



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 4 Mar 2026

Property Address: 3B George St, Windsor VIC 3181, 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, 4 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 3B George St, Windsor VIC 3181, 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 some 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. No termite activity or damage was noted however some conditions conducive to timber pest activity were present. Some fungal decay (wood rot) was noted to some exterior timbers. Given the construction type of the building, a successful chemical treatment would not be possible on this property. Regular inspections are always recommended especially for properties where chemical treatments cannot be successfully carried out.

Section B General

General description of the property

Building Type	Residential, Townhouse
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Company or Strata title	Unknown
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Floor	Suspended Timber Frame
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Furnished	Furnished
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No. of bedrooms	3
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Occupied	Unoccupied
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Orientation	East
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Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Party Walls, Shed
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Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Window Frames
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Roof	Timber Framed, Pitched
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Storeys	Three Storey
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Walls	Brick Veneer, Rendered
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Weather	Overcast
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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 Void - 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:

- Ceiling Cavity - Part.
- Areas of skillion or flat roof - no access
- Roof Exterior.
- Subfloor due to lack of access.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Above safe working height
- Areas of skillion or flat roof - no access

- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- 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
- Insulation
- Landscaping
- No safe point from which to access roof exterior
- Roof framing - not trafficable
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- 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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:

Location: All Areas

Finding: Cracking - fine

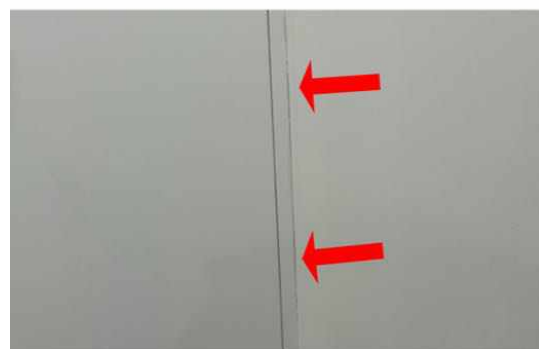
Information: Some fine cracking was noted throughout the property.

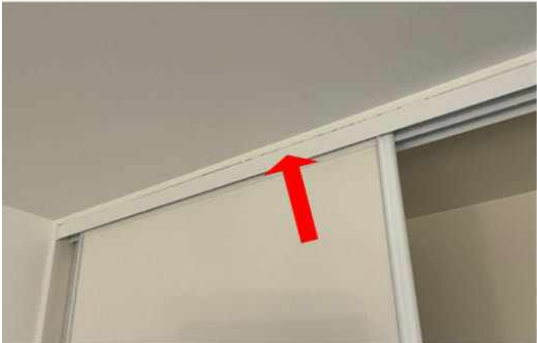
Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.





Finding 3.02

Building:
 Location: All Areas
 Finding: Windows - Sticking
 Information: The windows to various areas were sticking and slightly difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

Restricted function of the window may also create potential for secondary defects to the associated building elements, such as damage to the window frames as well as a potential safety hazard if required for emergency egress from the building.

The most usual causes are swelling of timbers due to moisture, bulging or bowing of frames, or general material degeneration. Lack of maintenance can also contribute to the windows sticking.

Easement may be required, which may involve some sanding and repainting. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state





Finding 3.03

Building:

Location: Laundry

Finding: Tap - Leaking

Information: The tap in the laundry was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Finding 3.04

Building:

Location: Laundry

Finding: Gap around tap hardware

Information: At the time of inspection, a gap was noted around the tap of the laundry. This gap may lead to water ingress behind the tiles which in turn can lead to secondary damage to other building materials.

All tap hardware and connections should be tightly fixed and sealed to prevent moisture ingress.

A licensed plumber should be engaged to remove the tap and seal and refit in the appropriate manner.

This should be carried out as a matter of urgency. Failure to do so may result in further damage.



Finding 3.05

Building: All Areas
 Location: All Areas
 Finding: Floors - creaking slightly
 Information: The flooring throughout the property was creaking when walked upon at the time of inspection.

Creaking floors generally indicate slight movement of the flooring which may be due to the fixings coming loose slightly or in the case of floating floors, how they have been laid or the quality of the flooring and is a very common defect.

The area should be monitored for any changes or movement. Should this occur, consultation with a flooring specialist should be undertaken to determine the cause. The potential resolution may involve lifting and relaying the flooring through to full replacement of the flooring.



Finding 3.06

Building:

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 3.07

Building:

Location: Powder Room

Finding: Powder room vanity sink - drains slowly

Information: At the time of inspection, it was noted that the vanity sink in the powder room drained slowly when filled. This could be due to a number of factors but is generally due to a partial blockage in the pipes from hair or other materials.

Should the slow draining become an issue, a plumber can be engaged to open the pipes and inspect and repair where necessary.



Finding 3.08

Building:

Location: Ensuite

Finding: Bathroom vanity pipes - Leaking

Information: The pipe underneath the bathroom vanity sink was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may also be indicative of substandard plumbing workmanship.

While this defect only seems minor, if left unmanaged, it is likely to result in the

development of water damage.

