



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 7 Apr 2026

Property Address: 45 Charming Street, Hampton East, VIC
3188



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 7 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable): Sheida

Job Address: 45 Charming Street, Hampton East, VIC 3188

Client's Email Address:

Client's Phone Number:

Consultant: Saeed Nia Ph: 0469 818 666
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DB-U 101684

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Company Address and Postcode: Moorabbin 3189

Company Email: Stkildaeast@jimbuildinginspections.com.au

Company Contact Numbers: 0469 818 666

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:

1. Weather Conditions and Thermal/Moisture Readings

Due to the absence of rainfall in recent days, thermal imaging and moisture readings might be less accurate compared to conditions following heavy rainfall.

2. Impact of High Rainfall on Outdoor Inspections

Recent heavy rainfall made the inspection of outdoor areas challenging, which may have hindered visibility and thorough assessment.

3. Termite Management Plan Recommendation

Although no termite or pest activity was detected during the inspection, the property's location in a bushy area surrounded by greenlands makes a termite management plan highly recommended as a

preventive measure.

4. Loose Timbers and Termite Attraction

Loose timbers were found on the ground during the inspection. While no termite activity was identified, it is highly advisable to remove these timbers immediately, as they may be untreated and could attract termites.

5. Subfloor Accessibility

The subfloor was completely wet and muddy at the time of inspection, making it unsafe and impractical to crawl in this condition. As a result, the subfloor inspection was limited.

6. Hazardous Subfloor Ventilation

The subfloor had inadequate ventilation, creating a semi-confined space considered hazardous to health. This significantly limited the scope of the subfloor inspection.

7. Limited Roof Space Inspection

The roof space lacked proper ventilation and was deemed a confined space. This condition posed safety risks and limited the extent of the roof space inspection.

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 poor condition with major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Detached
Company or Strata title	No
Floor	Strip Footings, Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Porch, Garage, Retaining Walls, Footpath
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Deck, Fascias, Skirting Boards, Stumps, Window Frames
Roof	Tiled, Tiles, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

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.

- The Site
- Interior
- Outbuildings

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:

- Roof Exterior - Part
- Subfloor.
- Ceiling Cavity.

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:

- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Evidence of recently painted walls or ceilings
- Debris in gutters
- Fixed Furniture - Built-in Cabinetry
- Decking

- Furniture
- Degree of roof incline too steep for safe access
- Duct work
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Insulation
- Floor coverings
- Lack of clearance - subfloor
- Landscaping
- Rugs
- Stored items obscured almost all of the inspectable area.
- 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

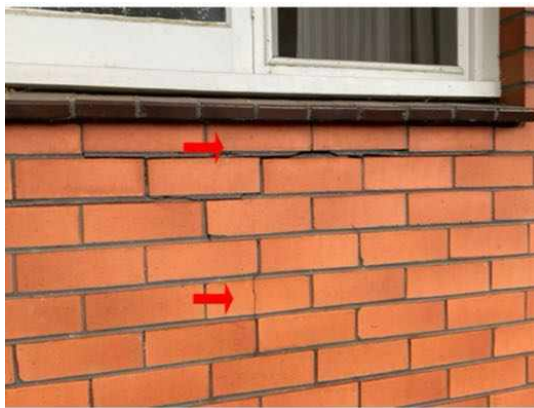
Major Defect

Finding 2.01

Building:	Main Building
Location:	All External Areas
Finding:	External Brickwork & Retaining Wall – Step Cracking and Movement (Potential Major Issue – Must Address ASAP)
Information:	Step cracking was observed within sections of the brickwork, and movement and deterioration were noted to a section of the retaining wall. These conditions are indicative of possible structural or ground movement.

The presence of a large tree in proximity to the structure may be influencing soil conditions through root activity and moisture variation, which may contribute to movement affecting masonry and retaining elements.

An arborist may need to assess the tree and its root system, and a structural engineer may need to assess the extent of movement and structural impact as soon as possible. Early intervention is important, as ongoing movement may lead to more significant damage and increased rectification costs.





