



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Mar 2026

Property Address: 4/53 Carruthers Dr, Modbury North SA
5092, 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 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4/53 Carruthers Dr, Modbury North SA 5092, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Skinner Ph: 0407 186 380
Email: Andrew@jimsbuildinginspections.com.au

BLD 173843

Company Name: Jim's Building Inspections (South Australia)

Company Address and Postcode: Salisbury Heights 5125

Company Email: Andrew@jimsbuildinginspections.com.au

Company Contact Numbers: 0407 186 380

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: Not Applicable

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with major and 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. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

| | |
|---------------|-------------|
| Building Type | Residential |
|---------------|-------------|

| | |
|-------------------------|-----|
| Company or Strata title | Yes |
|-------------------------|-----|

| | |
|-------|----------|
| Floor | Concrete |
|-------|----------|

| | |
|-----------|-----------|
| Furnished | Furnished |
|-----------|-----------|

| | |
|-----------------|---|
| No. of bedrooms | 2 |
|-----------------|---|

| | |
|----------|----------|
| Occupied | Occupied |
|----------|----------|

| | |
|-------------|-------|
| Orientation | North |
|-------------|-------|

| | |
|-------------------------|--|
| Other Building Elements | Fence - Post and Rail Construction, Footpath, Garage |
|-------------------------|--|

| | |
|----------------------------|--|
| Other Timber Bldg Elements | Architraves, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards |
|----------------------------|--|

| | |
|------|-------------------------------|
| Roof | Pitched, Timber Framed, Tiled |
|------|-------------------------------|

| | |
|---------|--------|
| Storeys | Single |
|---------|--------|

| | |
|-------|------------------------------|
| Walls | Brick Veneer (Timber Framed) |
|-------|------------------------------|

| | |
|---------|------|
| Weather | Fine |
|---------|------|

Section C Accessibility

Areas Inspected

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

- Exterior
- Roof Exterior - Part
- The Site
- 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:

- Areas of low roof pitch preventing full inspection.
- Outside of the fencing.
- 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:

- Wall linings
- Floor coverings
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Duct work
- Stored items
- Furniture
- Ceiling linings
- Appliances and equipment
- Insulation
- Debris in gutters
- External concrete or paving
- Above safe working height

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: | Building 1 |
| Location: | Hallway |
| Finding: | Electrical switchboard - Safety switch missing |
| Information: | A safety switch has not been installed to the switchboard. Safety switches are designed to identify any faults in the electrical circuit throughout the house and switch off the power accordingly. This is a safety measure that is aimed at preventing any personal injury that may result when attempting to operate faulty switches or appliances. |

In addition, each State and Territory has legislation in place with different requirements that make it mandatory under certain circumstances to have a safety switch installed. These are triggered by the age of the building, its intended use (e.g. as a rental) and sometimes by the sale of the property itself. You should refer to the State-based regulator for electrical safety in your State to determine the requirements and obligations for the upgrade to the electrical switchboard.

Generally, the switchboard is out-dated and should be fitted with a safety switch as soon as possible to improve the safety of the property. It is advised that a qualified electrician be contacted immediately to install a safety switch and provide any further advice on additional works that may be required in this State.



Major Defect

Finding 2.01

| | |
|-----------|--------------------|
| Building: | Building 1 |
| Location: | All External Areas |

Finding: Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)

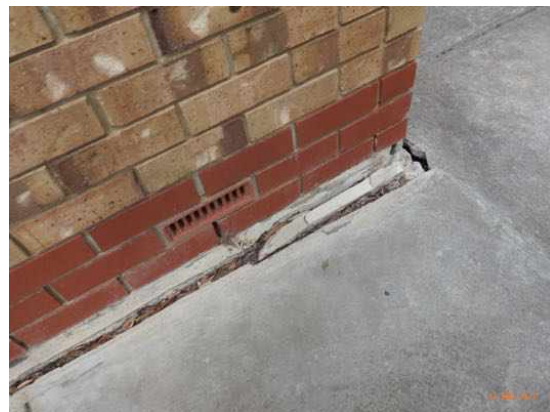
Information: Wide cracks/ movement was identified in external concrete paving to the front area at the time of inspection. The concrete movement along with the settlement of the dwelling are likely indicators of highly reactive soil/ foundation in the area.

