



Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 4/40 Royal Ave, Glen Huntly VIC 3163,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 24 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4/40 Royal Ave, Glen Huntly VIC 3163, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Adam Zhang Ph: 0435 054 777
Email: Glenwaverley@jimsbuildinginspections.com.au

DB-U 100872; CDB-U 100977

Company Name: Jim's Building Inspections (Glen Waverley)

Company Address and Postcode: Vermont South 3133

Company Email: Glenwaverley@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 054 777

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is High susceptible to timber pest, no durable notice were found. Timber pest management system or treatment is recommended

Section B General

General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Concrete Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Garage, Fence - Post and Rail Construction, Driveway
Other Timber Bldg Elements	Fascias, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Pitched, Tiles, Timber Framed
Storeys	Single
Walls	Brick Veneer
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
- Exterior
- The Site

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
- Subfloor - Part.
- Wall exterior due to obstructions.
- 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:

- Above safe working height
- Ceiling linings
- Debris in gutters
- Duct work

- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Rugs
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Vegetation
- Wallpaper or Wall Coverings
- Wall linings

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

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutter debris accumulation and inadequate drainage
Information:	The gutters exhibit debris accumulation (e.g., leaves, dirt) and green organic growth (algae/moss), indicating water pooling due to inadequate drainage. This poses risks of blockages, overflow during rainfall, and potential damage to fascia boards, walls, or foundations. Prolonged moisture retention may accelerate corrosion and attract pests. Immediate action is advised: clear debris, flush gutters and downpipes, remove organic growth, and inspect gutter slope/downpipe functionality.





Finding 3.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Efflorescence was observed on the underside of the roofing material. This is identified by the white, powdery staining that forms when moisture within the material dissolves salts, which are then carried to the surface and deposited as the water evaporates.

While efflorescence itself is not structurally damaging, it indicates that moisture is penetrating or accumulating in the roof covering. If left unaddressed, ongoing moisture exposure may contribute to deterioration of roofing materials and encourage timber

decay or corrosion of fixings.

It is recommended to monitor the area for signs of active leaks and ensure roof drainage and ventilation are adequate. If moisture ingress persists, a licensed roofing contractor should be engaged to investigate and carry out necessary rectification works.





Finding 3.03

Building:	Main Building
Location:	
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



Finding 3.04

Building: Main Building
Location: Yard - Back
Finding: Subfloor access door – detached
Information: The subfloor access door was observed to be detached and not securely fixed to the opening at the time of inspection.

This condition may allow pest entry, moisture intrusion, and reduces the effectiveness of subfloor ventilation control.

Engage a builder or carpenter to refix or replace the subfloor access door and ensure it is securely fitted and vermin-resistant.



Finding 3.05

Building: Main Building
Location: Garage
Finding: Toilet plumbing – leakage observed
Information: Water leakage was observed at the toilet connection area when the toilet was operated, with associated moisture staining noted to the adjacent floor.

Ongoing leakage may lead to moisture damage, mould growth, and deterioration of surrounding building elements if not rectified.

Engage a licensed plumber to inspect the toilet connections, rectify the leak, and test the installation to ensure it is fully watertight.



Finding 3.06

Building:	Main Building
Location:	Bedroom
Finding:	Window – jammed/inoperable
Information:	The window was jammed and could not be opened at the time of inspection.

Inoperable windows may affect natural ventilation and may present a safety concern where the window is intended for egress or emergency escape.

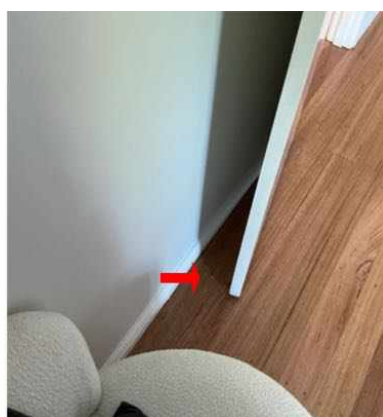
Engage a qualified window technician or carpenter to inspect the window mechanism, rectify the fault, and ensure the window operates smoothly and safely.



