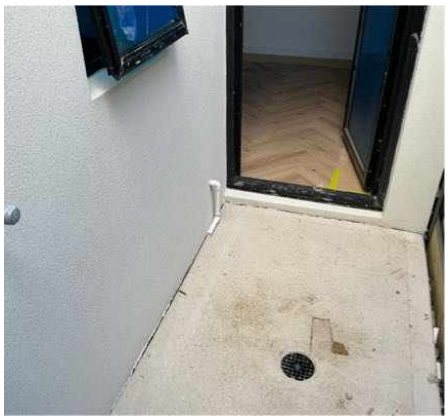





Finding 6.03

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.
	Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.
	It is highly recommended that a licensed plumber be appointed to connect the A/C

overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.04

Building:	Main Building
Location:	All 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

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Reinspection by Jim's Building Inspections

- Termite and Timber Pest Technician / Licensed Pest Controller

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 inspection identified that the property is currently in fair condition when compared to others of similar age and construction; however, a number of major defects, minor defects, and a safety hazard were noted at the time of inspection. It is also important to note that the dwelling appears to be incomplete, which has limited the ability to fully assess certain building elements.

The most significant concerns relate to defective roof plumbing and water management detailing. The rain head overflow has been directed toward the front entry, which presents a high risk of water ingress during rainfall events and may lead to deterioration of door frames and internal finishes over time. In addition, the gutter and fascia installation has been set into adjacent wall cladding without appropriate separation or flashing, increasing the likelihood of moisture tracking behind the cladding and causing concealed damage within the wall structure.

A further major defect was identified within the ensuite, where the shower rose connection is incomplete, resulting in water being discharged from the wall fitting during use. This condition presents an immediate risk of moisture ingress into concealed wall cavities and may lead to deterioration of internal linings, framing, and insulation, along with potential mould development if not rectified promptly.

Externally, articulation joints have been covered by render, preventing them from functioning as intended. This restricts normal structural movement and is likely to result in cracking and potential

moisture ingress over time. In addition, ponding was noted to parapet flashings, indicating inadequate falls or drainage, which may contribute to long-term water ingress risks if left unaddressed.

A safety hazard was identified within the ceiling cavity, where electrical wiring and plumbing pipework have not been adequately supported or secured. While no active faults were observed at the time of inspection, this increases the risk of mechanical damage, electrical faults, or leaks over time. Please note this is not an electrical or plumbing report, and this assessment is based on a visual inspection only.

Minor defects were also noted, including unprotected downpipework set into concrete paving, inadequately connected ductwork to external vents, loose fixtures such as a toilet seat, and poorly installed lift-off door hinges. While these items are generally maintenance-related, they should be addressed to prevent further deterioration or inconvenience.

From a timber pest perspective, no evidence of active termite infestation or damage was identified at the time of inspection. However, there was no visible termite management system in place, and several conditions conducive to termite activity were noted, including moisture sources such as disconnected air conditioning overflow and limited slab edge exposure. Preventative measures, including installation of a termite management system and routine inspections, are recommended.

It should also be noted that access limitations were present, including restricted access to parts of the roof exterior, ceiling cavity, and slab edges. As a result, the risk of undetected defects is considered high, and further inspection is recommended once access can be improved.

Overall, while the property does not show signs of structural failure at this stage, there are several areas of substandard workmanship and incomplete installation that require attention. Given the current state of construction, it is strongly recommended that a comprehensive handover inspection be carried out upon completion of the build to ensure all works are compliant and finished to an acceptable standard.