Movement is significant and has lead to the development of a safety hazard.

General age and or deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots, poorly managed stormwater having a settling or lifting affect on the soil over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Gaps in the concrete paving may also have a more significant structural cause, such as subsidence of soils.

Significant repair and likely replacement of the concrete paving is probable and should be conducted by a licensed concrete paving company.





Finding 2.02

Building: Building 1
 Location: Exterior walls
 Finding: Brickwork / Eaves linings cracks and gaps >10mm
 Information: There are several minor cracks evident throughout the exterior of the dwelling at the rear right hand corner. These cracks are commonly less than 5mm in width and are expected in a property of this age and can be easily filled and monitored in the future.

Floors were found to be out of level by approximately 40mm over the bedroom and some brick walls were out of plumb by 30mm over the height of the wall.

There are also several larger more noticeable major cracks and all gaps around

windows and to eaves linings to the dwelling. These cracks usually coincide with openings (windows and doors) however they can present in other areas also. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

Noticeable cracks in brickwork may develop if left unattended with the potential of necessitating remedial works or replacement of sections of brickwork. Always monitor these cracks and contact a building inspector should cracks widen lengthen or become more numerous.

Consultation with a structural engineer may be required where structural instability is found to be the underlying cause of the cracking. Following this repair works could be carried out by a structural repair company and may include some form of underpinning when this level of movement is observed. It is also prudent to have all plumbing in the area. Forensically checked to ensure that there is no damaged plumbing which could be exacerbating the movement to the dwelling.







Finding 2.03

Building: Building 1
Location: Roof Exterior
Finding: Gutters - Water pooling
Information: Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended. They're also appears to be some rusted gutters.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

It is quite likely that the subsidence of the building has caused gutters to be running out of level



Finding 2.04

Building: Building 1
Location: Roof Exterior
Finding: Roof plumbing - Rusted or corroded
Information: The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water.

Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level.

To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.





Finding 2.05

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | Bathroom |
| Finding: | Shower - Damp |
| Information: | Damp is evident to large sections of wall to the shower alcove. |

This defect is quite common, and is suspected to have been caused by moisture permeating through the tiling, grouting and or sealant in this area, which shows evidence of deterioration. There are also a few drummy tiles evident to the walls.

Leaking pipes within the adjoining wall is also a possible cause however it seems unlikely in this instance as there are only small areas of high moisture transferring to the other side of the wall

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure.

In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and

compromising their structural integrity. High moisture around timber elements also creates an environment that is conducive to termite activity. Further investigation would likely uncover currently concealed defects.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

As the bathroom is getting quite old for bathroom renovation will likely be required in the Short to midterm





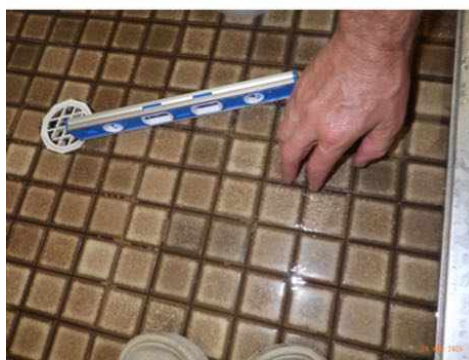
Finding 2.06

Building: Building 1
Location: Bathroom
Finding: Shower base - Water pooling
Information: Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.

It is possible that the incorrect fault is due to the subsidence of the right side of the building.



Minor Defect

Finding 3.01

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | Carport |
| Finding: | Ceiling sagging - Garage |
| Information: | Sections of the garage ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. |

This is a very common defect in garages due to their lack of insulation, vibration from automatic doors and or their susceptibility to moisture.

Condensation builds up in the roof and rests on the plasterboard softening it somewhat which makes it more likely to sag and release from its fixing points.

Evaporation from wet cars can also be a contributing factor.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required however the addition of a timber batten under the ceiling in the sagging area is also very effective.

Such works may be performed by relevant tradespeople, such as carpenters, plasterers and painters along with repairing the cracks.

It is recommended to insulate the area also to prevent further damage in the future.





