



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 9 Feb 2026

Property Address: 119B Waterdale Rd, Ivanhoe VIC 3079,
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, 9 Feb 2026

Modified Date: Tue, 10 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 119B Waterdale Rd, Ivanhoe VIC 3079, 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, Duplex
Company or Strata title	No
Floor	Concrete Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Carport, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Tiles, Pitched
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.

- 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.
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Ceiling linings
- Duct work
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Sarking
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building
 Location:
 Finding: Exposed/ unconnected wire
 Information: Exposed / unconnected electrical wire (or cable) was observed at the external wall in back yard , with no fitting or termination visible.

This presents a potential electrical safety hazard (risk of electric shock if the cable is live, and risk of damage/deterioration from weather exposure). It may also indicate incomplete/abandoned wiring works.

Treat as urgent—do not touch. Arrange a licensed electrician to test and make safe (confirm if live, terminate in an approved enclosure/junction box, or remove/cap and isolate at the source).



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
 Location: Window
 Finding: Rainwater runoff
 Information: Rainwater runoff staining was observed to the external window head moulding, with visible streaking/discolouration below the upper edge.

Ongoing runoff can contribute to accelerated paint deterioration and may increase the risk of moisture ingress and timber deterioration to the window surround over time if not addressed.

Engage a qualified tradesperson to investigate the source of runoff (e.g. roof/gutter/drip line above), rectify as required, and clean/prepare and repaint the affected moulding to improve weather protection.



Finding 3.02

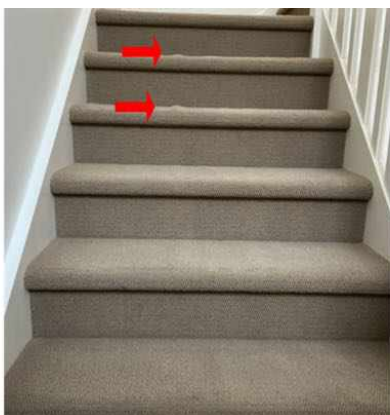
Building: Main Building

Location: Stair

Finding: Carpet – Uneven Surface / Rippling v2

Information: The carpet shows visible rippling and unevenness. This condition is typically caused by improper stretching during installation, humidity changes, or gradual loosening over time due to regular use.

While it does not present a structural concern, the uneven surface may create a trip hazard and affect appearance. It is recommended to have a qualified carpet installer restretch or relay the carpet to restore a smooth, even finish.



Finding 3.03

Building: Main Building
 Location: Bedroom - Master
 Finding: Door - Binding/jamming
 Information: Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.04

Building: Main Building
 Location: Bedroom - Master
 Finding: Window observation
 Information: Deteriorated paintwork and open/cracked joints were observed to the external timber window sill/frame and glazing putty/bead (as shown), including splitting/flaking to the sill and gaps along the glass-to-frame junction.

These defects can allow rainwater to penetrate into the timber, increasing the risk of timber decay/rot and internal moisture damage over time.

Engage a qualified carpenter/glazier to repair/replace any decayed timber, reinstate appropriate glazing seal/putty and perimeter sealant, and then prepare and repaint the window frame/sill to restore weather protection.



Finding 3.05

Building: Main Building
 Location: Ensuite - Master
 Finding: Shower Door Misalignment
 Information: The shower door was observed to be misaligned and does not close smoothly. It requires force to shut, preventing it from naturally closing and sealing as intended. This may result in gaps that allow water to escape onto the bathroom floor during use. Water leakage may cause damage to adjacent flooring, walls, or cabinetry, and pooled water outside the shower presents a slip hazard.

Engage a shower screen/glass specialist to realign the door and service or replace hinges and seals as required, so the door can close naturally and form a proper seal.



Finding 3.06

Building: Main Building
 Location: Ensuite - Master
 Finding: Shower door not fully open
 Information: The shower screen door could not be fully opened at the time of inspection, with the opening arc restricted.