Finding 2.02

Building:	Main Building
Location:	All External Areas
Finding:	Roof gutter Drainage – Moisture / Moss Growth with Suspected Mould (Potential Major Issue – Must Address ASAP)
Information:	Elevated moisture readings were detected in sections of the roof area using a moisture meter. Moss growth and vegetation overhang were also observed adjacent to the roof and within the gutter system. Suspected mould-like staining was noted to sections of the eaves.

These conditions indicate inadequate drainage performance, including insufficient fall and/or limited downpipe capacity, resulting in water retention and prolonged moisture exposure. Such conditions are conducive to moss growth, mould development, and deterioration of roofing and adjacent building elements over time.

A licensed roof plumber and suitable contractor may need to assess the drainage system and surrounding vegetation as soon as possible. Rectification may include clearing vegetation and debris, improving drainage performance, and addressing moisture-affected areas to prevent further deterioration.





Finding 2.03

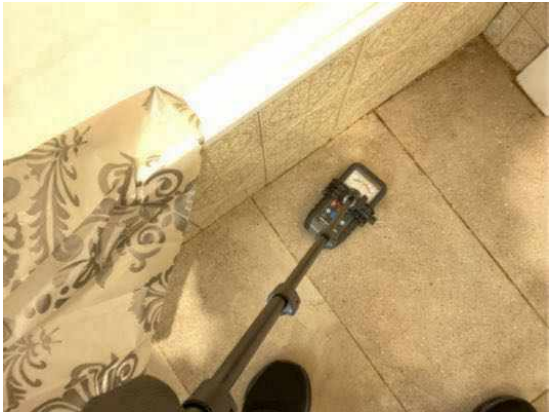
Building: Main Building
 Location: All Areas
 Finding: Bathroom – Cracked Tiles with Moisture Detection (Potential Major Issue – Must Address ASAP)

Information: Cracked tiles were observed in a section of the bathroom, and elevated moisture readings were detected using a moisture meter in the surrounding area.

Cracked tiles may allow water to penetrate behind the surface, and the presence of moisture indicates possible leakage or failure of the waterproofing system. Prolonged exposure to moisture may lead to deterioration of underlying materials and concealed

damage.

A licensed plumber and suitable contractor may need to assess the area as soon as possible to identify the source of moisture and carry out necessary repairs, which may include rectification of waterproofing and replacement of affected materials.







Finding 2.04

Building: Main Building
Location: Roof Void
Finding: Roof Structure – Temporary Support and Damaged Rafter (Potential Major Issue – Must Address ASAP)

Information: A section of the roof structure appears to be temporarily supported with improvised bracing. In addition, a rafter shows significant damage and partial section loss.

These conditions indicate compromised structural support and may affect the load-bearing capacity of the roof framing. Temporary supports are not considered a permanent structural solution, and damaged framing members may lead to further

movement or instability.

Due to limited access within the roof void, the full extent of the damage could not be determined at the time of inspection.

A structural engineer may need to assess the roof structure as soon as possible, and a suitable contractor may need to carry out proper structural rectification works to ensure the integrity and safety of the roof system.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Sink and Bath Tub – Slow Drainage
Information:	The bathroom sink was noted to drain slowly, which may be due to a partial blockage, restriction within the waste line, or buildup inside the plumbing. Reduced water flow can affect normal use of the fixture and may worsen over time if left unaddressed.

If not rectified, the slow drainage may contribute to minor moisture buildup around the basin area and general functional inconvenience for the occupants.

Rectification should be carried out as soon as practicable by a licensed plumber to clear the waste line and restore proper drainage.