Finding 3.02

Building: Building 1
 Location: Laundry
 Finding: Lock - Not working
 Information:

The lock in this area was not operational at the time of inspection. Where locks have deteriorated to a point where they are no longer usable, the security of the property is immediately compromised.

Repair or replacement of the lock is highly recommended. Consultation with a locksmith or general handyman is required to gain further advice on any added security that may be available for the area.



Finding 3.03

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | All Internal Areas |
| Finding: | Cracking - Damage Category 2 - Noticeable (up to 5mm) |
| Information: | There were many cracks and crack repairs evident to walls and ceilings throughout the interior of the dwelling at the time of inspection. |

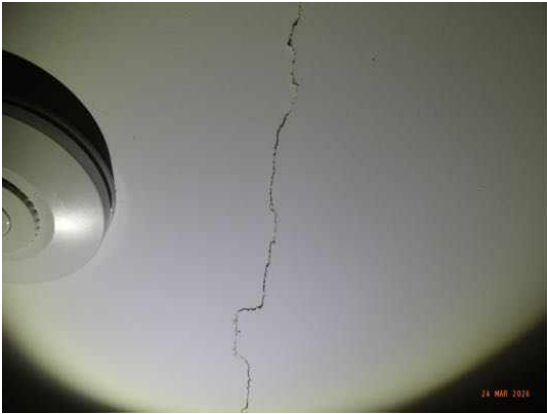
Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.





Finding 3.04

Building: Building 1
Location: All Areas
Finding: Minor defects present
Information: Minor defects were evident throughout the dwelling at the time of inspection, which are consistent with normal wear and tear and considered appropriate for a property of this age.

These defects are typical of ongoing material ageing, settlement, and general use over time, and include, but are not limited to:

- Roller door opening has spread and door is out of track
- Leak to laundry tap
- Kitchen and vanity are deteriorated.

While these defects are not considered structurally significant at present, they should be addressed as part of routine and ongoing property maintenance to prevent further deterioration. Repairs and maintenance works should be carried out by appropriately licensed and qualified tradespeople to ensure the continued serviceability and longevity of the dwelling.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building: Building 1
 Location: Yard - Back
 Finding: Evidence of termite damage - minor
 Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



Conditions Conducive to Timber Pest Activity

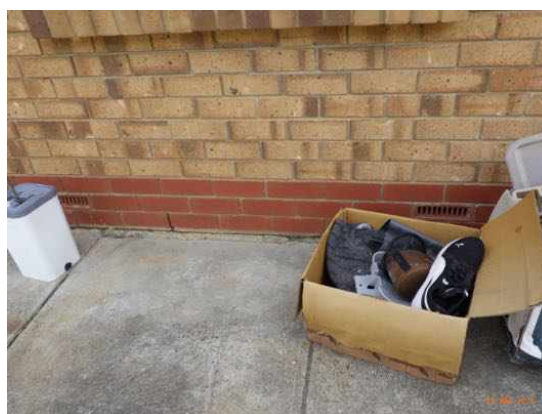
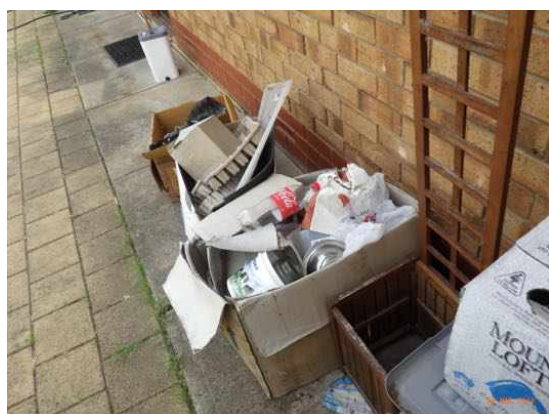
Finding 6.01

Building: Building 1
 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 concealed termite attack which your inspector will likely not be able to see. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult 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 and termite treatment advice is followed closely.



