



Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 4 Penola Dr, South Morang VIC 3752, 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: Wed, 8 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 4 Penola Dr, South Morang VIC 3752, Australia

Client's Email Address:

Client's Phone Number:

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

Company Name: Jim's Building Inspections (Altona)

Company Address and Postcode: Tarneit 3029

Company Email: Altona@jimsbuildinginspections.com.au

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 |
|--|-------|-----------|
| Safety Hazard | | ✓ |
| Major Defect | ✓ | |
| Minor Defect | ✓ | |
| Live Timber Pest Activity | | ✓ |
| Timber Pest Damage | | ✓ |
| Conditions Conducive to Timber Pest Activity | ✓ | |
| Evidence of fungal decay activity and/or damage | | ✓ |
| Evidence of wood borer activity and/or damage | | ✓ |
| Evidence of a previous termite management program | | ✓ |

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is 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 |
| Furnished | Furnished |
| No. of bedrooms | 4 |
| Occupied | Occupied |
| Orientation | East |
| Other Building Elements | Garage, Driveway, Fence - Post and Rail Construction |
| Other Timber Bldg Elements | Skirting Boards, Landscaping Timbers and Construction, Doors, Architraves |
| Roof | Timber Framed, Tiled |
| Storeys | Single |
| Walls | Brick Veneer (Timber Framed), Rendered |
| 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.

- Roof Void - Part
- 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 - Part.
- 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:

- Duct work
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Furniture

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: Some External Areas
Finding: Step Cracking (Indicative of Localised Movement/Subsidence)- Moderate to Major
Information: Two significant step cracks were observed to the external brickwork, one located along the left-hand side wall and the other to the rear garage wall. The cracks follow a typical stepped pattern through mortar joints and brick units, with measured widths of approximately 4 mm in sections, which is indicative of moderate to major movement in accordance with common masonry assessment criteria.

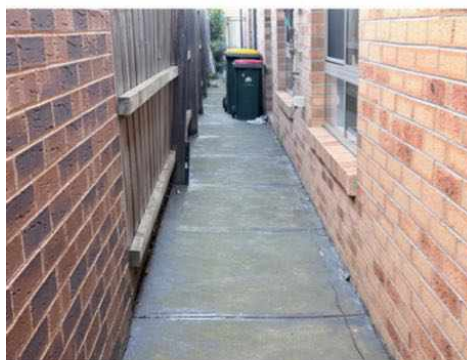
The cracking pattern suggests differential or localised foundation movement. While internal observations indicate only minor signs of subsidence at this stage, the external manifestation is more pronounced, implying that movement may be concentrated along specific zones rather than uniform across the structure.

Contributing factors may include general ground movement and ageing of the structure. Additionally, site conditions appear to be influencing the issue. The paving along the left-hand side is noted to fall towards the dwelling, which can promote surface water migration toward the footing system. Although drainage points are present, they may be insufficient during heavy rainfall events. Minor gaps adjacent to the slab/edge beam further allow water ingress, which can soften supporting soils and accelerate localised subsidence over time.

If left unaddressed, continued movement may lead to further widening of cracks, potential distortion of openings, and secondary defects internally.

It is recommended that a structural engineer be engaged to assess the extent and cause of movement. Remedial works may include addressing site drainage (regrading paving, improving stormwater management), sealing gaps to limit water ingress, and undertaking masonry repairs once movement is stabilised. Continued monitoring of crack progression is also advised.





Minor Defect

Finding 3.01

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior walls - left side |
| Finding: | Gaps in perimeter pavement |
| Information: | Gaps were observed in the external concrete paving during the inspection. While not currently presenting as a major defect, these gaps may lead to minor secondary issues over time, such as potential water ingress if not addressed. |

This movement could be attributed to several factors including natural soil reactivity, general wear over time, or possible stormwater drainage issues.

In areas with reactive clay soils, it is advisable to ensure that stormwater from both roof and ground surfaces is effectively directed and regularly maintained, as consistent moisture can contribute to soil movement and may attract termites.