Restricted operation may cause inconvenience and may increase the risk of impact

damage to the door, hinges, or adjacent fixtures during use.



Finding 3.07

Building: Main Building
Location: Ensuite - Master
Finding: Missing Sealant
Information: Sealant was found to be missing. The gap is exposed and may allow water to penetrate into the substrate or wall cavity.

If left unattended, this can lead to moisture ingress, deterioration of the underlying waterproofing membrane, and potential damage to adjacent wall or floor finishes.

Slightly elevated moisture reading detected.

It is recommended that a qualified tradesperson remove any loose material, clean the area, and reapply an appropriate waterproof-grade sealant to restore a watertight seal around the shower screen.





Finding 3.08

Building: Main Building
 Location: Ensuite - Master
 Finding: Door handle - Not latching
 Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Finding 3.09

Building: Main Building
 Location: Bathroom
 Finding: Deteriorated sealant and tile cracks

Information: Deteriorated sealant was observed at the wall junctions around the bath/shower area, with localised gaps/discolouration, and a visible crack to a floor tile adjacent to the wet area.

Defective junction sealing and cracked tiles can allow moisture to penetrate into the substrate, increasing the risk of water damage and potential deterioration of the waterproofing system over time.

Engage a qualified contractor to replace the wet-area sealant and assess the cracked tile(s) (including checking for any movement or moisture-related damage), and complete rectification before any cosmetic re-finishing.

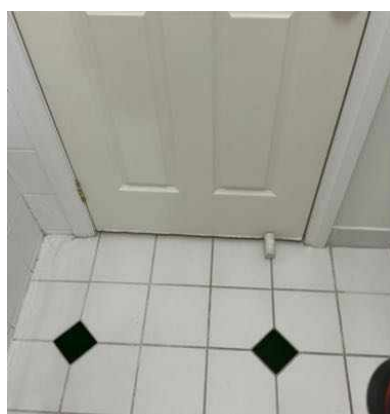


Finding 3.10

Building: Main Building
 Location: Bathroom
 Finding: Bathroom door distortion
 Information: The bathroom door shows distortion/warping at the bottom edge, with paint peeling and deterioration to the lower portion of the door.

This is typically consistent with moisture exposure and may continue to worsen, potentially affecting door operation and reducing the durability of the door finish.

Improve moisture control to the bathroom (e.g., ensure adequate ventilation) and engage a qualified tradesperson to repair/replace the affected section or replace the door as required, then prepare and repaint using a suitable moisture-resistant coating.



Finding 3.11

Building: Main Building
 Location: Roof Void
 Finding: Roof void – Damaged sarking (foil underlay)
 Information: The roof void sarking/foil underlay was observed to be torn/damaged in several locations.

Damaged sarking can reduce weatherproofing and thermal performance, increasing the risk of wind-driven moisture ingress, condensation issues, and dust/pest entry into the roof space.

Engage a licensed roofing contractor to assess the extent of damage and repair/replace the affected sarking sections, and check for any signs of water ingress or related deterioration in the surrounding area.



Finding 3.12

Building:	Main Building
Location:	Ensuite - Master
Finding:	Sealant deteriorate
Information:	The compromised sealant 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.

A licensed waterproofing contractor should be engaged to remove the degraded sealant and reapply suitable waterproof-grade sealant.



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.



