



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: 14 Harrington St, Altona VIC 3018, 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, 27 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 14 Harrington St, Altona VIC 3018, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Shubham Patil Ph: 0452 035 252  
Email: Altona@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Altona)

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Company Address and Postcode: Tarneit 3029

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Company Email: Altona@jimsbuildinginspections.com.au

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Company Contact Numbers: 0452 035 252

## 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: In the event where the property is classified in a poor condition or has numerous defects. It's highly recommended to get the exact quotes for rectification works from relevant tradesman prior to proceeding with the sale.

Please refer back to your conveyancer to procure any kinds of permits/documents relevant for additional structures built (pergolas, sheds etc)

To avoid termite ingress/ damage to the property, consider doing termite treatment as soon as possible if one is not already present. Annual pest inspections are highly recommended as well by a licensed termite technician. This course of preventive measures is highly recommended for all properties. However, it is a must for all properties in termite prone areas or properties older than 15

years old.

Issues categorised as moderately significant have the potential to turn into a major defect. If the moderately significant issue is categorised in the major section, then it's an indication that it's very close to being a major issue.

All showers & taps are kept running for atleast 10-15 minutes to check for any potential leaks.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some 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. A termite treatment is required.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Concrete Stumps, Part Slab and Part Subfloor
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Driveway, Carport
Other Timber Bldg Elements	Skirting Boards, Landscaping Timbers and Construction, Doors, Architraves
Roof	Timber Framed, Tiled
Storeys	Single
Walls	Timber Framed and Clad, Light Weight Wall Clad
Weather	Overcast

## Section C Accessibility

### Areas Inspected

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

- Roof Exterior - Part
- Interior
- Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

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

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

### Obstructions and Limitations

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

- Areas of skillion or flat roof - no access
- Evidence of recently painted walls or ceilings
- External finished ground level
- Furniture
- Lack of clearance - subfloor

- Lack of suitable access or entry point

- Vegetation

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:	Bedroom
Finding:	Minor Safety Hazard – Cracked Glass to External Bedroom Window
Information:	The external bedroom window glazing was observed to be cracked to one pane. Although the glass remains intact at the time of inspection, cracked glazing compromises the structural integrity of the pane and increases the risk of sudden failure, particularly under wind load, thermal expansion, or accidental impact. Broken glass may pose a minor injury risk to occupants and can also allow moisture ingress if the crack propagates.

It is recommended that the affected glass pane be replaced by a qualified glazier in the near term to restore safety, weather resistance, and overall serviceability of the window assembly.



### Major Defect

#### Finding 2.01

Building:	Main Building
Location:	Lounge Room
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling linings in this area was evident at the time of inspection. At least 3-4 water stains were present in the lounge.

Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings. Externally the roof exterior has excessive vegetation/ debris covering the roof (cleanup is highly recommended)

Where water staining is active, a licensed roof plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired, repainted or replaced at client discretion.



Evidence of excessive moisture



Nearby low moisture comparison





## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Some Internal Areas
Finding:	Subsidence- moderately significant
Information:	It is suspected that the subfloor structure might have been affected by movement of the foundations, often referred to as sinking or subsidence.

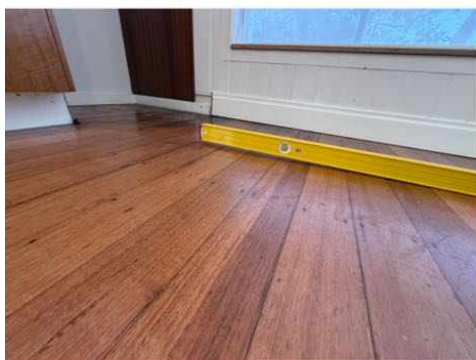
General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

The max documented deviation was around 25 mm in 2 m distance. Becomes major after 30-35 mm.

Subsidence can have complex and varying causes, which will influence the required remedial works. If secondary defects like door binding, cracks around the cornices, or gaps between walls & flooring are evident (some are evident) . It will be advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause.

A Registered Builder specialising in re-stumping would then generally carry out works as advised by an Engineer.