For further information, advice and clarification please contact Jason Rowell on: 0423 672 662

Section D Significant Items

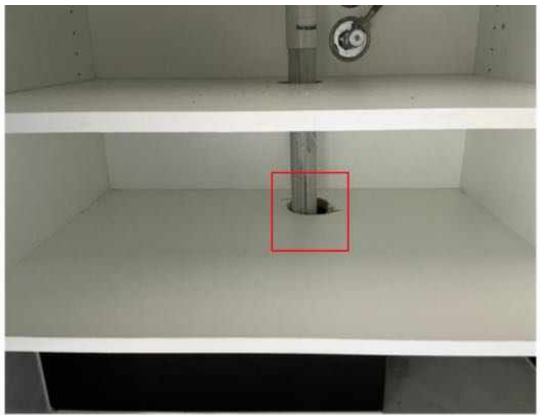
The following items were noted as - For your information

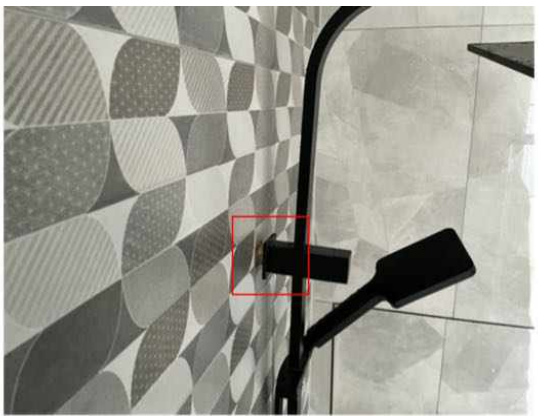
Noted Item

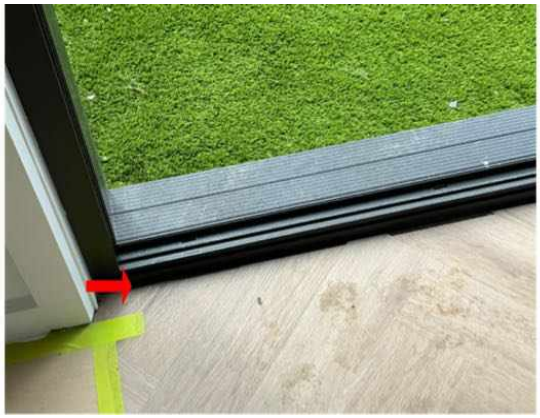
Building:	Main Building
Location:	Roof Exterior
Finding:	Ponding to Parapet Flashing
Information:	Evidence of ponding water was observed to the parapet flashing, indicating inadequate falls or deformation of the flashing preventing effective drainage. This condition allows water to remain on the surface rather than being directed to appropriate discharge points, increasing the likelihood of water ingress through laps, joints, or fixings. Prolonged ponding can accelerate deterioration of flashing materials, compromise waterproofing, and lead to concealed moisture damage within adjacent wall and roof structures. Given the ongoing exposure to standing water and associated risk of ingress, this condition is considered a major defect. Please note this is not a plumbing report, and the above is provided as a professional opinion based on visual inspection only.
	Recommendation:
	Engage a licensed roof plumber to assess and rectify the falls and detailing of the parapet flashing, ensuring water is effectively directed to drainage points and does not pond on the surface.