HomeGuard [®]		SEAL OF QUALITY						
Termite Management System Notice								
Certificate No:	776814	HomeGuard [®] Warranty No:						
Completion of Installation - Date:	15/11/24							
Installation Organisation:	Statewide Pest Control							
Pest Manager Licence No:		Telephone: 1300 467 546						
Installed:	Complete Termite Management System: <input type="checkbox"/>	Partial Termite Management System: <input checked="" type="checkbox"/>						
	Under-Slab: <input type="checkbox"/>	Perimeter Cavity: <input type="checkbox"/>						
		HomeGuard [®] Collars: <input checked="" type="checkbox"/>						
Other (specify):								
<p>The Australian Standards for Termite Management (AS 3660 series) recommends regular inspection by a qualified licensed Pest Manager of the building at least every twelve months in accordance with AS 3660.2, and more often in high-risk areas. This is required to ensure that the system has not been bridged or breached, making the structure liable to attack by subterranean termites.</p> <p>Prior to making any alterations to the building that may affect the HomeGuard[®] Termite Management System, you should contact the installer to obtain full installation specifications.</p>								
<table border="1"> <thead> <tr> <th colspan="2">Inspection Dates</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>			Inspection Dates					
Inspection Dates								
<p>Please contact Statewide Pest Control on 1300 467 546 or email ouradmin@statewidepest.com.au</p>								
<p>NOTE: Failure to maintain your Termite Management System may void any warranty or first remedial.</p>		<p>FMC An Australian Member Company</p>						

Finding 6.02

Building: Main Building
 Location: All Areas
 Finding: Stored timbers - subfloor space or external area
 Information: The storing of timbers in the subfloor space or around the external property (including bark mulch) increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Finding 6.03

Building:	Main Building
Location:	Hot water/aircon unit(s)
Finding:	The hot water unit overflow pipe is not properly connected and discharges directly into the soil adjacent to the building.
Information:	This creates a conducive condition for termite activity by providing a constant moisture source near the structure. It may also lead to soil erosion, mould growth, or damage to nearby building materials.

The overflow should be redirected to an appropriate discharge point—such as a stormwater connection or designated drainage area—away from the building foundation, in accordance with plumbing and termite management standards.



Finding 6.04

Building:	Main Building
Location:	Downpipe
Finding:	Damaged downpipe
Information:	A section of the external downpipe is damaged, with a visible hole/opening near the base causing stormwater to discharge directly at ground level adjacent to the building.

This can lead to localised soil saturation and moisture accumulation near the footing line, which may contribute to moisture-related damage and create conditions conducive to termite activity.

Engage a qualified plumber to repair or replace the damaged downpipe section and confirm stormwater is discharged to an appropriate point of discharge away from the building.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: Window

Finding: Windows - Wood rot

Information: Wood rot was found to be affecting external windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.



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

- Overall condition

- Building: Compared to others of similar age and construction, the building is assessed as fair, with maintenance items required.
- Timber pest: The property is assessed as highly susceptible to timber pest activity, as no evidence of timber pest management installed or previous treatment. and a timber pest management system/treatment is recommended.
- Items identified in the inspection summary: Safety hazard and minor defects were identified; no major defects and no evidence of live timber pest activity or timber pest damage were reported.

Safety hazards and major defects

- Safety hazard (urgent): Exposed/unconnected electrical wire observed to the external wall in the backyard. Treat as urgent and arrange a licensed electrician to test and make safe.
- Major defects: None reported.

Key defects and cause/effect relationships

- Water/moisture related maintenance: Deteriorated/missing wet-area sealant and tile cracking were noted, which may allow moisture to penetrate into the substrate and contribute to ongoing deterioration if not addressed.
- Weathering to windows: Rainwater runoff staining and deteriorated timber window paintwork/joints were noted, which may increase the risk of moisture ingress and timber deterioration over time.
- Roof void sarking: Sarking/foil underlay was observed torn/damaged in several locations, which can reduce weatherproofing and thermal performance and increase the risk of moisture/dust/pest entry.
- Conditions conducive to termite activity: No evidence of a chemical termite management system was observed, and moisture sources/drainage defects were noted (including hot water overflow discharge to soil and a damaged downpipe).

Recommended order of action (based on reported items)

1. Electrical safety: Engage a licensed electrician to test and make safe the exposed/unconnected wire (urgent).
2. Moisture and termite-risk reduction: Engage a qualified plumber to rectify stormwater/overflow discharge issues and repair the damaged downpipe to reduce localised saturation and termite-conducive conditions.