Finding 3.02

Building: Main Building

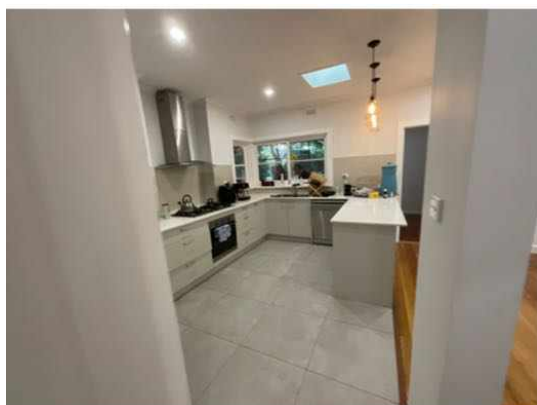
Location: All Internal Areas

Finding: Cabinetry – Misalignment

Information: Sections of the cabinetry were noted to be out of alignment, with doors or panels not sitting evenly or closing correctly. This condition may be due to hinge movement, installation tolerances, or normal building movement over time.

If left unrectified, the continued misalignment may lead to wear on hinges, rubbing on adjacent panels, or reduced functionality of the cabinetry.

Rectification should be carried out as soon as practicable by a qualified cabinetmaker or carpenter to adjust the fittings and restore proper alignment.





Finding 3.03

Building: Main Building
 Location: All External Areas
 Finding: External Concrete – Cracking Observed (General Movement)
 Information:

Cracking was observed to sections of the external concrete surfaces. The cracks appear consistent with general movement, ageing, or shrinkage of the material.

Concrete cracking of this nature is commonly observed in external areas and may occur due to natural ground movement, environmental conditions, or long-term wear and tear.

A suitable contractor may wish to assess and repair the affected areas as required to maintain surface condition and prevent further deterioration.





Finding 3.04

Building: Main Building
Location: Roof Exterior
Finding: Roof – Moss Growth and General Deterioration (Maintenance Required)
Information:

Moss and organic growth were observed on sections of the roof surface. General ageing and wear to the roof covering were also noted.

Moss accumulation may retain moisture against the roof surface, which can contribute to deterioration of roofing materials over time and may impact drainage if left unaddressed.

A roof contractor may wish to carry out cleaning, treatment, and general maintenance as soon as practicable to prolong the lifespan of the roof covering and maintain effective performance.





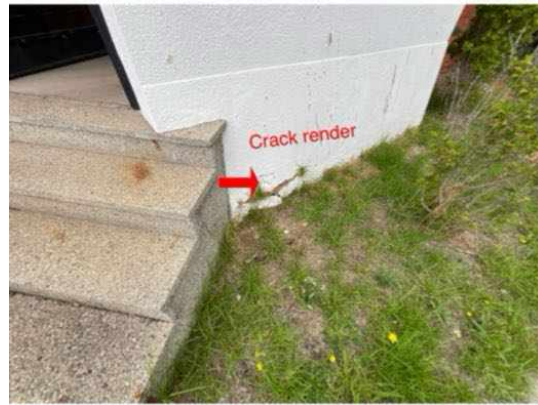
Finding 3.05

Building: Main Building
Location: All Areas
Finding: Maintenance – General Wear and Tear
Information: A number of areas throughout the property show signs of general wear and tear consistent with normal use over time. These conditions may include minor scuffs, surface marks, paint imperfections, and ageing of internal finishes.

These observations are not considered structural defects, but they indicate that routine maintenance may be beneficial to preserve the appearance and functionality of the affected areas. Addressing general upkeep helps prevent minor deterioration from progressing.

Maintenance and touch-ups should be carried out as soon as practicable by a suitably qualified tradesperson, depending on the specific item requiring attention.





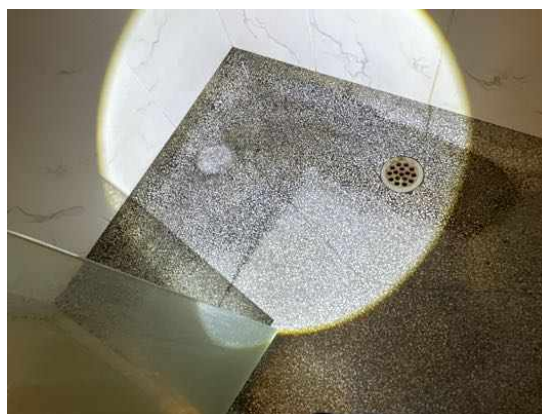
Finding 3.06

Building: Main Building
 Location: Bathroom
 Finding: Shower Base – Hairline Cracking Observed (General Wear and Tear)
 Information:

Hairline cracking was observed to the shower base surface. The cracks appear minor and limited to the surface finish.