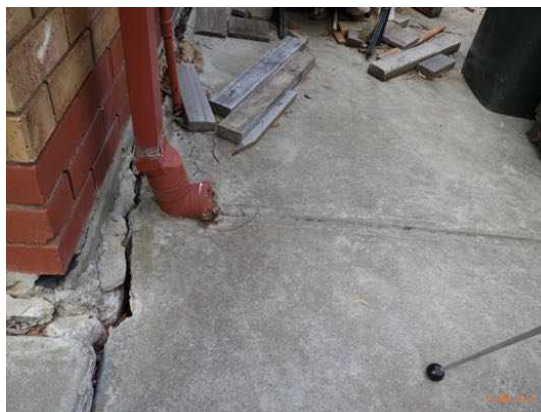
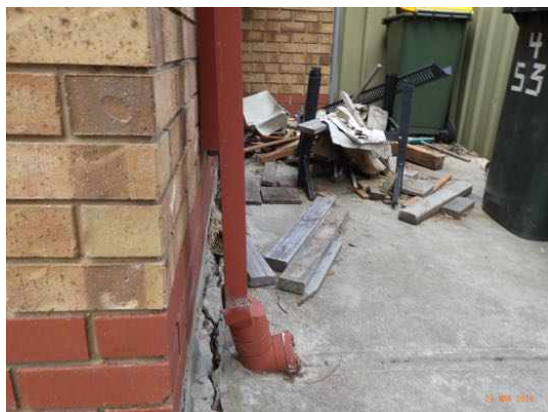


Finding 6.02

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | All External Areas |
| Finding: | Untreated or non-durable timbers in a hazardous environment |
| Information: | To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated. Additionally any timber lying around or timber stumps should be removed. |

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack. Failing this close monitoring is recommended in an attempt to identify termite infestation at an early stage.



Finding 6.03

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | All Areas |
| Finding: | Termite Management System - no evidence of a chemical installation |
| Information: | The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. |

A durable notice should be placed in the switchboard unit to indicate current termite barriers.

At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

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 6.04

| | |
|-----------|---------------|
| Building: | Building 1 |
| Location: | Roof Exterior |

Finding: Air conditioner, Stormwater and or external tap - No drainage
 Information: Moisture around the building should be minimised to ensure that the area is kept dry and stable which in turn reduces the risk of water damage and termite infestation.

Several issues exist with regard to drainage including but not limited to exterior taps with no drains.

It is recommended that a licensed plumber be appointed to set up drainage in order to prevent such an environment from being created.



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

- Structural Engineer
- As identified in summary and defect statements
- Licensed Plumber
- Licensed Electrician

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 overall degree of risk of timber pest infestation to this property appears to be High.

See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, water leaks, inaccessible areas, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: HIGHLY RECOMMENDED.

FUTURE INSPECTIONS.

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, the intervals should be shortened.

Inspections will not stop timber pest infestations, however the damage which may be caused will be reduced if found at an early stage.

RECOMMENDED INSPECTION INTERVALS.

12 Months

Regarding the Building Report In summary the dwelling is in below average condition with major and minor defects when compared to other properties of a similar age and construction that have been reasonably well maintained.

Issues to address immediately include

Further detailed investigation of the plumbing followed by repair to perimeter concrete

Clean gutters and replace rusted sections

Repair air conditioner

Further investigation and repair to bathroom

Repair garage ceiling

Install electrical safety switch

Repair laundry door lock

Also consider

Renovate kitchen and bathroom

Any minor defects can be resolved at the client's discretion however work should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and if it all feasible should be removed so further inspection may be performed

Indicative photos below depict some of the obstructions that we encountered.

Please read the report in its entirety and follow recommendations to ensure the longevity of the dwelling.

For further information, advice and clarification please contact Andrew Skinner on: 0407 186 380