### Finding 3.02

Building:	Main Building
Location:	Bathroom
Finding:	Cracked & Previously Repaired Shower Base (Moderately Significant)
Information:	The shower base was observed to have a visible crack extending across the tray surface, which has been previously sealed/filled. While the repair appears to be holding at present, such patch repairs are generally considered temporary and may not provide a long-term watertight solution. Movement, thermal expansion, and regular use can cause the crack to reopen over time.

Failure of the repair may allow water to penetrate beneath the base, potentially resulting in concealed moisture accumulation, subfloor deterioration, mould growth, or

structural timber decay.

It is recommended that the condition be monitored closely. However, replacement of the shower base should be considered in the short to medium term to ensure long-term integrity. Note that replacement can involve removal of surrounding tiles/screens and associated plumbing works, which may result in relatively high labour costs.



### Finding 3.03

Building:	Main Building
Location:	Yard - shed
Finding:	Shed Roof (small holes)
Information:	The metal roof sheeting to the shed is in fair to poor condition, with visible holes at a few locations. Evidence of basic sealant/caulking has been noted; however, such temporary sealing methods are prone to deterioration over time due to UV exposure and thermal movement. These gaps may allow moisture ingress during wind-driven rain events, and the current sealing cannot be relied upon as a long-term waterproofing solution.

While no active major leak was observed at the time of inspection, preventative maintenance is recommended. Consider proper mechanical rectification (e.g., refastening, replacement of damaged sheets, installation of appropriate flashing or closures) rather than relying solely on surface caulking to maintain weatherproofing

integrity.



**Finding 3.04**

Building: Main Building  
Location: Yard - shed  
Finding: Crack in concrete slab - Category 2  
Information: A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm,

or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.



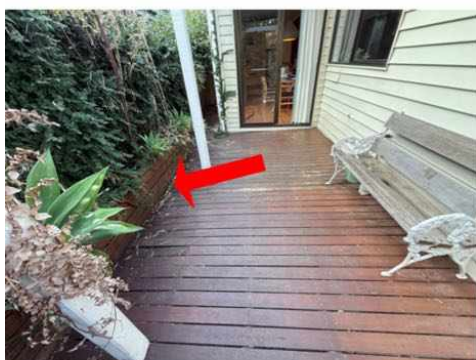
### Finding 3.05

Building:	Main Building
Location:	Yard - Side
Finding:	Localised Deck Subsidence Adjacent to Planter Box (moderately significant)
Information:	The timber decking adjacent to the raised planter box exhibits signs of localised deflection, with sections appearing to slope downward and sit lower than surrounding boards. Given the proximity to dense vegetation and soil-filled planter beds, prolonged moisture exposure is likely. This condition increases the risk of concealed timber decay to decking boards, joists, or bearers beneath the affected area.

While no immediate structural failure was observed at the time of inspection, continued moisture retention from irrigation, soil contact, and restricted ventilation may accelerate deterioration. If left unattended, this may lead to progressive rot and potential load-bearing reduction.

It is recommended that the planter interface be further investigated by lifting selected

boards to assess the condition of the substructure. Any decayed members should be replaced, and improvements to drainage, moisture separation (e.g., barrier or flashing), and ventilation should be implemented to prevent recurrence.



### Finding 3.06

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Loose Lightweight Cladding Panel
Information:	A section of the lightweight external cladding beneath the window was found to be loose and not securely fixed to the substrate. The affected board demonstrates movement when lightly pressed, indicating inadequate fixing or possible fastener failure. While no immediate water ingress was observed at the time of inspection, loose cladding can allow moisture penetration, wind-driven rain entry, and potential pest access if left unaddressed.

It is recommended that the panel be refixed and securely fastened in accordance with manufacturer installation requirements to prevent future deterioration or damage.



### Finding 3.07

Building:	Main Building
Location:	Carport
Finding:	Eaves- Water stained.
Information:	Water stain to eaves was evident at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time.

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.

Eaves which are water stained might get damaged over time & hence will be susceptible to the attraction of excessive moisture, and are therefore will be considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.

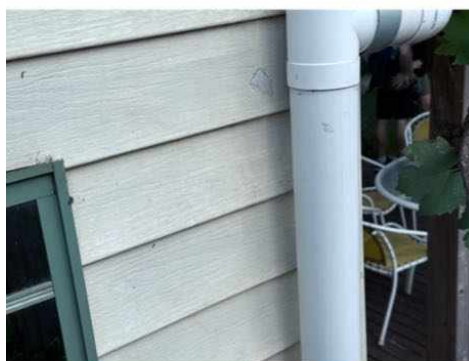
A roofing plumbing or a building maintenance provider is recommended to perform rectification works if eaves starts sagging.