Such cracking may occur due to normal wear, ageing, or minor movement of the substrate. At the time of inspection, no significant failure was evident; however, cracks in wet areas may allow moisture penetration over time if they worsen.

A suitable contractor may wish to monitor and maintain the area, and carry out repairs if deterioration progresses to prevent potential moisture ingress.



Finding 3.07

Building: Main Building
 Location: Subfloor
 Finding: Subfloor – Loose / Displaced Stump (Potential Major Issue – Must Address ASAP)
 Information:

A section of subfloor support stump appears loose and/or displaced. The support does not appear to be adequately bearing or aligned, which may affect the stability of the supported structure.

Inadequate or compromised support may lead to uneven load distribution, movement of the structure, and potential damage to flooring and superstructure elements over time.

A structural engineer may need to assess the condition as soon as possible, and a suitable contractor may need to carry out rectification works to ensure adequate structural support is provided.



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:	All External Areas
Finding:	Trees Around Property – Conducive Conditions
Information:	Vegetation and trees positioned close to the property were observed around sections of the external areas. The proximity of foliage, roots, and organic debris creates conditions that are conducive to timber decay and termite activity. Moisture retention around walls and footings is also increased in these areas.

These conditions may lead to deterioration of external elements, encourage fungal growth, and provide concealed pathways for termites. Any moisture in contact with timber is considered highly conducive, and if not addressed, this issue may escalate into a more significant concern.

Rectification should be carried out as soon as practicable by a qualified gardener or arborist to trim vegetation away from the structure and improve airflow. A pest technician may also be needed to reassess conducive conditions once vegetation is cleared.



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Tap No Drainage
Information:	A tap in the external area shows inadequate drainage, with water pooling around the base instead of dispersing effectively. Standing water in this area creates conditions that are conducive to timber decay, fungal growth, and termite activity if nearby building elements are exposed to moisture.

Poor drainage can also lead to deterioration of surrounding materials and may increase moisture levels around footings or adjacent structural components. Any moisture in contact with timber is highly conducive and may escalate into a more significant issue if not addressed.

Rectification should be carried out as soon as practicable by a licensed plumber to improve drainage and ensure water is directed away from the property. A pest technician may also be required to reassess after drainage improvements are completed.



Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Timber in Contact With Soil – Conductive Conditions
Information:	Timber elements were observed in direct contact with soil around the property. This condition is conducive to termite activity and moisture absorption, as soil contact keeps the timber damp and provides concealed access points for termites.

If left unrectified, the timber may deteriorate, absorb moisture, and increase the risk of concealed pest entry or deterioration of connected components. This area should also be kept under observation, particularly after rain or changes in ground moisture levels.

Rectification should be carried out as soon as practicable by a qualified carpenter or builder to separate the timber from soil and install an appropriate barrier.

A licensed termite management technician is also recommended to inspect the area and advise on suitable termite management system options once conducive conditions are reduced.





Finding 6.04

Building: Main Building
Location: All External Areas
Finding: Vegetation, Soil and Mulch Against Property – Conducive Conditions
Information:

Trees, vegetation, mulch, and soil were noted in direct contact with sections of the external walls. This condition retains moisture against the structure, can conceal deterioration, and reduces visibility for timber pest inspection. A clear physical separation or barrier is required to protect the building.

Moisture retained against external walls is conducive to termite activity, and this should be addressed as soon as practicable to prevent potential deterioration of nearby building materials.

Rectification should include lowering soil or mulch levels, trimming vegetation away from walls, and creating an adequate barrier or clearance line around the perimeter. A licensed gardener, landscaper, or pest technician can assist depending on the required works.