Finding 3.07

Building:	Main Building
Location:	Bedroom
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.08

Building:	Main Building
Location:	Bedroom
Finding:	Window – jammed/inoperable
Information:	The window was jammed and could not be opened at the time of inspection.

Inoperable windows may affect natural ventilation and may present a safety concern where the window is intended for egress or emergency escape.

Engage a qualified window technician or carpenter to inspect the window mechanism, rectify the fault, and ensure the window operates smoothly and safely.



Finding 3.09

Building:	Main Building
Location:	Bedroom 2
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Door stop missing — damaged
Information:	The door stop is missing behind the door. This has resulted in visible impact damage to the wall.

Continued use without a door stop may lead to further damage to the wall, fittings, or

door hardware.

It is recommended to install an appropriate door stop or bumper to prevent further impact damage and to repair the affected wall area as required.



Finding 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Sealant and grout deteriorate
Information:	The compromised sealant and deterioration of grout may allow water to penetrate into the substrate beneath the tiles. Over time, this can lead to deterioration of the underlying waterproofing membrane, increasing the risk of moisture ingress and potential structural damage.

It is recommended that a licensed waterproofing contractor be engaged to remove the degraded sealant, repair or replace the deteriorated grout, and reapply suitable waterproof-grade sealant. These works should be carried out as soon as possible to prevent further water penetration and damage to the balcony structure.



Finding 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Basin – Slow Drainage
Information:	The basin was observed to drain slowly during testing. Water pooled and took an extended period to clear after use, indicating a partial blockage or restriction within the waste pipe, trap, or drain outlet.

Poor drainage can lead to unpleasant odours, bacterial buildup, and eventual complete blockage if not addressed. It may also indicate poor plumbing design or lack of maintenance.

Have the basin waste pipe and trap inspected and cleared by a licensed plumber. If recurring, further investigation may be required to check for underlying issues such as pipe slope, venting problems, or buildup in concealed sections.

Only a functional flow test was conducted. No invasive or camera inspection of the plumbing system was performed.



Finding 3.13

Building:	Main Building
Location:	Bathroom
Finding:	Basin mixer tap – handle detached
Information:	The mixer tap handle was observed to detach/fall off when the tap was operated.

A loose or detached handle can affect normal operation and may indicate internal wear or fastening failure, which could worsen with continued use.

Engage a licensed plumber to repair or replace the mixer tap handle assembly and ensure the tap operates securely and correctly.



Finding 3.14

Building:	Main Building
Location:	Toilet (WC)
Finding:	Door stop missing – damaged
Information:	The door stop is missing behind the bedroom door. This has resulted in visible impact damage to the wall.

Continued use without a door stop may lead to further damage to the wall, fittings, or door hardware.

It is recommended to install an appropriate door stop or bumper to prevent further impact damage and to repair the affected wall area as required.



Finding 3.15

Building:	Main Building
Location:	Laundry
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.