### Finding 3.08

Building: Main Building  
 Location: Exterior walls - right side  
 Finding: Pipework - Not clipped off adequately  
 Information: Plumbing pipes in this area have not been correctly clipped off (secured) to the adjoining structure. Where pipes have not been clipped off, they are more susceptible to impact damage and moisture damage, particularly if they are in direct contact with the ground.

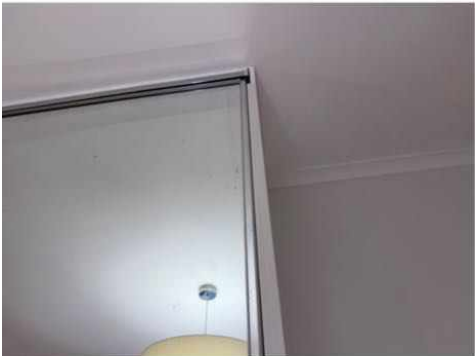
A qualified plumber should be appointed immediately to provide adequate clipping for the plumbing pipes. Failure to do so may necessitate repair works to affected plumbing pipes, which may be a costly exercise.



### Finding 3.09

Building: Main Building  
 Location: All Internal Areas  
 Finding: Doors Misaligned on closing.  
 Information: It is observed that some of the Doors are not aligned and / or have inconsistent gaps between the doors. Its a result of substandard workmanship & sometimes ground movements.

A carpenter can be hired at clients discretion to rectify the issue.



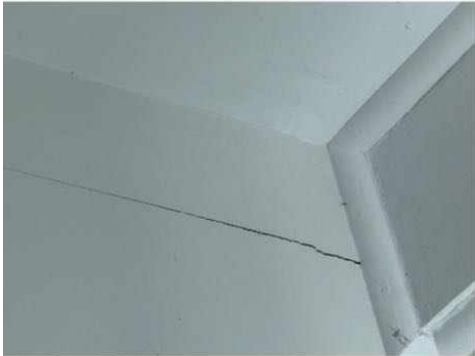


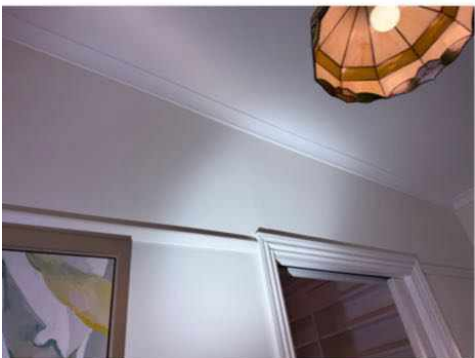
**Finding 3.10**

Building: Main Building  
Location: All Internal Areas  
Finding: Cracking - Damage Category 1 - Fine (up to 1mm)  
Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

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

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.





Finding 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Light not working
Information:	While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection.

A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

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

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

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



**Finding 6.02**

Building: Main Building  
Location: All External Areas  
Finding: Garden Bed/ Mulch - Conditions Conducive to Termites  
Information: Mulch were found around the property. These areas can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

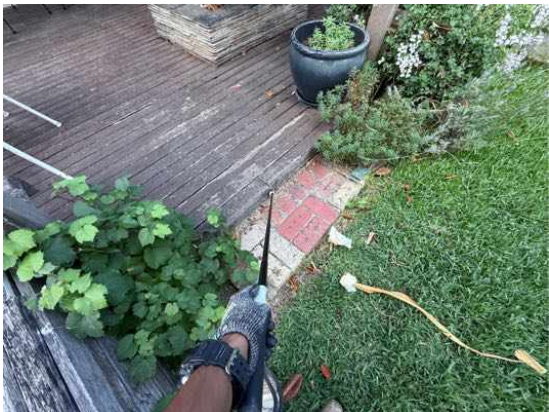
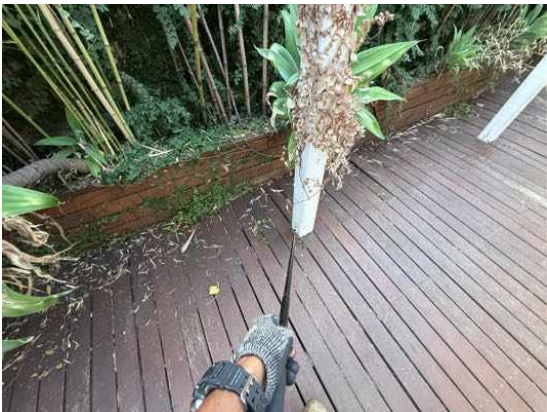




### Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.