Engaging a licensed plumber to check the condition and adequacy of stormwater drainage is recommended. Additionally, sealing any visible gaps in the paving with the help of a licensed builder or handyman can assist in reducing moisture entry. If certain sections are significantly compromised, a licensed concreter may be consulted for potential repair or replacement.

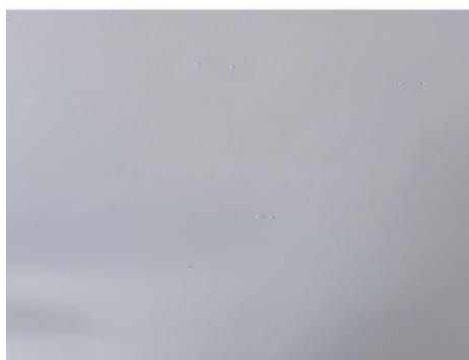
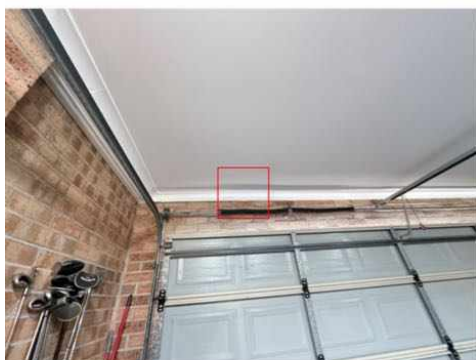


Finding 3.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Ceiling nails - Popping |
| Information: | A few popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure. |

If left unmanaged, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.



Finding 3.03

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Roof Tile Edge Chipping |
| Information: | Minor chipping and edge deterioration were observed to some roof tiles. This is typically consistent with general ageing, weathering, or minor impact damage. At the time of inspection, no evidence of active water ingress was noted; however, continued deterioration of tile edges can reduce weatherproofing effectiveness over time and may allow moisture ingress if left unaddressed. |

It is recommended that periodic roof maintenance be undertaken, including replacement of significantly chipped tiles and general inspection by a qualified roof plumber as required, to maintain the integrity and serviceability of the roof covering.





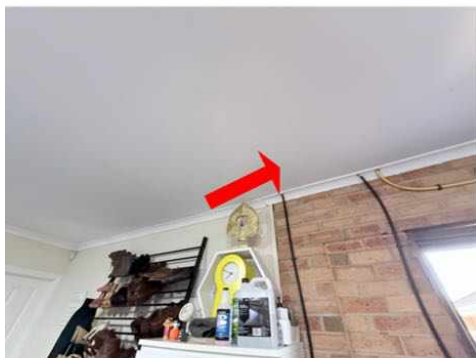
Finding 3.04

Building: Main Building
Location: Some 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.

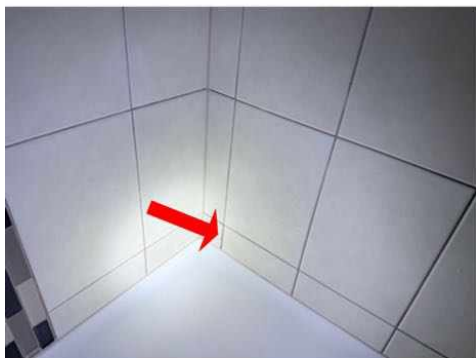




Finding 3.05

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Grout - Missing/ cracked |
| Information: | Grout is missing/ cracked in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures. |

Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.



Finding 3.06

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof Void |
| Finding: | Uneven coverage of insulation. |
| Information: | Upon inspection of the roof void it was noted that there was uneven coverage of insulation. Insufficient or uneven insulation will result in a comparatively higher cost to heat and cool a property, which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer. Example |

- Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

Installation of adequate insulation is recommended as soon as possible. Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.



