



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Feb 2026

Property Address: 12 Disraeli St, Kew VIC 3101, 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: Mon, 16 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 12 Disraeli St, Kew VIC 3101, 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 good condition with minor defects and maintenance items noted.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Suspended Timber Frame, Chipboard, Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Garage, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, External Joinery, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase
Roof	Timber Framed, Pitched, Tiled
Storeys	Double
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
- Roof Void - Part
- Subfloor - 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 low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Garage due to lack of access.
- Locked Sheds or Outbuildings.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Debris or rubbish
- Decking
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Mould - Health Hazard
- Lack of suitable access or entry point
- Insulation
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Patio
- Pipework
- Roof framing - not trafficable
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.
- Vegetation

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:

Location: Laundry

Finding: Sealant - Missing or degraded

Information: Sealant is missing or degraded 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 degraded , a tiling contractor should be appointed immediately to re-apply any silicone where necessary. Failure to do so may lead to water damage to the surrounding area.



Finding 3.02

Building:

Location: All Areas

Finding: Floor - creaking slightly in some areas

Information: The internal flooring in these areas were creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the floorboards or the subfloor structures are

coming loose from the supporting structure that they are installed on.

The areas should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause . The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.





Finding 3.03

Building: Stairs - Internal
 Location: Stairs - Internal
 Finding: Stairs - creaking when walked upon
 Information: Some parts of the stairs were creaking when walked upon at the time of inspection.

Creaking flooring generally indicate that the treads are coming loose slightly from the supporting structures that they are installed on as opposed to any structural issues.

Should the client wish to address this, they should seek quotations for required repairs from a qualified carpenter or Registered Builder .

The potential resolution may involve regluing and screwing the floor down through to replacement of flooring.



Finding 3.04

Building:

Location: All Areas

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

Information: It was noted on inspection that grout or sealant is degraded to 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 soon as possible.







Finding 3.05

Building:
Location: All Areas
Finding: Grouting - Missing or damaged within floor tiles
Information: It was noted on inspection that grout is degraded around various areas of the floor tiles.

This can be the result of floor tiles moving at different rates generally causing cracking to grout at this point, or poor installation of the grout. A flexible sealant should be used around edges where movement is anticipated, to lessen the chance of cracking.

The deteriorated grout should be scraped out and new grouting or flexible sealant applied where necessary.

A competent handyman may be appointed to complete these works.





Toilet near laundry



Laundry





Finding 3.06

Building:

Location: Deck

Finding: Decking boards - slightly raised in some areas

Information: At the time of inspection whilst the deck area at the rear of the house appeared in a good condition overall, there were a few sections where the boards were raised slightly and uneven. These raised areas may cause tripping hazards if not they lift further.

It is advised that a qualified carpenter or decking specialist be engaged to ascertain ways to rectify the defect. Re fixing, repair and / or replacement of the raised decking boards may be required.





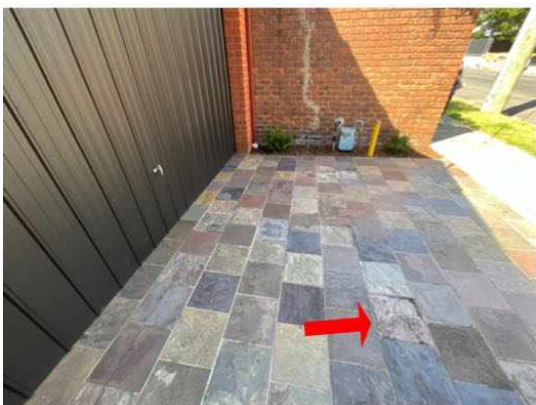
Finding 3.07

Building:
Location: Driveway
Finding: Paving - deterioration and cracking noted in some areas
Information: Sections of the external paved area on the driveway showed cracking, and missing pavers in some areas. It appears as though the area may have been subject to poor installation, or that paving sections have deteriorated over time.

Monitoring of the area is recommended . Should pavers deteriorate further, re-paving of the area may be required to remedy this situation.

Further consultation with a specialist landscaper would then be advised.





Finding 3.08

Building:	
Location:	Exterior walls - rear
Finding:	Brickwork - cracks and crack repairs noticeable
Information:	A crack and crack repairs was evident to boundary brick wall.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age, ground movement, or general expansion and/or contraction of brickwork in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating remedial works or replacement of the brickwork.