It is advised that a licensed plumber be appointed to perform remedial works on the area. Such works should be performed prior to the development of secondary defects to other associated building elements.



Finding 3.09

Building:

Location: Bathroom

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

Information: It was noted on inspection that grout or sealant is degraded to areas within the wet areas .

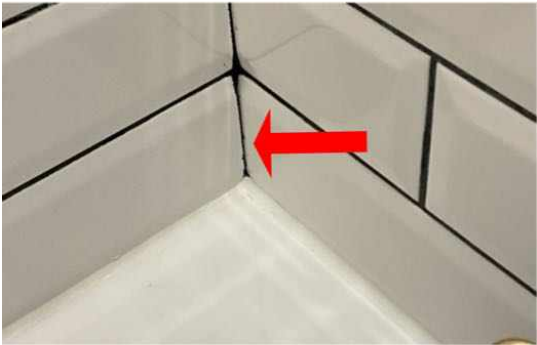
Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

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 3.10

Building:
Location: Bathroom
Finding: Towel rail loose
Information: At the time of inspection , the towel rail to the main bathroom was loose and requires tightening.

This may be undertaken by a competent handyman.



Finding 3.11

Building:
 Location: Kitchen
 Finding: Join not sealed effectively within the kitchen benchtop
 Information: At the time of inspection, the join within the bench top surface was slightly open and not sealed effectively. This has the potential to allow water ingress into the gap and cause secondary damage to the cabinets underneath.

It is highly recommended that the benchtop be sealed to prevent water ingress.

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



Finding 3.12

Building:
 Location: Living Room
 Finding: Door not sealing fully
 Information: Upon inspection of the door at the rear of the living area, it was noted that the door did not seal effectively, leaving a small gap at the base.

It is suspected that this may have occurred due to a fault in the locking mechanism of the door.

If left, the gap to the door may allow moisture to enter the property..

It is recommended that a door or window specialist be engaged to inspect the door and make the necessary repairs where necessary.



Finding 3.13

Building:

Location: Garage

Finding: Dampness to some of the walls within the garage

Information: Dampness was identified around the walls of the garage. It is suspected that this dampness may have occurred due to moisture moving laterally through the wall or upwards from the ground. This defect is very common in garage walls as they generally do not have any damp proof course..

Dampness and excessive moisture can create mould and secondary damage to building elements as well as creating an environment which is conducive to termite and pest infestation.

It is recommended where possible that measures be put in place to lessen the amount of moisture within the garage. This may involve painting the wall with a waterproofing membrane.

A builder or plumber specialising in moisture issues may be engaged to inspect the area and make any necessary changes.



Finding 3.14

Building:
 Location: All External Areas
 Finding: Timber - exposed to weather
 Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future.

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

Please note: other timbers around the property may be weathering slightly but not showing here







Finding 3.15

Building:

Location: Balcony

Finding: Rendered wall - minor cracking

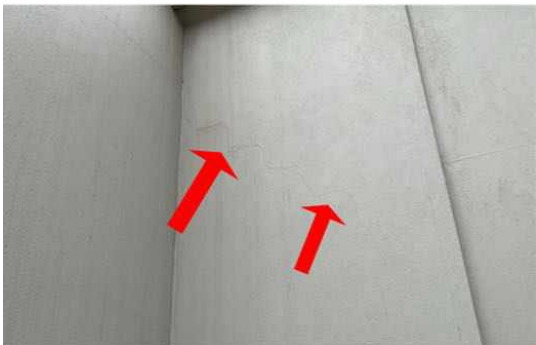
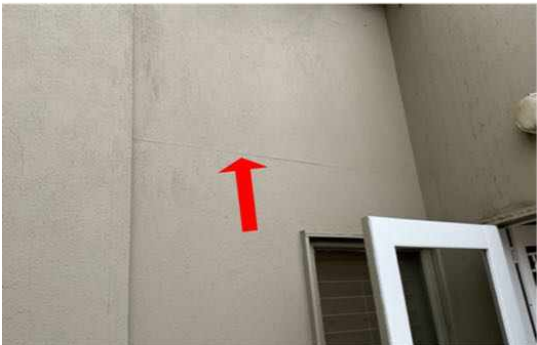
Information: Minor cracking to the rendered wall was identified at the time of inspection. It is suspected the cracking has occurred in the joints between various cement sheets on the wall.

This type of cracking is often consistent with general movement of the foundations of the property and is not considered a major structural defect.

Whilst it is more of an appearance issue, repairs may be required as failure to act may allow moisture to enter the crack and cause secondary damage to other building elements.

Consultation with a suitably qualified renderer should be sought to determine costs involved with any repairs necessary.

Should cracks increase in size or number, speak with your building inspector for further advice.



Finding 3.16

Building:
 Location: Exterior walls - left side
 Finding: Window - Wood rot
 Information: Wood rot was found to be affecting this external window. 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 frame over a prolonged period has resulted in it deteriorating at an accelerated rate, increasing its susceptibility to the development of wood rot.

Early intervention and regular maintenance will prolong the useful life of this building elements.