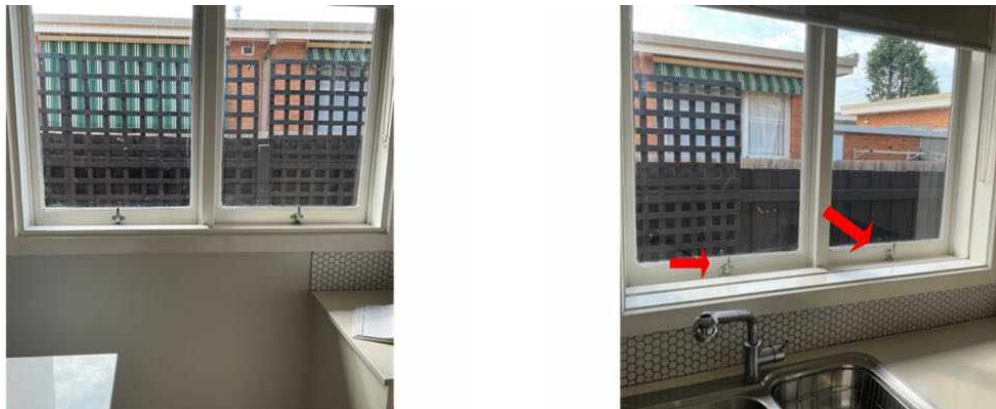


Finding 3.16

Building:	Main Building
Location:	Kitchen
Finding:	Window – jammed/inoperable
Information:	The window was jammed and could not be opened at the time of inspection.

Inoperable windows may affect natural ventilation and may present a safety concern where the window is intended for egress or emergency escape.

Engage a qualified window technician or carpenter to inspect the window mechanism, rectify the fault, and ensure the window operates smoothly and safely.



Finding 3.17

Building:	Main Building
Location:	Roof Exterior
Finding:	Garage roof/ceiling – Corrosion & possible moisture-related damage
Information:	At the time of inspection, the corrugated garage roof sheets/flashings showed significant corrosion. The garage ceiling lining appeared to be recently painted, and dark staining was noted to garage ceiling timbers.

Corrosion can lead to perforation and water ingress. The repainting may conceal previous moisture staining, and the darkened timbers may indicate past or ongoing moisture exposure, which can result in timber deterioration and recurring internal damage.

Engage a licensed roofing plumber/roofing contractor to investigate for leaks and assess the roof condition, then repair/replace affected sheets/flashings as required; once watertight, have a builder/carpenter assess the stained timbers and complete any necessary repairs/replacement before further cosmetic painting.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

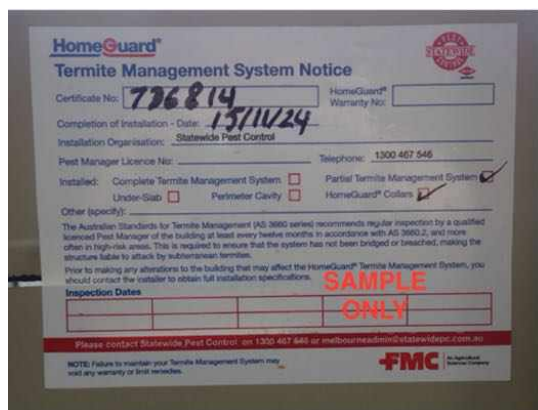
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Electrical switchboard
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: Downpipes
 Finding: Downpipe(s)-not connected
 Information: The roof plumbing is not adequately connected to the stormwater drainage system on site. This disconnection reduces the functional performance of the roof plumbing.

Where roof plumbing does not drain adequately, water can discharge directly to the soil around the building perimeter, leading to excessive damp conditions. Over time, this may contribute to rust and corrosion of nearby building elements and create conditions that can attract termites and other pests. Prolonged water discharge to soil can also potentially contribute to structural movement.

It is recommended that a licensed plumber further inspect the area and install appropriate drainage connections where required.



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
- Asbestos Inspector
- Damp Proofing Specialist
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Registered Roofing Contractor
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- In summary, the building, when compared with others of similar age and construction, is in fair condition with a number of maintenance items noted. The key contributing factors appear to be general age-related wear, deferred maintenance, and moisture management issues affecting roof plumbing and wet areas.

Quick List of Safety Hazards & Major Defects

- No safety hazards were identified at the time of inspection.
- No major structural defects were identified within the accessible areas.

Key Cause & Effect Relationships

- Blocked gutters and overhanging trees are contributing to poor roof drainage, increasing the risk of overflow, moisture penetration, and accelerated deterioration of roof plumbing and adjacent building elements.
- Weathered roof tiles and observed efflorescence indicate moisture exposure, which may lead to minor leaks and long-term deterioration if not maintained.
- The detached subfloor access door may allow pest entry and moisture intrusion, reducing subfloor environmental control.
- Plumbing leakage at the garage toilet and slow basin drainage indicate developing plumbing maintenance issues that may cause moisture damage if left unresolved.

- Corrosion to the garage roof sheeting and dark staining to timbers suggest possible past or ongoing moisture exposure.

Order of Activity (Recommended Priority)

1. Engage a licensed roof plumber to clear gutters, address drainage issues, and assess corroded garage roof sheeting.
2. Repair plumbing defects, including the leaking toilet, slow basin drainage, and loose mixer handle.
3. Refix the detached subfloor access door to restore vermin resistance and subfloor control.
4. Service jammed windows to restore safe operation and ventilation.
5. Replace missing door stops and repair deteriorated sealant and grout in wet areas.
6. Consider installation of a termite management system and reconnect downpipes to the stormwater system.

Major Limitations / Inaccessible Areas

- Part of the ceiling cavity, roof exterior, subfloor, and some external walls were inaccessible at the time of inspection.
- Subfloor inspection was restricted by limited clearance.
- Various obstructions (insulation, stored items, fixed linings, vegetation, etc.) limited the scope of inspection.
- Due to these factors, the risk of undetected defects is assessed as High.

Further Inspections Recommended

Further specialist assessment is recommended where noted, including:

- Licensed plumber
- Registered roofing contractor
- Termite and timber pest technician
- Asbestos inspector (due to suspected ACM in eaves)
- Damp proofing specialist where moisture issues persist

Important Note

Minor defects and maintenance items are detailed within the body of this report and the report must be read in its entirety to fully understand the condition of the property.

For further information, advice and clarification please contact Adam Zhang on: 0435 054 777

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Gas service – appears modified
 Information: The external gas pipework and fittings appear to have been recently altered/extended, and workmanship consistency could not be fully verified at the time of inspection.

Unverified or non-compliant gas work may present a potential gas leak or safety risk if not installed and tested by a licensed professional.

Recommendation: Engage a licensed gas fitter to inspect the installation, pressure test the system, and confirm the gas service complies with current safety requirements.



Noted Item

Building: Main Building
 Location: Eaves
 Finding: Asbestos - Suspected ACM Identified on Site

Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



Noted Item

Building: Main Building
 Location: All Areas
 Finding: floor unevenness - v4
 Information: The standard laser level was positioned 125 mm above the floor, as shown in the photo. The measured floor deviation across the room ranges from the lowest point to the highest point by approximately 10mm

Considering the age of the property and no visible significant cracks were observed at time of inspection. This degree of settlement is generally within an acceptable range for a building of its era.

Additional Note:

All laser level readings were taken on surfaces of the same material type to ensure consistency in measurement. For example, if the laser line in the photo shows readings taken off the tile, the laser device itself was also positioned on a tiled surface during testing. This ensures that the recorded floor deviation accurately reflects level variation within that specific flooring material and area.



Noted Item

Building: Main Building
Location: Roof Void
Finding: Roof void timber condition.
Information: At the time of inspection, the majority of roof void timbers were observed to be in generally acceptable condition when considered against the age of the property. Isolated timbers exhibited darker staining/discolouration, which may indicate past or active moisture ingress. No significant timber decay, softening, or wood rot was identified within the accessible roof void areas at the time of inspection. It is recommended that the client monitor the stained timbers during and after periods of heavy rainfall to confirm there is no ongoing moisture ingress and to help maintain the roof structure in a sound condition.





Noted Item

Building: Main Building
 Location: Subfloor
 Finding: Additional Photos
 Information: Additional photos are provided for general reference.

At the time of inspection, subfloor clearance was limited.



Noted Item

Building: Main Building

Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Finding: For your information
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.





Noted Item

Building:	Main Building
Location:	Cabinetry plumbing
Finding:	For your information
Information:	Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.



Section D Significant Items

Undefined Defects

Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible. Arrows and highlights have been included to identify minor defects. The purchaser can discuss further with the building inspector.







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.