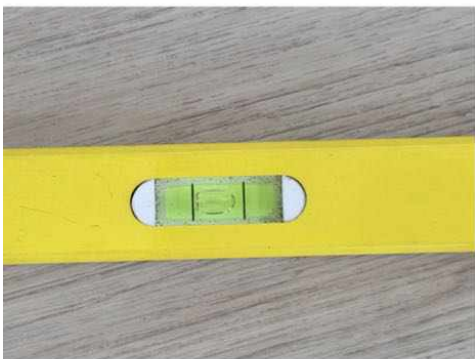
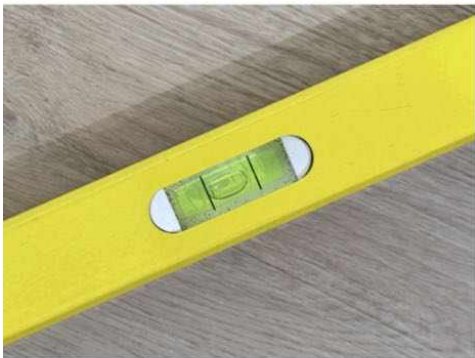
Finding 3.07

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Some Internal Areas |
| Finding: | Subsidence- minor |
| 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.

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. 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 underpinning would then generally carry out works as advised by an Engineer.





Finding 3.08

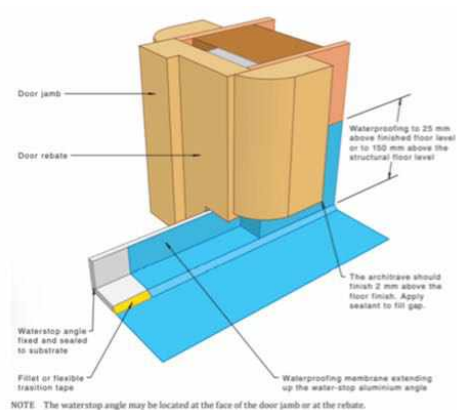
| | |
|--------------|--|
| Building: | Main Building |
| Location: | Wet Areas |
| Finding: | Water stop- Missing/ Incomplete (pre-build) |
| Information: | It was identified that the water stop is missing or incomplete at these door opening of wet areas at time of inspection. Without a properly installed waterproofed water stop as required by the BCA and relevant Australian Standard AS 3740, which could allow water to leak into non-waterproofed areas and causing possible future damage. |

In modern construction AS 3740 - Waterproofing of domestic wet areas 3.9.1.2 Perimeter flashing at floor level openings The following applies:

(a) For whole wet area floor waterproofing A water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The floor membrane shall be terminated to create a waterproof seal to the water stop and to the perimeter flashing.

(b) For other than whole wet area floor waterproofing A water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The water stop shall be waterproofed to the perimeter flashing.

In the event where the house is more than 20 years old, missing water stop is normal. However, in newer or renovated bathrooms/ homes. Installation which complies with the relevant Australian standards is necessary. As a faulty/ missing water stop also dictates that the quality of overall waterproofing could be substandard.



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.

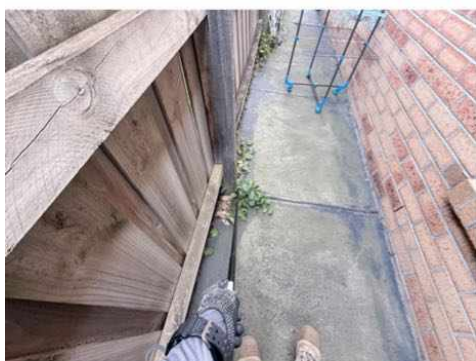
The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | 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 6.03

Building: Main Building
Location: Roof Exterior
Finding: Gutters - 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 6.04

Building: Main Building
 Location: Yard - Back
 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.



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

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 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.