### Finding 6.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters/Roofing - Needs maintenance
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Accumulation of debris in gutters and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked or partially blocked gutters can lead to high levels of moisture in the affected areas (eg: entry porch). Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blocked part of the gutters should therefore be cleaned immediately to ensure dry conditions are maintained.

It is advised that gutters should be maintained regularly by the homeowner & a general handyman should be appointed as a matter of urgency to clean the gutters.



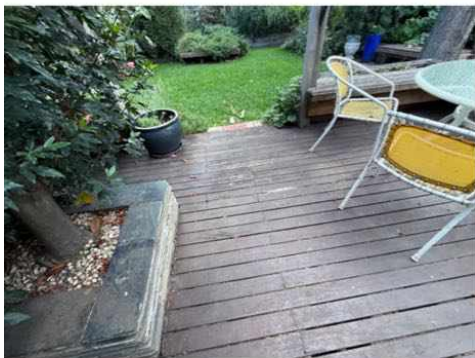
### Finding 6.05

Building:	Main Building
Location:	All External Areas

Finding: Timber deck- High conducive condition.  
 Information: We are unable to inspect under the timber deck if its in close proximity to the ground.

Where we are unable to inspect timber structures, decks and subfloor areas the risk of undetected termite activity is rated as extremely High.

We strongly recommend the purchaser prioritise a termite treatment by a Licensed Pest Controller to protect and maintain the asset as it is a timber structure.



### Finding 6.06

Building: Main Building  
 Location: All Areas  
 Finding: Timber cladding- conducive condition  
 Information: Timber cladding can also be vulnerable to attack from termites, which can cause significant damage if not taken care of early on. Concealed entry is high possibility.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Main Building

Location: Yard - Back

Finding: Wood rot

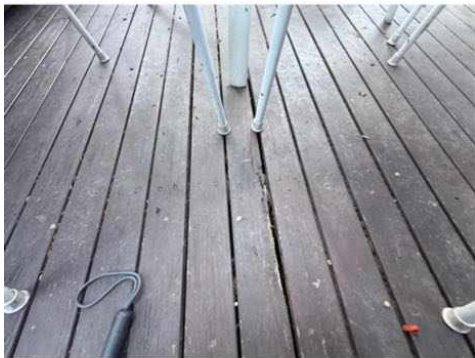
Information: These building elements shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture

from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

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





**Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements

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

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

- The inspected property was found to be in a fair condition when compared to other properties of similar age. As it had a major & few minor defects, most of which are expected to be found in a property of this age. A couple of moderately significant defects are also present.

Most of the defects could be mended by a building maintenance provider & it's suggested to appoint licensed practitioners at recommended areas.

Some of the minor defects mentioned in the report when combined together, lead to one problem: Moderate amount moisture damaging/affecting neighbouring building elements & creating conditions which are conducive towards termite activity.

Two defects mentioned in the report will require monitoring.

Due to recent renovations, majority of the defects if present gets obscured beneath the revamped work. Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

The following building elements should be regularly monitored to identify any upcoming defects.

- 1) External facade- for further deterioration
- 2) Internal plasterboard wall & ceiling- for cracking (increase in quantity or length of cracks).
- 3) Eaves & Internal ceiling for water staining.
- 4) All tiled area- crack between grouts.
- 5) Uneven flooring- increase in subsidence.

No live termites were identified at the time of inspection. Conducive conditions for timber pests were found around the dwelling at the time of inspection.

As there is no durable notice found to indicate any previous termite management system installation and the property is considered highly susceptible to timber pests. It is highly recommended that the client to consult with a licensed pest controller to discuss the further preventative actions such as installation of an appropriate termite protection system.