It is highly advised that monitoring of these cracks and crack repairs be carried out to ensure no further cracking occurs in the area.

Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.09

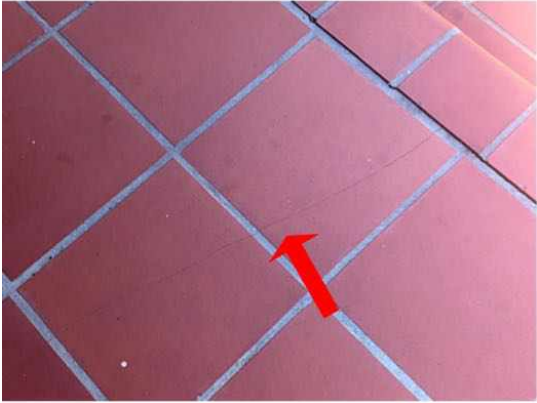
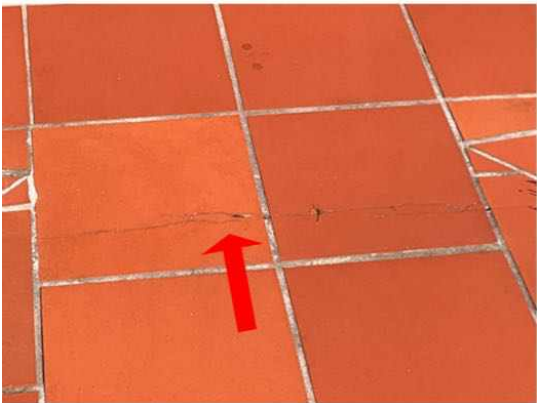
Building:	
Location:	All External Areas
Finding:	Fine but noticeable Cracking - External Concrete Paving
Information:	Fine but noticeable cracks were identified in the paved areas around the property.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the concrete 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 over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the paving. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the paving 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 and likely replacement of the concrete paving may be necessary.







Finding 3.10

Building:

Location: Yard - Side

Finding: Fencing - leaning with some areas of deterioration

Information: It was noted at the time of inspection that a section of the fencing at the side of the property was leaning slightly. Areas of deterioration were also noted.

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.

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.



Finding 3.11

Building:

Location: Exterior walls - left side

Finding: Window seal deteriorated underneath this window

Information: At the time of inspection, the seal underneath this window was damaged and may not be providing adequate sealing to the area . This has the potential to allow moisture ingress within the wall cavity and potentially the home.

The seals should be inspected and re installed correctly so as to ensure no gaps.

A registered builder or window specialist may be engaged to perform this task.



Finding 3.12

Building:

Location: All External Areas

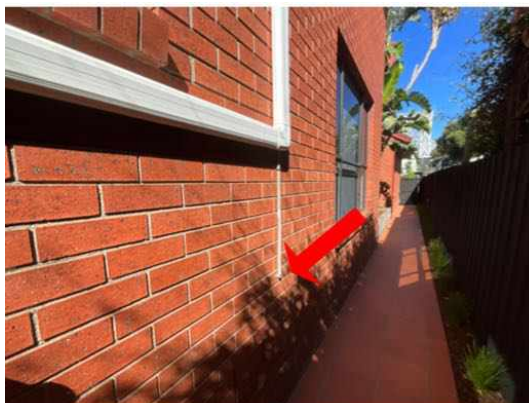
Finding: Overflows - Not plumbed for drainage

Information: The overflows are not plumbed or connected to suitable drainage, which may result in the surrounding area becoming excessively damp.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow or at least redirect it away from the edge of the house. These works will ensure that the area remains dry and free of any secondary defects.





Finding 3.13

Building:

Location: Roof Void

Finding: Heating / Cooling Ducts - damaged within the roof space

Information: The heating/cooling ducts were found to be damaged within the roof space . Generally, damage to ducts occurs as a result of aging and material deterioration, but impact damage or pest damage may also be the underlying cause.

A heating/cooling specialist should be appointed to provide further advice on remedial work options and to perform any works deemed necessary.

Please note: the vendor mentioned they don't use this heating/cooling as they use the reverse cycle split systems in the various rooms. It is unclear whether the ducted heating/cooling actually works. Your own enquiry should be made to determine whether it does in fact work.



Finding 3.14

Building:

Location: Roof Exterior

Finding: Guttering - Deterioration and rusting

Information: Upon inspection of the exterior roofing, it was found that the guttering above the garage shows signs of deterioration, with surface rust noted.

