



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Mar 2026

Property Address: 92A Sixth Ave, Altona North VIC 3025,
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: Fri, 13 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 92A Sixth Ave, Altona North VIC 3025, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Sunny Anchan Ph: 0493 185 997
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Cert 4 Building and Construction
Level 1 Thermographer
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Company Name: Jim's Building Inspections (Mitcham)

Company Address and Postcode: Mitcham 3132

Company Email: Mitcham@jimbuildinginspections.com.au

Company Contact Numbers: 0493 185 997

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: This inspection is a visual, non-invasive assessment carried out in accordance with AS 4349.1-2007 and AS 4349.3-2010 and is limited to accessible areas only. No dismantling, destructive testing, removal of fixed items or invasive investigation has been undertaken unless separately agreed in writing.

The inspection identifies major defects, visible timber pest activity and conditions conducive to timber pests as observed at the time of inspection. It is not a guarantee or prediction of the future condition of

the property.

Areas that were inaccessible, unsafe, obstructed or concealed were excluded from inspection and may contain defects or timber pest activity not detected.

This inspection does not assess compliance with current building codes, planning regulations, structural engineering requirements or council approvals.

No cost estimates for rectification or treatment works are included.

Moisture issues, leaks and concealed defects may not be detectable at the time of inspection and may exist in hidden areas.

Timber pest inspection is limited to visible evidence only. The absence of visible activity does not guarantee the property is free of termites or other timber pests. Regular inspections are recommended.

This report does not cover maintenance items or deterioration caused by fair wear and tear, ageing, or normal usage of the property, including cosmetic defects that do not impact structural integrity or safety.

This report reflects the condition of the property only at the time of inspection. The inspector accepts no responsibility for future changes in condition.

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		✓

Section B General

General description of the property

Building Type	Townhouse, Semi-Detached, Unit
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence, Water Tanks
Other Timber Bldg Elements	Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Skirting Boards, Staircase, Stair Railing
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer (Timber Framed), Hebel Clad, Light Weight Wall 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.

- Interior
- Gardens
- Fencing
- Exterior
- Roof Void - Part
- The Site
- Wall Exterior
- Roof Exterior - Part
- Landscaping Timbers

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.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Wall exterior due to obstructions.
- Roof Exterior - Part
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Ceiling linings
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Duct work
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Evidence of recently painted walls or ceilings
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Floor coverings
- Furniture
- Insulation
- Landscaping
- No safe point from which to access roof exterior
- Rugs
- 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

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Roof Void
Finding:	Roof truss modified/cut for air-conditioning unit:
Information:	During the inspection, a roof truss was noted cut/modified to allow installation of the air-conditioning unit. Temporary additional timber members were also noted screwed and nailed to the truss as an apparent make-shift support. Unauthorised modification of roof trusses is considered a major defect, as it may affect the structural performance of the roof frame. It is highly recommended that this be brought to the attention of your builder and that the truss manufacturer and/or a structural engineer be engaged to verify whether the modification has been carried out in accordance with the manufacturer's requirements and to specify any necessary rectification.



Minor Defect

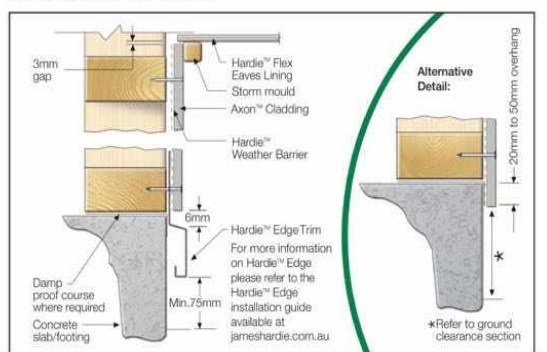
Finding 3.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	External cement sheet cladding installed too into paving:
Information:	In this section of the house, the external cement sheet cladding was noted embedded into to the external concrete , and this installation does not follow normal manufacturer installation practice, which generally requires clearance between the bottom of the

cladding and finished ground surface. If left as is, this may allow moisture uptake, premature deterioration, and damage to the lower walling materials—engage a registered builder and qualified carpenter to assess the cladding installation and carry out rectification to provide appropriate clearance and weather protection urgently.



JUNCTION DETAILS



Finding 3.02

Building: Main Building

Location: Kitchen

Finding: Range-hood clearance - Non compliant

Information: As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations. Properties constructed prior to updated regulations may not comply with current construction requirements. Nonetheless, changes to the building regulations are made to ensure the safety of all inhabitants, and fire protection is a crucial aspect of these regulations.