For further information, advice and clarification please contact Shubham Patil on: 0452 035 252

## Section D Significant Items

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

#### Noted Item

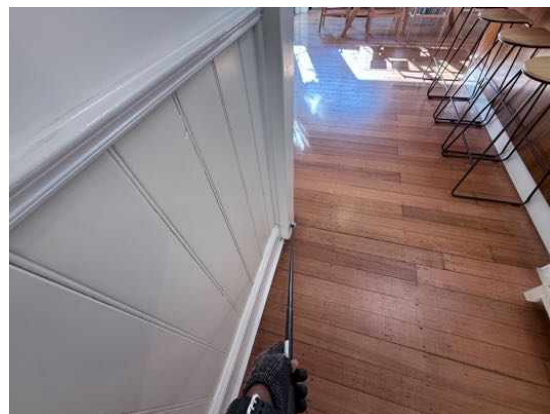
Building: Main Building  
Location: All Areas  
Finding: Termite Techniques  
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

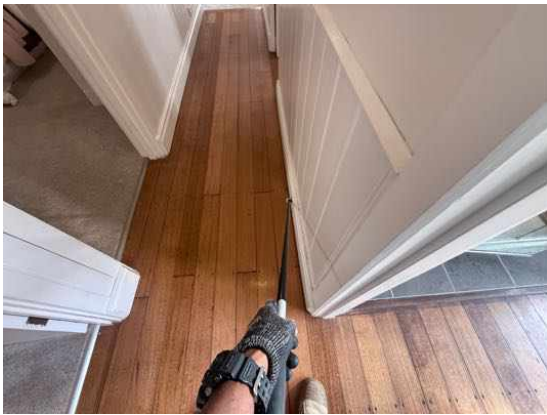
No evidence of termite activity was found inside the house at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Wall paneling, wallpaper, carpet and fixed cabinetry can obscure termite activity.







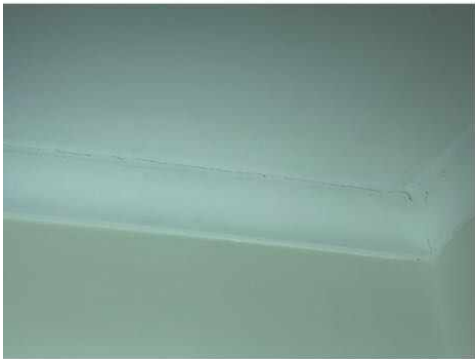




**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Evidence of recent renovations.  
Information: Whenever a property is refurbished, majority of the defects if present could get obscured beneath the revamped work. The same can be said for this property as well. Some fine cracks are filled over, walls have been painted etc. It is difficult to pinpoint on any particular defects present below such layers.

Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

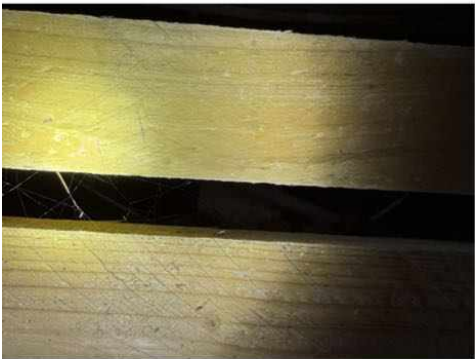




**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Additional photos & Obstruction/Limitations.  
Information: Additional photos for general documentation. May have some minor maintenance items not listed in the defects section.

Furthermore, some 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. A re-inspection is recommended once the areas are made accessible.

















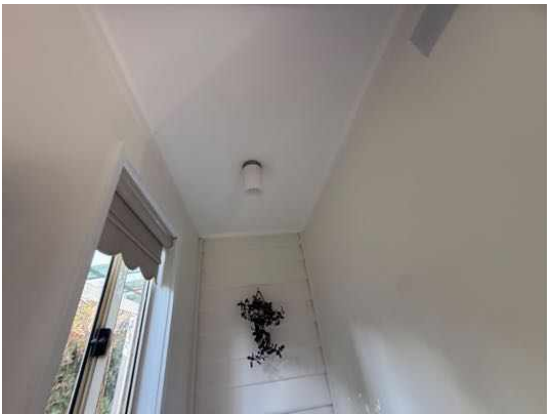














## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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