Finding 6.05

Building: Main Building
 Location: All External Areas
 Finding: Roof Rust – Corrosion / Rust Deterioration (Potential Major Issue – Must Address ASAP)

Information: Corrosion and rusting were observed to sections of the roof covering. The affected areas show signs of material deterioration, which may impact the integrity of the roofing system.

Advanced rusting may lead to thinning of the metal surface, potential perforation, and an increased risk of water ingress over time. The extent of deterioration may vary across the roof and could worsen if not addressed.

A licensed roof contractor may need to assess the condition of the roof covering as soon as possible to determine whether repair, treatment, or full replacement is required to maintain weatherproof performance.



Finding 6.06

Building: Main Building
 Location: Subfloor
 Finding: Subfloor – Moisture / Water Ingress and Structural Integrity Concern (Conductive

Condition – Must Address as Soon as Practicable)

Information:

Signs of moisture and possible water ingress were observed within the subfloor area. Sections of flooring appear softened, which may indicate prolonged exposure to moisture.

Moisture within subfloor areas may lead to deterioration of structural timber elements and may affect the elevation and overall structural integrity of the flooring system. These conditions are conducive to termite activity and may result in further structural issues if not addressed.

A licensed plumber may need to identify and rectify the source of moisture, and a structural engineer may need to assess the elevation and structural integrity as soon as practicable to prevent further deterioration.





Finding 6.07

Building: Main Building
 Location: All External Areas
 Finding: Missing Down pipe, Roof Drainage
 Information:

A downpipe was observed to be missing from a section of the roof drainage system. As a result, rainwater is discharging directly onto the ground below.

This condition may lead to continuous moisture accumulation at the base of the structure, creating damp or saturated conditions. Such conditions are conducive to deterioration of building elements and may affect surrounding areas over time.

A licensed roof plumber may need to install an appropriate downpipe and ensure proper discharge away from the structure as soon as practicable.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
 Location: All Areas
 Finding: Fence and Timbers Elements – Suspected Decay and Deterioration

Information: A section of the external timber elements shows signs of possible decay and deterioration. This condition may be related to weathering, inadequate sealing, or moisture exposure affecting the integrity of the timber surfaces.

If not attended to, deterioration may progress and affect the performance of the surrounding building materials. Any moisture in contact with timber is conducive to termite activity, so this matter should be addressed as soon as practicable to avoid further damage.

Rectification should be carried out by a licensed carpenter or builder, who can repair or replace affected sections and ensure all exposed timber is properly sealed and protected. A licensed structural engineer may be required if any structural impact is suspected.





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

- Licensed Plumber
- Licensed Bricklayer
- Reinspection by Jim's Building Inspections
- Structural Engineer
- Mould Remediation Specialist
- Registered/Licensed Builder

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

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BUILDING SUMMARY

In summary, this building is in fair condition when compared to other buildings of similar age and type of construction. Minor defects are mentioned in the body of this report and are not repeated here. Safety hazards and major defects identified are listed below.

Areas identified as inaccessible or having obstructions and limitations impeding full inspection as per AS 4349 should be considered a high priority. These areas should be made accessible as soon as practicable to allow further inspection by your building consultant or registered building practitioner.

4 Major ,

Roof Structure – Temporary Support and Damaged Rafter

External Brickwork & Retaining Wall – Step Cracking and Movement

Roof gutter Drainage – Moisture / Moss Growth with Suspected Mould

Bathroom – Cracked Tiles with Moisture Detection

□

TIMBER PEST SUMMARY

No live termite activity was observed at the time of inspection (visual inspection only). Several conducive conditions were noted and are detailed in this report.

Inspection access to the subfloor and some internal rooms was not available at the time of inspection. These areas could not be assessed, and the presence of timber pest activity or damage in these locations cannot be ruled out.

All accessible areas of the dwelling were inspected, with particular attention to wet areas to check for excessive moisture levels and temperature anomalies. Inspections were limited by the access available at the time and by any works that concealed potential timber pest damage.