The distance between the cooktop and the range hood was noted to be 630mm

When installing a domestic gas cooking appliance, AS/NZS 5601.1: 2013 Gas installations : General installations explains that the required clearance distance between a gas cooking appliance and a range hood or exhaust fan must be in accordance with the manufacturer's relevant instructions or 650mm

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the occupants and to meet present building standards and regulations.



Finding 3.03

Building:	Main Building
Location:	Bathroom 1, 2 and 3
Finding:	Water stop not visible in shower
Information:	During the inspection in the bathrooms, the water stop to the shower area was not visible. Water stops are essential components of waterproofing systems designed to prevent water or moisture from escaping the wet area and causing damage to other materials and structural building elements.

The absence of visible water stops suggests potential issues with the waterproofing of the shower areas. Without proper waterproofing, water leakage can occur, leading to damage to surrounding materials and compromising the structural integrity of the building.

It is recommended to further investigate the waterproofing system of the shower areas to ensure they meet appropriate standards and to address any deficiencies promptly to prevent water damage issues in the future. If necessary, consulting a qualified waterproofing specialist for an assessment and potential remediation is advised.



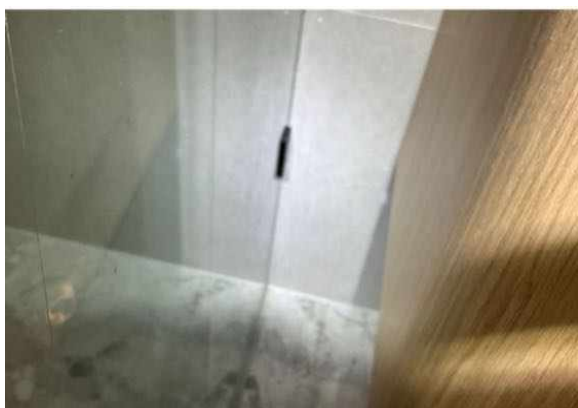


Finding 3.04

Building:	Main Building
Location:	Bathroom 1&2
Finding:	Shower - Leaking
Information:	Leaking was evident to the shower at the time of inspection. It is suspected that the leaking is occurring due to damaged or missing sealant.

Leaking from the shower, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould and conducive to termites

Appointment of a tiling contractor is required to repair or seal the shower. Such works should be performed as soon as possible to ensure that no further damage occurs.



Finding 3.05

Building:	Main Building
Location:	Bathroom 1
Finding:	Exhaust fan timer not provided
Information:	During the inspection, the exhaust fan to the bathroom was noted not provided with a 10-minute run-on timer. Under NCC 2022 Volume Two H4D9, condensation management is satisfied by compliance with Part 10.8 of the ABCB Housing Provisions, and Clause 10.8.2(4) requires that an exhaust system serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) be interlocked with the light switch and include a run-on timer for 10 minutes after the light is turned off. It is recommended that you discuss this with your builder and arrange rectification by a licensed electrician to confirm the exhaust fan complies with the NCC requirements.



Finding 3.06

Building:	Main Building
Location:	Bedroom
Finding:	Damaged window rubber seal:
Information:	During the inspection, the rubber seal to the window was noted damaged or not properly attached. As per the Guide to Standards and Tolerances 2015 – Clause 8.02 (Weather-tightness of windows and doors), windows are defective if they are not sealed properly and may allow water entry. It is recommended to discuss this with your builder and arrange rectification by a registered builder or suitable tradesperson.



Finding 3.07

Building:	Main Building
Location:	Bedroom 2&3 and 4
Finding:	Door - Striker plate misaligned
Information:	The striker plate on this door was noted misaligned during inspection, affecting the door's operation.

Misalignment can result from general wear and tear or substandard installation, making it difficult to open or close the door.

It is recommended to engage a qualified carpenter or general handyman to realign the

striker plate and restore the door's proper functionality.



Finding 3.08

Building: Main Building

Location: Bedroom 3

Finding: Door stop incorrectly positioned:

Information: During the inspection, the door stop for this door was noted improperly positioned, resulting in the door handle contacting the glass wardrobe door when opened. This condition may lead to damage to the glass if left unresolved. It is recommended to discuss this with your builder and have a registered builder or suitable tradesperson adjust or reposition the door stop to prevent contact.