Repair of the affected window frame will be necessary to prevent further deterioration.

Remedial works should be performed by a qualified carpenter or registered builder as soon as possible.



Finding 3.17

Building:
 Location: Exterior walls - left side

Finding: Wood rot to framing timbers of the balcony covered area
Information: The timber framing of the covered area above the balcony shows evidence of wood rot. It is suspected that constant exposure to moisture may have caused the wood rot in the area.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Repair or replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may be engaged to replace affected building materials where necessary.

Failure to act on this defect may result in further deterioration and more significant damage.





Finding 3.18

Building:

Location: Balcony

Finding: Pipework - Insulation deteriorated

Information: Sections of the pipe insulation show evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.

If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.

Some areas of replacement of pipe insulation may be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed plumber is advised to gain quotes for the repair and/or replacement of deteriorated insulation.



Finding 3.19

Building:
Location: Driveway
Finding: Additional Photos - for your information (common areas)
Information: Additional photos are provided for your general reference.

Minor cracking was noted to the concrete driveway in these areas. It is suspected this is a common area and as a result may be covered by any owners corporation. Your own enquiry should be made to confirm 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

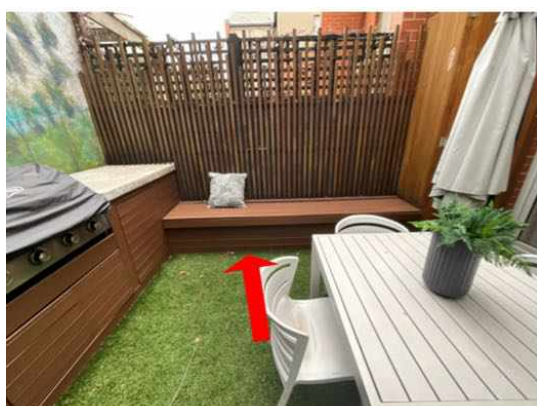
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:
Location: All External Areas
Finding: 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 6.02

Building:
Location: Subfloor

Finding: Subfloor - suspected lack of cross flow ventilation in semi detached properties
Information: It was noted at the time of inspection that the subfloor area may lack adequate cross flow ventilation. Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance. Semi detached properties also may not have adequate cross flow ventilation due to lack of vents on all sides of the property (as noted in this instance).

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants).

The initial step in improving ventilation is to ensure that all existing vents are clear of blockages. Should issues with lack of ventilation occur, additional vents may be installed. The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow where relevant.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:

Location: All Areas

Finding: Fungal decay - conditions conducive to timber pest attack

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Decaying timbers can create an environment conducive to timber pest attack. It is recommended that the decaying timbers be repaired / replaced to lessen the risk of timber pests.





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

- At the time of inspection, the property presented in a generally good condition when compared with properties of a similar age and characteristic.

There were no major structural defects noted nor any safety hazards. There were some minor defects noted throughout the property.

A leak was noted to the pipes within the ensuite bathroom vanity. It is suspected this is just a damaged seal within the pipes and it suspected to be a relatively simple fix.

Dripping/ leaking was also noted from the hot water tap in the laundry. It is suspected this is due to the age of the tap ware which will need to be replaced . A licensed plumber should be engaged as a matter of urgency to attend to both of these defects.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. There were some conditions conducive to timber pest activity and also some fungal decay (wood rot) noted to some exterior timbers. 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 recommendation listed within.

Please note the risk of undetected defects is listed as high due to the inability to inspect the subfloor and parts of the roof space. This doesn't mean that there are definitely defects present, it just means the ability to inspect all areas of the property for defects was not possible, hence the increased risk of undetected 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: 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: Bedroom 3 > Level 3

Finding: Skylights 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 becomes 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: All Areas
Finding: Additional Photos - for your information
Information: Additional photos are provided for your general reference.

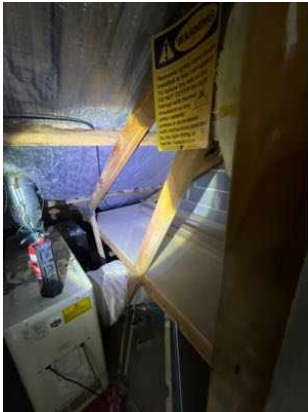


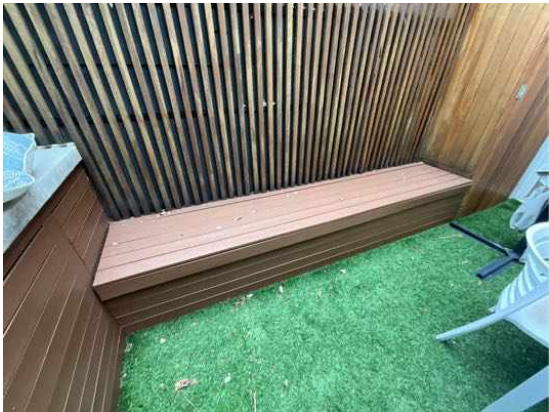
Noted Item

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.