It is important to note that timber pests are often concealed within building elements and cannot be detected without invasive inspection methods, which require the property owner's written consent. Evidence of an early-stage attack may not be visible until damage becomes more advanced.

Timber pest inspections reflect the property's condition at the time of inspection only. Termite and other timber pest activity can develop quickly, so ongoing inspections are essential. Many properties have areas where termites can gain concealed entry that cannot be detected during a visual inspection.

Owners should arrange for regular inspections by a licensed termite management technician in accordance with AS 3660.3. Where a termite management system is present, it should be maintained to ensure it remains effective for early detection and prevention.

For further information, advice and clarification please contact Saeed Nia on: 0469 818 666

Section D Significant Items

The following items were noted as - For your information

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.











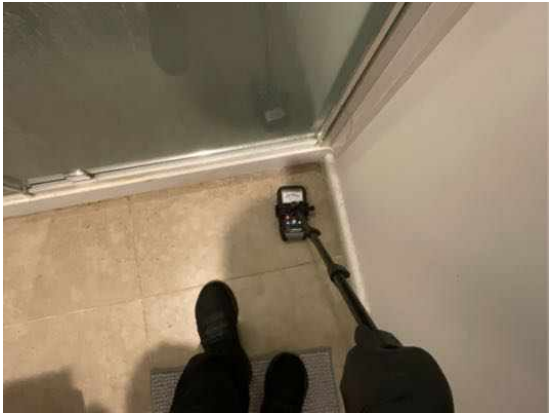


Noted Item

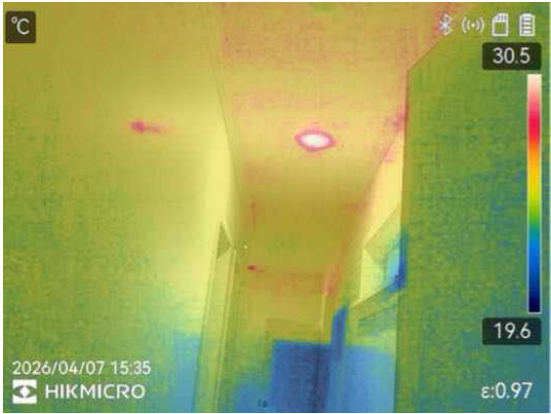
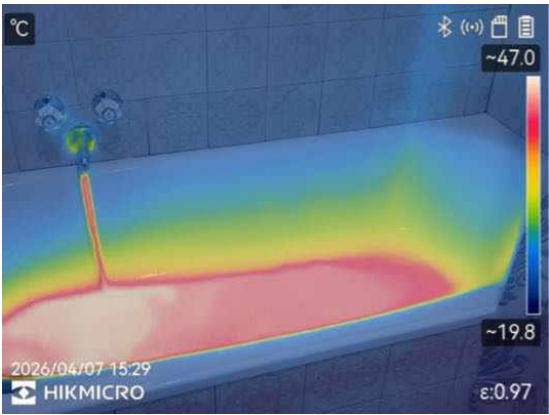
Building: Main Building
Location: All Areas
Finding: Floor Condition – For Information Only
Information: The general condition of the floor surface was observed and noted during the inspection. No major defects were identified, and this is recorded for information purposes only.











Noted Item

Building: Main Building
Location: Roof Void
Finding: Roof void access limitations
Information: Limited access to the roof void was present due to facts including but not limited to access hatch size or placement, for this reason access to the roof void was minimal.



Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Garage / Outbuilding – Suspected Asbestos Material and Structural Deterioration (Safety Hazard – Must Address ASAP)
Information:	Cement-based sheet materials were observed within the garage / outbuilding. Based on the apparent age of the structure, these materials may contain asbestos; however, this could not be confirmed at the time of inspection as no sampling was undertaken.

General ageing and deterioration were also observed to the structure, which may affect its overall integrity and pose a safety concern.

An asbestos specialist may need to carry out further investigation, including sampling and laboratory testing, to confirm the presence of asbestos. A suitable contractor may need to assess the structural condition as soon as possible and carry out necessary rectification works to ensure safety.





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.