Finding 3.09

Building: Main Building

Location: Laundry

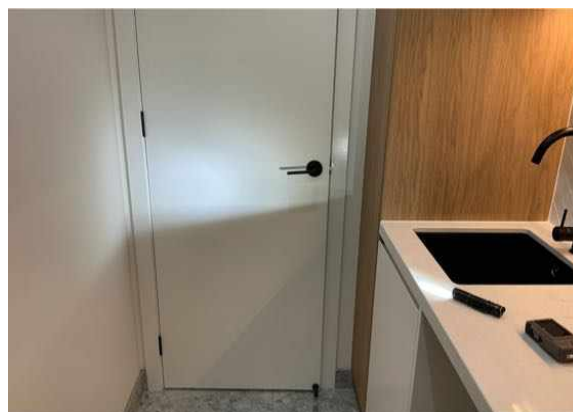
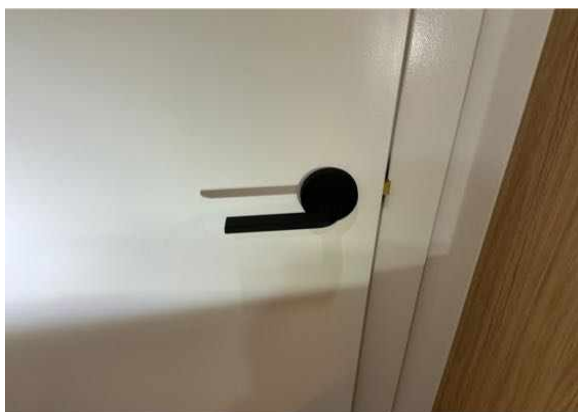
Finding: Door - Striker plate misaligned

Information: The striker plate on this door was noted misaligned during inspection, affecting the door's operation.

Misalignment can result from general wear and tear or substandard installation, making it difficult to open or close the door.

It is recommended to engage a qualified carpenter or general handyman to realign the striker plate and restore the door's proper functionality.





Finding 3.10

Building:	Main Building
Location:	Roof Exterior
Finding:	Exposed PVC pipe not protected from UV:
Information:	During the inspection, exposed PVC pipe connected to the gutter/downpipe system was noted unpainted. AS/NZS 3500.1 Clause 2.4.3 requires plastic pipes and fittings to be protected from direct sunlight. It is recommended that this be discussed with your builder and the exposed PVC pipe be painted or otherwise protected to prevent long-term UV deterioration.



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.



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
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller
- Structural Engineer

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

- Compared to other buildings of a similar age, this dwelling is in fair condition with major defect and a few minor defects and maintenance issues identified as referred to in the body of the report. The relevant professional services should be engaged to rectify these works as required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Of particular concern are the major defects noted in the report, including the cut truss member affecting the stability of the roof structure. Further concern was also noted regarding the missing water stop adjacent to the shower areas in all bathrooms. A licensed plumber, structural engineer and registered builder should be engaged without delay to investigate these defects, determine the cause, and advise on the full extent of rectification works required.

Items identified as minor defects should be addressed by qualified trades promptly. While these issues may not currently pose immediate concerns, there is a high likelihood that they will develop into more serious defects if left unattended. As the defect worsens over time, the potential for extensive damage increases, which may lead to compromised structural integrity, safety risks, and functional impairment of the building elements involved. Furthermore, repair costs can escalate significantly if the issue progresses beyond a minor stage. Early intervention helps prevent further deterioration and reduces long-term maintenance expenses. It is also strongly recommended that these items be further investigated by appropriate qualified trades prior to purchase, to establish the extent of any underlying issues and obtain a clearer understanding of potential repair liabilities.

The accessible areas of the building were inspected for timber pest activity using sounding techniques,

moisture meter and thermal imaging.

At the time of inspection, no evidence of termite activity.

There was limited access to the Roof cavity and full inspection was not able to be carried out. Please also note the obstructions listed in the report restricted a full inspection of the property allowing some defects to be present and not detected. If at all feasible should be removed and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

A termite management system has not been installed at the property. This requires regular inspections and the application of chemicals at certain times. It is highly suggested that a pest management company be contacted to implement a pest management plan.

Please read the report in full.

