



Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 74 Osborne St, Williamstown VIC 3016,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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, 18 Feb 2026

Modified Date: Tue, 17 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 74 Osborne St, Williamstown VIC 3016, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Shubham Patil Ph: 0452 035 252
Email: Altona@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Altona)

Company Address and Postcode: Tarneit 3029

Company Email: Altona@jimsbuildinginspections.com.au

Company Contact Numbers: 0452 035 252

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: In the event where the property is classified in a poor condition or has numerous defects. It's highly recommended to get the exact quotes for rectification works from relevant tradesman prior to proceeding with the sale.

Please refer back to your conveyancer to procure any kinds of permits/documents relevant for additional structures built (pergolas, sheds etc) or to procure more information on body corp fees, upcoming schedule of maintenance works, sinking fund etc.

If the bathrooms underwent a full renovation recently. Any defects arising from faulty waterproofing will only show up after using the wet areas for 6+ months. Always contact the plumber or the builder (if under warranty) in such scenarios.

To avoid termite ingress/ damage to the property, consider doing termite treatment as soon as possible if one is not already present. Annual pest inspections are highly recommended as well by a licensed termite technician. This course of preventive measures is highly recommended for all properties. However, it is a must for all properties in termite prone areas or properties older than 15 years old.

Issues categorised as moderately significant have the potential to turn into a major defect. If the moderately significant issue is categorised in the major section, then it's an indication that it's very close to being a major issue.

All showers & taps are kept running for atleast 10-15 minutes to check for any potential leaks.

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 highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential, Semi-Detached
Company or Strata title	Unknown
Floor	Part Slab and Part Subfloor, Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Doors, Landscaping Timbers and Construction, Skirting Boards, Weatherboards
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer (Timber Framed)
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.

- