



Building and Timber Pest Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 7/11 Lisson Grove, Hawthorn VIC 3122,
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, 28 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 7/11 Lisson Grove, Hawthorn VIC 3122, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Lacey Ph: 0419 824 486
Email: Hawthorn@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Hawthorn)

Company Address and Postcode: Camberwell 3124

Company Email: Hawthorn@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 824 486

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: N/A

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 moderately susceptible to timber pest activity. Whilst no evidence of any termite activity was noted, several conditions conducive to timber pest activity were observed. Given the build of the property, it is suspected that a successful chemical treatment would not be possible. Regular inspections are always recommended for properties particularly where chemical treatments cannot be carried out successfully.

Section B General

General description of the property

Building Type

Unit

Company or Strata title

Yes

Floor

Slab on ground

Furnished

Furnished

No. of bedrooms

1

Occupied

Unoccupied

Orientation

West

Other Building Elements

Driveway, Carport, Fence - Post and Rail
Construction, Party Walls

Other Timber Bldg Elements

Architraves, Door Frames, Doors, Floorboards,
Internal Joinery, Landscaping Timbers and
Construction, Skirting Boards, Window Frames

Roof

Flat

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.

- Exterior
- Interior
- Roof Exterior - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Roof Exterior - 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:

- Appliances and equipment
- Areas of skillion or flat roof - no access
- Decking
- Evidence of recently painted walls or ceilings

- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- 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: **Medium**

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: **Medium**

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:

Location: Carport

Finding: Metal Roof - Deteriorated and rusting (possible owners corporation issue)

Information: Upon inspection of the exterior roofing of the carport, it was found that the metal roof shows signs of deterioration due to rust, with holes noted within the surface.

Rusted, deteriorated and damaged metal roofing is susceptible to water penetration, exposing the surrounding associated area to internal roof leaks and potential water damage.

A roofing contractor should be appointed immediately to assess the damage to the metal roofing and to perform remedial works as necessary. Works may include replacement of severely affected roofing or minor works such as the application of rust-retardant surface protectors.

Please note: as this is an external item, it may be covered within the owners corporation. Your own enquiry should be made to determine whether this is the case.





Minor Defect

Finding 3.01

Building:

Location: Dining Room

Finding: Door - Stiff to slide

Information: The sliding door in this area was stiff and difficult to slide along the associated tracks at the time of the inspection. Restricted function of the affected door may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Cleaning of the tracks may improve the operation of the door. Replacement of door hardware or tracks may be required should the cleaning not be effective.

A door specialist or competent handyman may be engaged to perform this task.



Finding 3.02

Building:

Location: Dining Room

Finding: Door - loose handle

Information: The door handle in this area was found to be loose at the time of inspection. This can occur when the building materials have aged, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the loose door handle is advised to improve the operational state of the associated door.

A door specialist or general handyman may be appointed to perform this task at the client's discretion.



Finding 3.03

Building:

Location: Dining Room

Finding: Moisture damage to skirting board and architrave next to sliding door

Information: Evidence of moisture damage was identified to the skirting board and architrave next to the sliding door to the outdoor area.

It is suspected that this has occurred as a result of excess moisture from external

sources. No current moisture was noted to the area when tested with a moisture meter.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary. The area should be monitored for any future signs of moisture ingress eg further swelling, staining etc. Should this occur, consultation with a licensed plumber should be sought as a matter of urgency.



Finding 3.04

Building:	
Location:	Bathroom
Finding:	Shower - Damp noted within wall of shower
Information:	Damp was evident to the lower part of the tiled walls within the shower alcove when tested with a moisture meter. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause although there was no moisture noted higher up the wall nor to the wall in the bedroom or living area behind the shower.)

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess can facilitate the formation and development of mould and fungi growth. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Should the damp continue and/or staining to the walls behind the bathroom occurs, consultation with a qualified plumber or bathroom specialist would be advised

immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





No moisture noted in the area

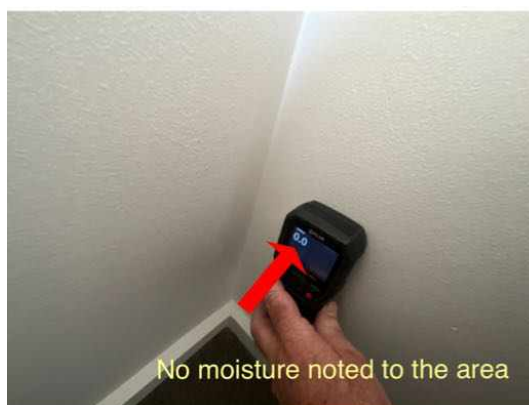


Wall of living area behind the shower



No moisture noted within the area





Finding 3.05

Building:

Location: Bathroom

Finding: Grout and sealant - Missing or degraded within the bathroom area

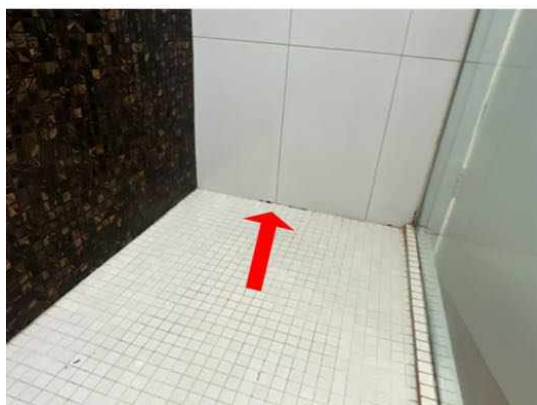
Information: It was noted on inspection that grout or sealant is degraded to the shower and other areas within the bathroom.

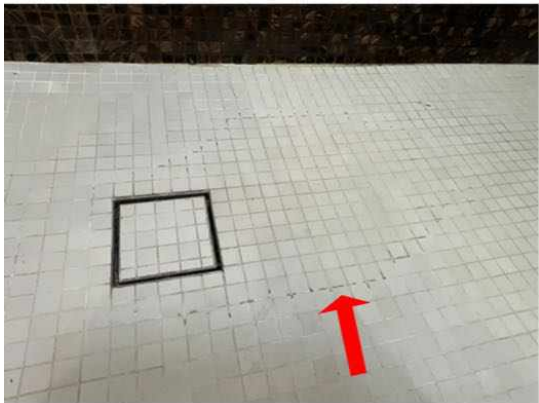
Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

Different materials move at different rates, generally causing cracking to grout at this point. Build up of moisture in the bathroom can also cause grout and sealants to degrade and become mouldy.

Any damaged or degraded materials should be scraped out and flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that may occur. Regular maintenance and replacement of damaged or missing grout/ sealant is highly recommended to the wet areas, as this is a regular wear and tear defect. Both grout and sealant in areas that come into regular contact with water should be maintained for the long term care of your property.

A bathroom specialist or tiling contractor should be appointed to complete these works as a matter of urgency.





Finding 3.06

Building:

Location: Bathroom

Finding: Moisture damage to architrave and door frame with current moisture noted in the area

Information: Evidence of moisture damage was identified to the architrave and door frame in the bathroom. Current Moisture was also noted within the area when tested with a moisture meter.

It is suspected that moisture has escaped the shower and soaked into the timber framing next to the shower.

It is highly recommended that a bathroom specialist be engaged to inspect the area to improve the water tightness of the bathroom and prevent moisture exiting. Where moisture damage is not severe, minor repairs and repainting may be carried out. Where damage becomes excessive, replacement of framing may be required.





No moisture noted here



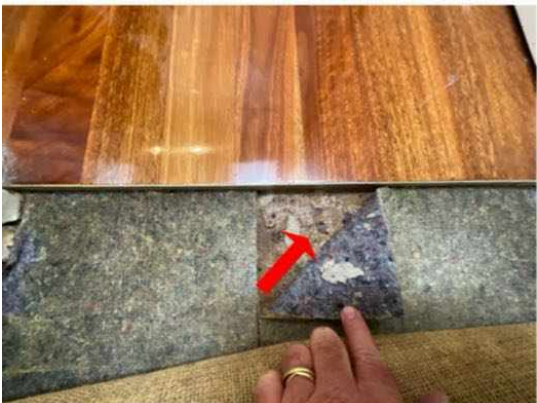
Slightly elevated moisture level noted here



Normal moisture reading for this floor



No moisture noted under carpet at door entrance



No moisture noted



Finding 3.07

Building:

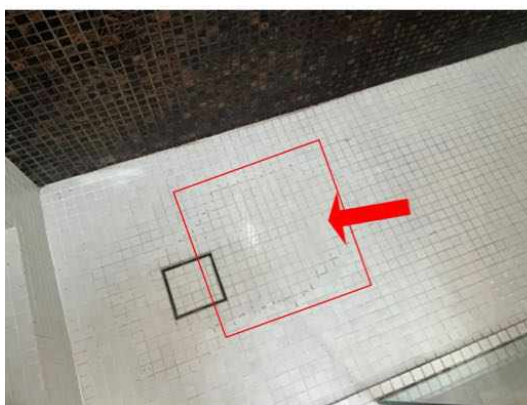
Location: Bathroom

Finding: Shower base - Slight Water pooling

Information: Evidence of slight water pooling around the floor tiles in the shower recess was noticed at the time of inspection. It is suspected that this pooling water is attributed to potential insufficient fall in the shower floor tiles.

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

In severe cases (not noted in this instance) , works may involve repair and replacement of some sections of tiling and flooring . A tiling contractor or bathroom specialist can be appointed to provide further advice on repair options and to perform works as necessary.



Finding 3.08

Building:

Location: Bathroom

Finding: Door showing signs of damage to the base
 Information: At the time of inspection moisture damage was noted to the base of the door in the bathroom. It is suspected moisture may have entered the base of the door from internal spills.

Doors should be sealed on all faces including top and bottom to prevent moisture seeping into the door structure and potentially causing secondary damage.

A suitably qualified handyman should be engaged to inspect the door. The door should be removed, repaired and repainted to seal all exposed faces.



Finding 3.09

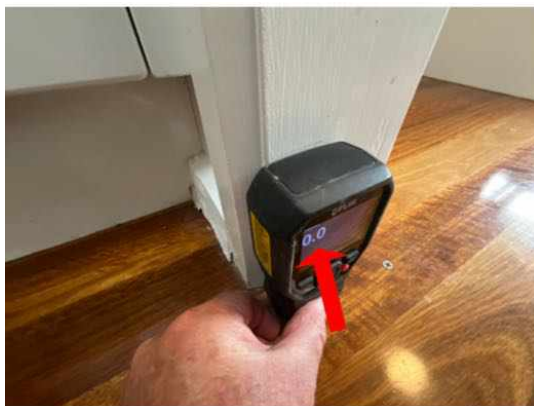
Building: Laundry
 Location: Laundry
 Finding: Moisture damage to architraves and door frame in the laundry area
 Information: Evidence of moisture damage was identified to the architraves and door frame in the laundry area.

It is suspected that this has occurred as a result of excess moisture from internal spills.

At the time of inspection no current moisture was noted when checked with a

moisture meter. As a result , no further damage is likely in this area.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary.



Finding 3.10

Building:	
Location:	Laundry
Finding:	Sealant - Damaged or Missing
Information:	Sealant is damaged in this area. Sealant 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 sealant is missing or damaged , a competent handyman may be appointed to scrape out and re-apply any silicone where necessary.

Failure to do so may lead to further deterioration of the sealant which in turn can lead to water damage to the surrounding area.



Finding 3.11

Building:

Location: Kitchen

Finding: Grout/ sealant - Missing or degraded

Information: Grout/ sealant is missing or degraded in this area. Grout and sealant 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 or sealant is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary.

Failure to do so may lead to further deterioration of the grout or sealant which in turn can lead to water damage to the surrounding area.





Finding 3.12

Building:
Location: Living Room
Finding: Moisture damage to the door frame of the French doors.
Information: Evidence of moisture damage was identified to the door frame of the French doors in the living area.

It is suspected that this has occurred as a result of excess moisture from external sources. No current moisture was noted in the area when tested with a moisture meter.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary.

Should further damage occurred to the framing, further works may be required to prevent moisture ingress in this area.





Finding 3.13

Building:
Location: Kitchen
Finding: Cabinet - misaligned doors
Information: The doors to the cabinet in the kitchen appeared to be out of alignment slightly and did not close flush with each other. This could be due to a hinging issue or could be caused by the door slightly warping .

A general handyman may be appointed to inspect the doors and make necessary repairs. Replacement of the doors may also be required where repairs cannot be performed satisfactorily.



Finding 3.14

Building:

Location: Bedroom

Finding: Window winder loose - window still operates

Information: At the time of inspection the window winder to the bedroom window appeared to be loose. It is suspected that this has occurred as a result of deterioration with age.

Even though the winder is loose, the window was still able to be operated.

It is recommended that the winder be tightened.

A competent handyman or window specialist can be engaged to perform this task.



Finding 3.15

Building:

Location: All Areas

Finding: Carpet deteriorated in some areas

Information: At the time of inspection, some areas of the carpet throughout the property showed signs of wear. This is consistent with properties of this age.

The carpet may be replaced at the discretion of the homeowner.

Please note other areas of the property may have deteriorated carpet but not be shown here



Finding 3.16

Building:

Location: All External Areas

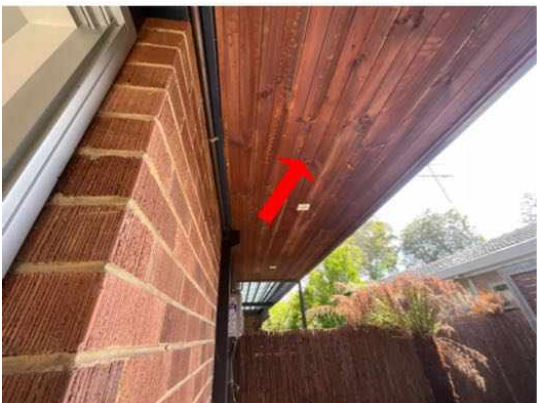
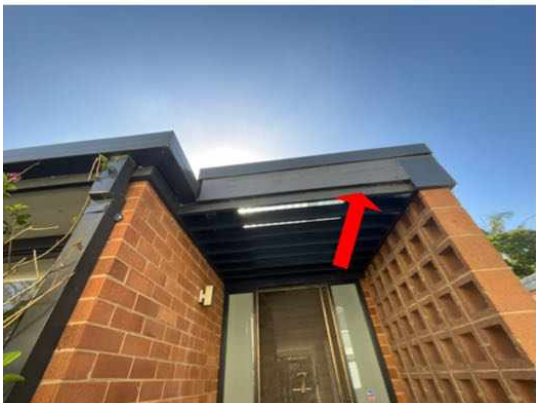
Finding: External areas - exposed to weather (possible owners corporation issue)

Information: External areas that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where these areas have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of some items may likely to be necessary in the short-term future.

Adequate treatment of external areas is required as soon as possible by a painting contractor or general handyman.

Please note: some of these external areas may be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.





Finding 3.17

Building:

Location: Yard - Back

Finding: Fencing - leaning (possible owners corporation issue)

Information: It was noted at the time of inspection that a section of the fencing at the rear of the property was leaning slightly.

Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. Movement due to trees and their roots can also cause issues with the fencing.

The fencing should be monitored for further changes.

Should further damage occur, repair of several elements of the fencing may be required. Replacement may also be a consideration.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Please note: as this is an external item and is a boundary fence it may be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.



Finding 3.18

Building:

Location: Carport

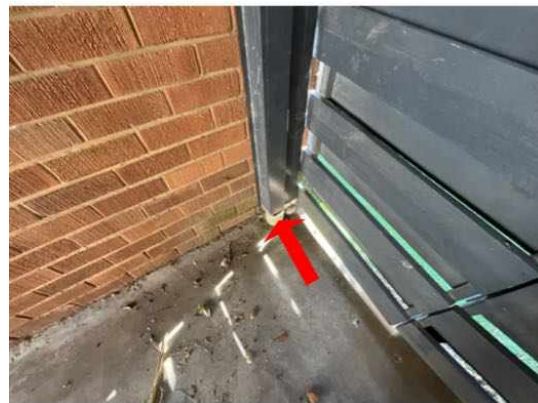
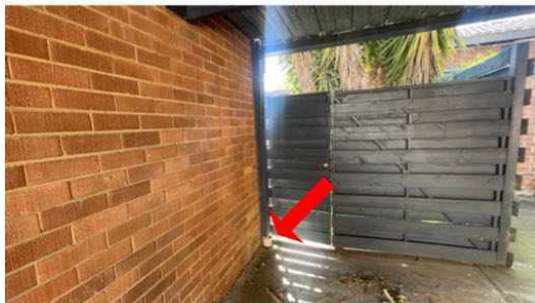
Finding: Building element - Rusted or corroded

Information: This building element shows evidence of slight rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Where sealing with a specialised coating is not effective, a registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Finding 3.19

Building:
Location: Driveway
Finding: Cracking - Noticeable cracking to driveway paving (probable owners corporation issue)
Information: Noticeable cracks were identified in the concrete paving of the driveway. These noticeable cracks may lead to the development of tripping hazards and secondary defects if they develop further.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the driveway may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the driveway. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Noticeable cracks may also be due to subsidence of soils.

The area should be monitored for any changes that may occur and potentially cause tripping hazards. Should this occur, repair or replacement of the concrete paving may be necessary.

Please note: it is suspected this would be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.





Finding 3.20

Building:
Location: All Areas
Finding: Additional Photos - minor defects
Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.





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:

Location: All External Areas

Finding: Trees and Garden Beds - Conditions Conducive to Termites

Information: Trees and Garden beds were found to be evident around and against the property. These areas can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress.

Plants against or very close to buildings can also provide cover/ shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing this from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimize the risk of potential termite attack.



Finding 6.02

Building:

Location: All External Areas

Finding: Building materials in direct ground contact - conducive to termites

Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness, they become conducive to termite activity. Whether timber is used as a building element, part of a fencing structure or stored as an unused item, they can provide an environment that is attractive to termite infestation.

When met with excessive moisture, timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.



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 property at the time of inspection presented in a fair condition when compared with properties of a similar age and characteristic.

It appears to have been recently painted.

Rusting was noted to the flat metal roof above the carport. Holes were evident in some of these rusted areas. It is suspected sections of this roof sheeting will need to be replaced. This is listed as a major defect as value to rectify will cause further deterioration of the property.

Moisture was noted within the lower walls of the shower and also in the architraves and skirting immediately next to the shower area. It is suspected this has been caused by internal spills from the shower. No moisture was noted to the wall behind the shower in the bedroom and the living area.

Several other areas within and around the property showed evidence of minor defects and maintenance issues.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. There were a few conditions conducive to timber pest activity e.g. garden beds around and against the property and timber building elements with in-ground contact. No evidence of any previous chemical treatments were noted.

Details of all defects should be read in full within the body of the report. Action should be taken as per the recommendations listed within.

Please note: several items were noted and potential owner corporation issues. Your own enquiries should be made to determine whether this is the case.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:

Location: Bathroom

Finding: Skylight present within the property

Information: It was noted the property has skylights present.

Whilst no evidence of any moisture leaking was noted during the inspection, skylights are notorious for leaking. The seals and/or flashing around the skylights can deteriorate allowing moisture to enter.

The ceilings around the skylights should be regularly monitored for any evidence of moisture leaking eg staining or bubbling of paint.

Where moisture damage is evident, a plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.



Noted Item

Building:

Location: Laundry

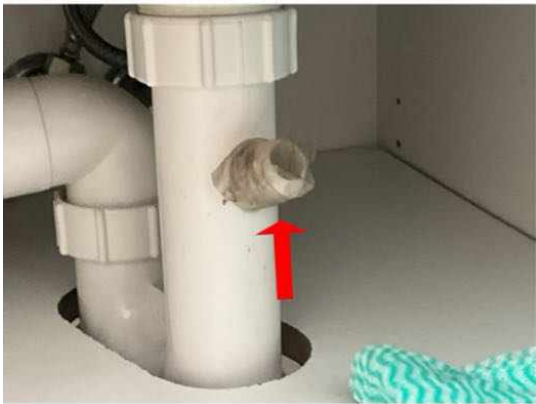
Finding: Additional Photos - for your information

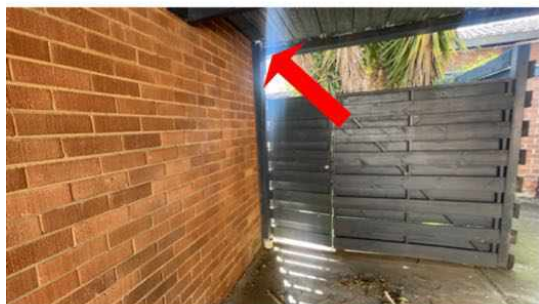
Information: Additional photos are provided for your general reference.

1. The washing machine nipple within the pipework of the laundry cupboard had some tape placed over it. This is to prevent water coming out when the tap is run until the washing machine hose gets connected.

2. Loose cabling was noted on the carport roof . It could be some old electrical

cabling or old AC cabling. It is recommended this be inspected by an electrician to confirm what it is and also its current safety.





Noted Item

Building:
 Location: All Areas
 Finding: Termite inspection 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.

Please noted: Wall paneling, wallpaper, carpet fixed cabinetry and stored items can obscure termite activity.

Noted Item

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

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

Please note: due to the construction of the building, it would not be possible for a chemical treatment to be carried out successfully (access issues around the full property and also has an adjoining property)

Regular inspections are recommended for all properties, in particular those where chemical treatments are not possible.

Noted Item

Building:

Location:

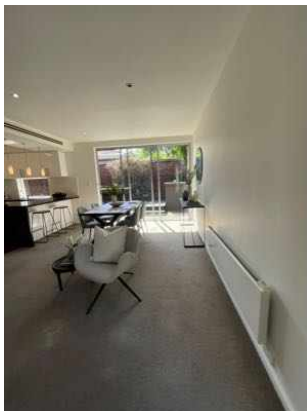
All Areas

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.







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.