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

Due to recent renovations, some 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 widening in existing cracks
- 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

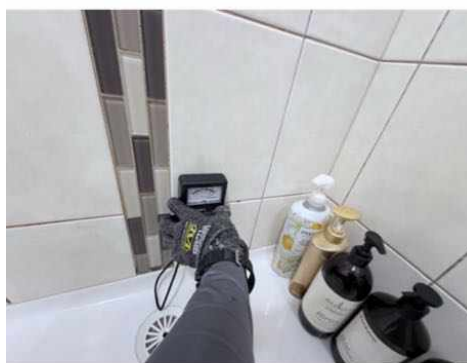
Building: Main Building
Location: All Areas
Finding: Termite Techniques
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

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

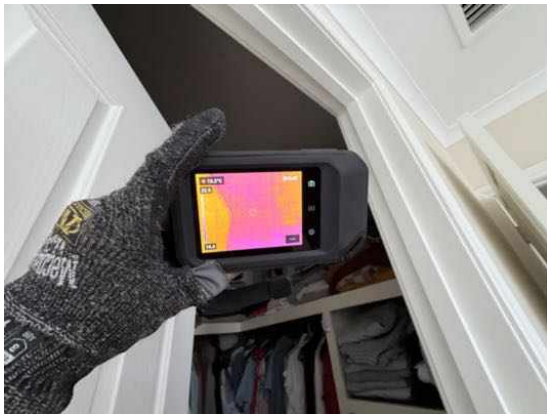
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture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

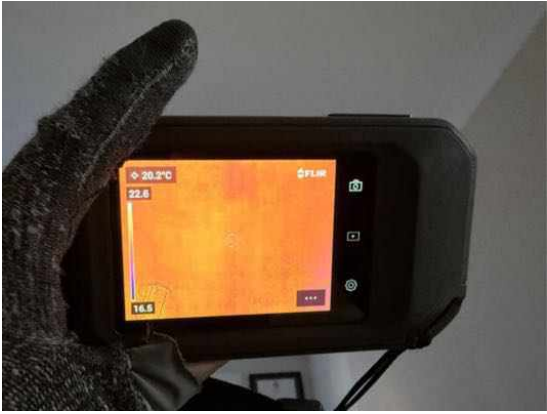
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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











Noted Item

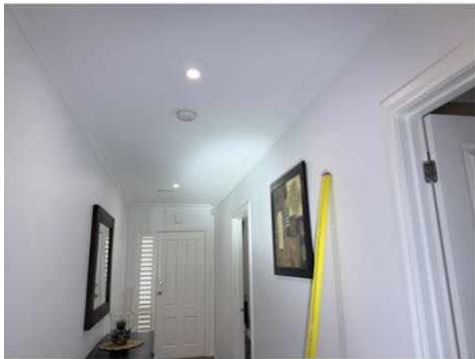
Building: Main Building

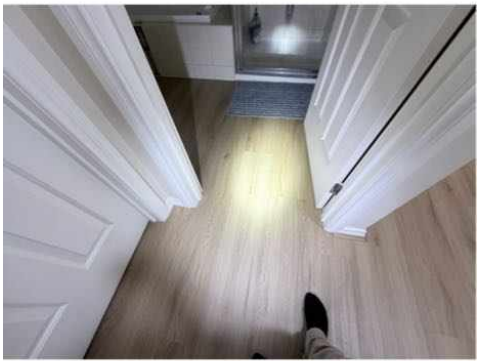
Location: All Areas

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.





















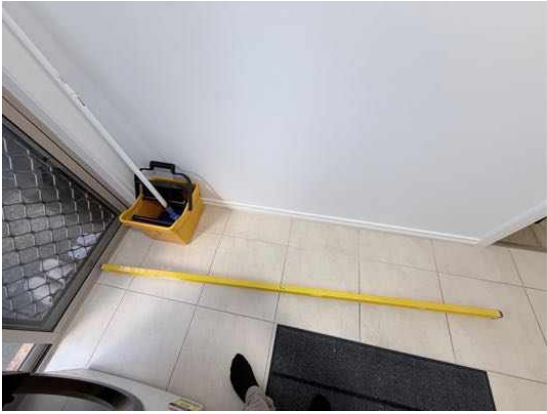




















Definitions to help you better understand this report

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| 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.