Section D Significant Items

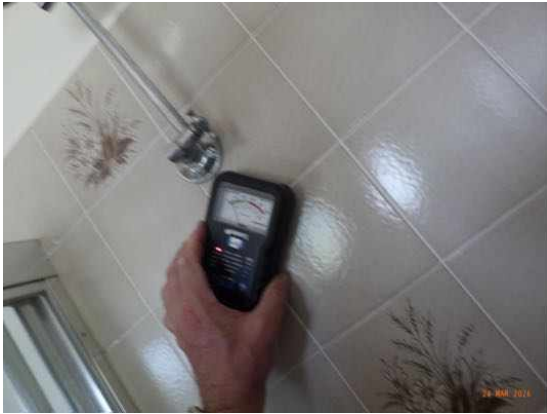
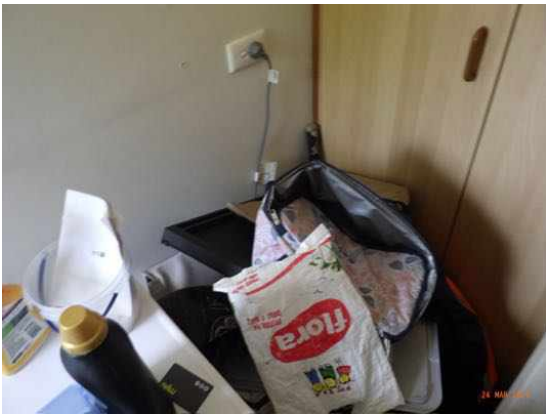
The following items were noted as - For your information

Noted Item

Building: Building 1
Location: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference.







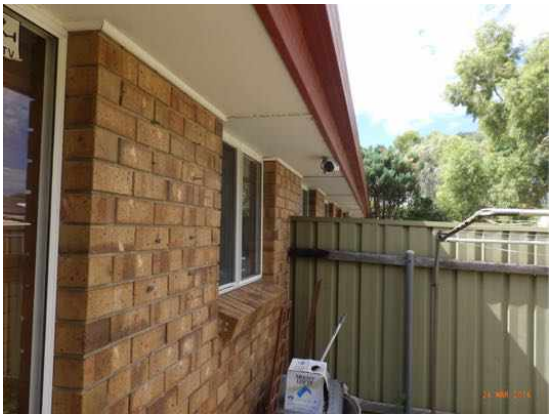


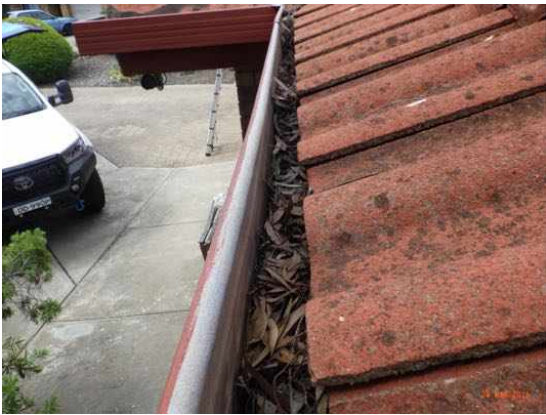
Noted Item

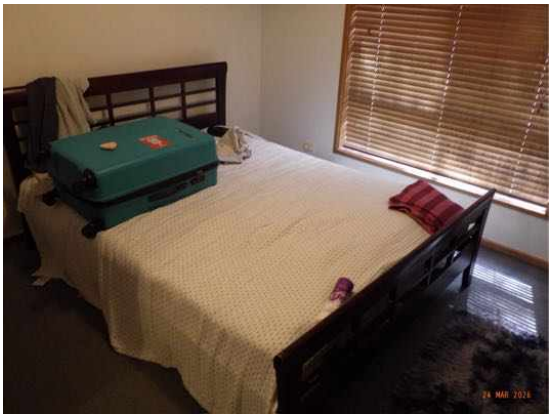
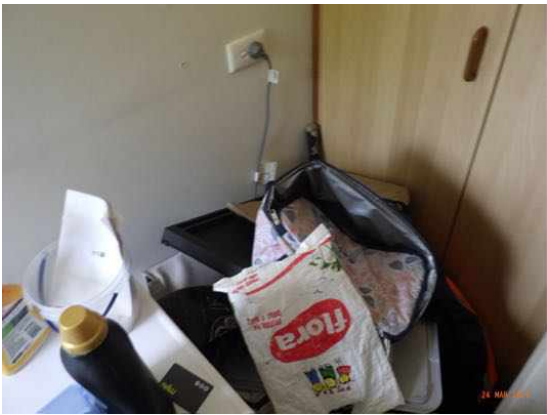
Building: Building 1
 Location: All Areas
 Finding: Additional Photos - Obstructions and Limitations
 Information:

These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.













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 |

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| | 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.

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| 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.