3. Wet-area sealing/fixtures: Engage suitable trades to rectify shower/bathroom sealing issues and service the shower screen door to reduce the risk of water escape and moisture ingress.
4. Roof void sarking: Engage a licensed roofing contractor to assess and repair/replace damaged sarking and check for any related deterioration.
5. Windows and timber maintenance: Engage a qualified carpenter/glazier (and where required, a qualified carpenter/registered builder) to repair deteriorated window elements and address wood rot to reduce ongoing deterioration.
6. General usability items: Attend to carpet rippling, door binding/jamming, and other minor functional defects as needed.

Limitations and inaccessible areas

- The inspection had access limitations, including part of the ceiling cavity, roof exterior, no subfloor access, and wall exterior obstructions, which increases the risk of undetected defects and timber pest activity.
- The reported undetected defect risk rating is High (building and timber pest), and re-inspection is recommended once access is provided/obstructions are removed.

Items noted for your information (not defects)

- Living room ceiling shows colour variation/staining; moisture meter testing found no elevated moisture readings at the time of inspection.
- Floor level variation measured at approximately 15 mm, with commentary regarding expectations and potential further investigation if required.

Further inspections

- Further specialist inspections/trades should be undertaken as identified in the summary and defect statements.

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:	Living Room
Finding:	Additional photos
Information:	For your information, the front living room window is a fixed pane and is not designed to be opened.



Noted Item

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet no exhaust fan.
Information:	The toilet does not have a powered exhaust fan installed (ventilation appears to be natural only).

Limited ventilation may contribute to moisture and odour build-up, which can increase the likelihood of condensation and mould growth over time.

Consider engaging a licensed electrician/qualified contractor to install a compliant exhaust fan ducted to the exterior, if improved ventilation is desired.



Noted Item

Building: Main Building
 Location: Living Room
 Finding: Additional photo
 Information: The living room ceiling shows some colour variation/staining. Moisture meter testing was undertaken and no elevated moisture readings were detected at the time of inspection.



Noted Item

Building: Main Building

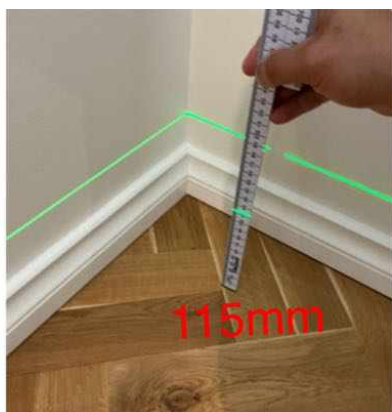
Location: All Areas
Finding: floor unevenness - v4
Information: The standard laser level was positioned 125 mm above the floor, as shown in the photo. The measured floor deviation across the room ranges from the lowest point to the highest point by approximately 15mm

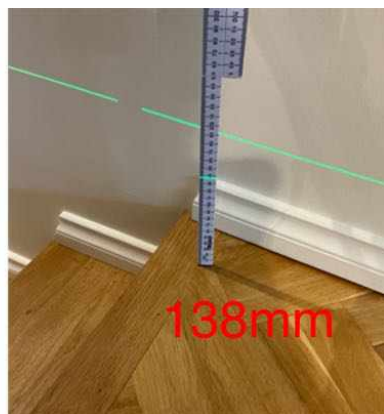
Considering the age of the property and no visible significant cracks were observed at time of inspection. This degree of settlement is generally within an acceptable range for a building of its era. However, for buyers who have higher expectations regarding floor levelness or sensitivity to uneven floors, it should be noted that restumping or re-leveling can involve a considerable cost. This should be taken into account when planning the overall purchase budget.

For further information or investigation, contact a licensed builder for cost estimation and a structural engineer to assess the extent of settlement and the condition of the stumps.

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:	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.