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

A roofing contractor should be appointed immediately to assess the damage to the guttering 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.





Finding 3.15

Building:

Location: Roof Exterior

Finding: Roof tiles - generally good condition but with some maintenance required

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a good condition. While weathering of the tiles is consistent with the age of the property, some minor maintenance works are required.

Areas of cracking within the mortar around the ridge capping was also noted.

Repairs to cracked mortar is required.

Consultation with a roofing contractor is advised to gain advice on remedial works that will be required. Where left unmanaged, damage may lead to a number of secondary defects, including water leaks and weather exposure to internal roofing structures.





Finding 3.16

Building:

Location: All Areas

Finding: Surface mould found within the subfloor

Information: Upon inspection of the subfloor area, some surface mould was noted on the ground . It is suspected that the subfloor ventilation may be insufficient in these areas allowing the ground to remain slightly damp after rainfall. As a result, mould then forms on the surface. This is very common for properties such as this where ducting may prevent full cross flow ventilation .

Adequate subfloor ventilation can aid in preventing excessive moisture within the subfloor.

Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction, subsequent building works or earth and vegetation covering over vents, low subfloor clearance, ducting, or stored items / debris within the subfloor restricting airflow.

Subfloor ventilation can be improved in some cases by addressing the causes such as exposing subfloor vents, installing additional new vents, installing mechanical (forced airflow) ventilation or removing debris from the subfloor.

A registered builder may be appointed to inspect the subfloor area and make any recommendations as necessary.

Please note: no evidence of mould was noted to the underside of the flooring nor to any areas within the property.



Finding 3.17

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: Garden Beds - Conditions Conducive to Termites
Information: Garden beds were found to be evident around and against the property. These garden beds 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.

Where removal of any such materials that may be conducive to termite activity is not possible or practical regular monitoring of the areas should be carried out 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.





Finding 6.03

Building:

Location: Subfloor

Finding: Subfloor - stored items including timber

Information: An array of stored items, debris and timber were found in the subfloor area at the time of inspection. Stored items and debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Any stored items and debris in the subfloor should be removed as soon as possible.

Please note: stored items and debris prevented full access to the subfloor area to inspect for any pest activity or defects.



Finding 6.04

Building:
Location: Subfloor
Finding: Heating/Cooling Ducts - resting on the ground within the subfloor
Information: The heating/cooling ducts were found to be resting the ground in some areas.

As the ducting is resting on the ground, the airflow within the property is likely to be restricted as well as increased chance of damage to the ducting .

A heating/cooling specialist should be appointed to provide further advice on remedial work options and to perform any works deemed 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 generally good condition when compared with properties of a similar age and characteristic.

There were no major defects or safety hazards noted – just a range of minor defects and maintenance items consistent with the property such as this.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. No evidence of any previous chemical treatments were noted. There were some conditions conducive to temp activity noted around the property. The property would be classified as a medium risk for timber pest activity.

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 the risk of undetected defects is listed as high due to the lack of ability to inspect all areas of the property for defects.

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: All Areas

Finding: No evidence of wood borer activity identified

Information: At the time of inspection, no evidence of previous wood borer damage was noted within the subfloor or roof framing timbers.

Wood borers are small beetles that colonise in exposed timber elements and are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if in large numbers and left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

This item is listed for your information only.

Please note, there is a chance that undetected wood borers may be within some of the subfloor and/ or roof framing timbers. Borers lay their eggs within the timber prior to the timbers being used, and may lay dormant for many years within the timbers. They can then develop and bore their way out of the timber leaving pin holes and minor damage to the timber. Whilst they are not as destructive as termites and generally only cause superficial damage (termites will keep eating the timbers and cause major damage) wood borer can necessitate repair works to framing timbers. Should any borer damage be noted in the future, consultation with a pest control company should be sought.





Noted Item

Building:

Location: All Areas

Finding: Termite inspection - no termite activity found

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 property 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. No high levels of moisture were noted in any areas.

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

Noted Item

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.



Noted Item

Building:

Location: All Areas

Finding: Additional Photos for your information - no access to these areas

Information: Additional photos are provided for your general reference.

Please note: the shed at the rear of the property and the garage were not able to be inspected due to the doors being locked. It is highly recommended that you conduct a further inspection of these areas during an open for inspection to ensure no damage is present.





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.