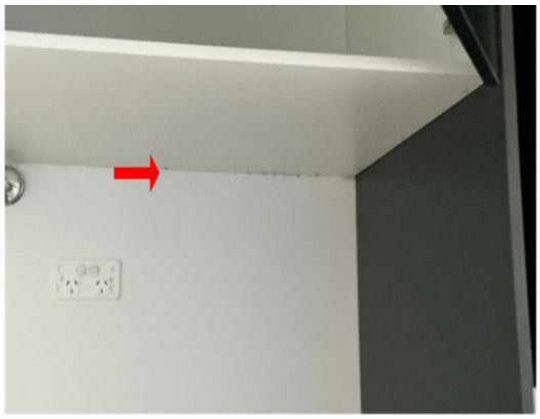
Noted Item

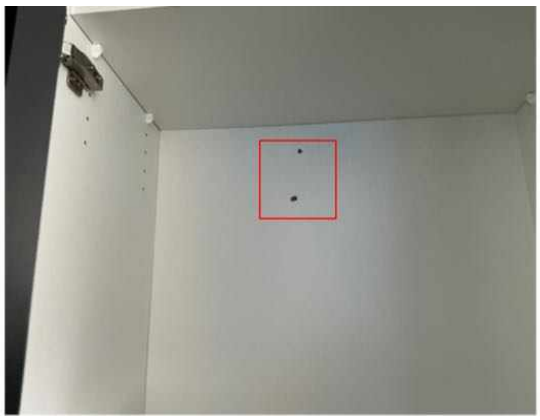
Building:	Main Building
Location:	All Areas
Finding:	Handover Inspection Recommended
Information:	It is noted that the building is currently incomplete, with a number of areas still under construction and therefore unable to be fully assessed at the time of inspection. Evidence of potentially substandard workmanship was observed; however, due to the incomplete state of works, a comprehensive evaluation of all building elements could not be undertaken.
	Recommendation:
	We strongly recommend that a full handover inspection be carried out upon completion of the build to allow for a thorough assessment of all completed works and to identify any defects or non-compliant items prior to final handover.

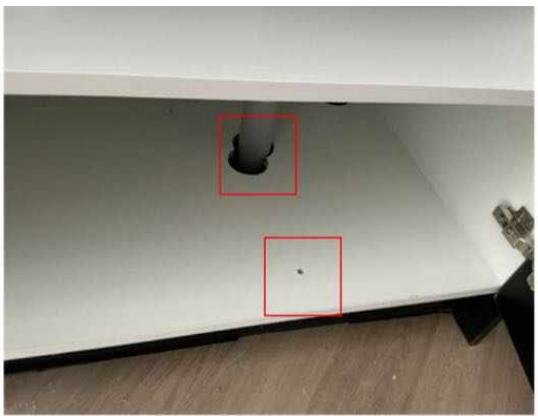


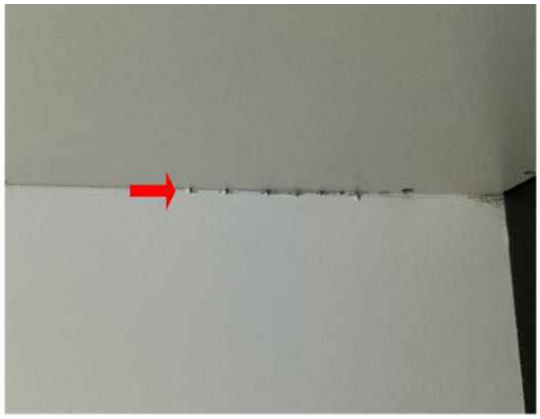


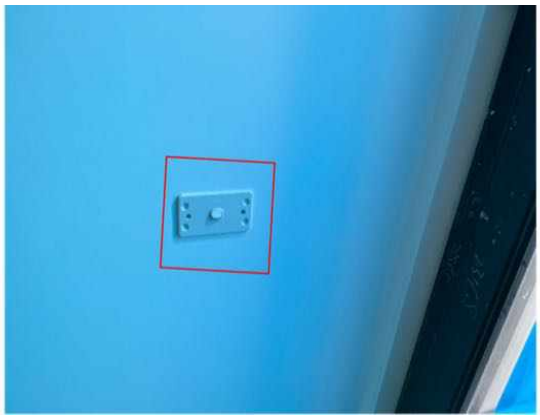


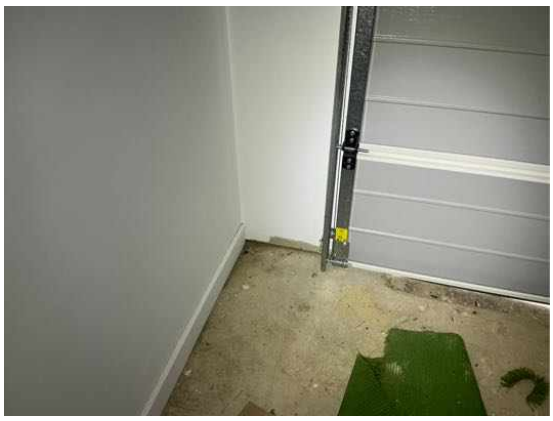












Definitions to help you better understand this report

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.