For further information, advice and clarification please contact Sunny Anchan on: 0493 185 997

Section D Significant Items

The following items were noted as - For your information

Noted Item

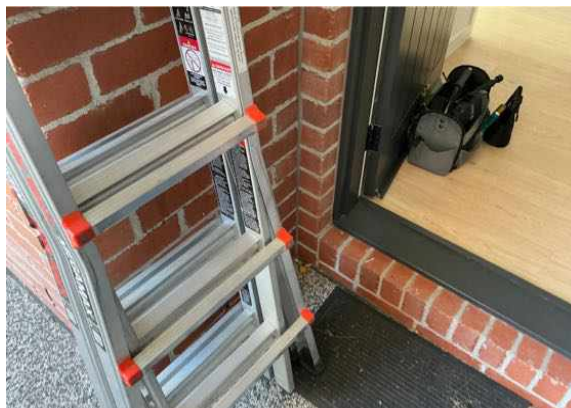
Building:	Main Building
Location:	Exterior walls - right side
Finding:	Hot water unit not installed:
Information:	During the inspection, the hot water unit was noted not installed. This is not uncommon in new construction, as external appliances are sometimes installed shortly before handover. The client should ensure the unit is installed prior to handover by a licensed plumber and confirm it is operating properly, complete, and commissioned as intended.



Noted Item

Building:	Main Building
Location:	Exterior walls - front
Finding:	Brickwork - cracking hairline
Information:	Minor cracking was observed on the brickwork during the inspection. This is consistent with the age of the house and expected foundation movements over the years.

While the cracks are not currently a structural concern, it is recommended to monitor them for any changes, such as widening or lengthening. If significant changes are noted, it may be necessary to engage a structural engineer to assess and recommend appropriate remedial actions.



Noted Item

Building: Main Building

Location: Laundry

Finding: Plaster - Blemishes

Information: During the inspection, plaster blemishes were noted. According to the Guide to Standards and Tolerances 2015, Clause 9.14, plaster is considered defective if it has visible blemishes, such as surface imperfections, cracks, or unevenness, that affect its appearance when viewed from a normal viewing position. Blemishes in plaster can detract from the overall finish of the wall. It is recommended that this issue be discussed with the builder to ensure the plaster is repaired or refinished in accordance with the standards outlined in Clause 9.14 of the Guide to Standards and Tolerances 2015.



Noted Item

Building: Main Building

Location: Garage

Finding: Cracking Concrete - Fine

Information: Fine cracks were identified in the concrete ceiling during inspection.

While these are typically considered appearance defects and do not usually indicate structural damage, they may worsen over time if left unmanaged. Regular monitoring

is advised to assess any changes in the width, length, or number of cracks.

If the cracks expand or further deterioration is observed, it is recommended to engage a structural engineer to assess the condition and provide guidance. Early intervention can help maintain the structural integrity of the concrete and prevent potential future issues.



Noted Item

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







Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Electrical Switch Box
 Information: All electric wiring, meter boxes and appliances need to be checked by a licensed Electrician ensuring any work completed as part of a renovation or extension has been issued with a Certificate of electrical Safety (CES). The checking of any electrical items is out side the scope of this inspection.

Photos are added here for your information.



Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Additional Photos - 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: Additional Photos - 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 Void
Finding: Additional Photos - Obstructions and Limitations Roof Void
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the Roof Void 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 Areas

Finding: PRE-PURCHASE PROPERTY MAINTENANCE

Information: A pre-purchase inspection is a snapshot of the property's condition at the time of inspection. Ongoing, periodic maintenance is essential to reduce deterioration and the risk of water damage, timber decay and unexpected failures after settlement. The purchaser should budget for routine upkeep and arrange servicing/repairs as required by suitably qualified trades.

Common items requiring periodic inspection and maintenance include (but are not limited to):

- Roof coverings (tiles/sheets) – checking for cracked, loose or displaced components and maintaining flashings/valleys
- Gutters, downpipes and stormwater discharge – frequent cleaning, ensuring joints are intact and water is directed away from the building
- Flexible braided hoses (flexi hoses) and shut-off valves – periodic replacement to reduce burst-hose risk and associated water damage
- Wet areas (bathrooms/laundry/kitchen) – maintaining silicone seals, replacing deteriorated tile grout, and monitoring for signs of moisture/waterproofing failure
- External sealants – resealing around windows/doors/penetrations where gaps or cracking are present
- External paint/coatings and exposed timbers – repainting/sealing to prevent decay and weathering
- Subfloor vents and weepholes (where applicable) – keeping ventilation openings and drainage points clear
- Decks, balustrades and external stairs – routine checks for movement, rot, corrosion

and loose fixings

- Cracking to paving/paths/driveways – sealing/repairing where cracking may allow water ingress or create trip hazards
- Retaining walls and site drainage – monitoring for movement and ensuring drainage is functioning
- Smoke alarms – testing and replacing batteries/units in accordance with manufacturer requirements

Regular maintenance and periodic servicing help prevent minor issues developing into major defects and should form part of the purchaser's ongoing property management plan.

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.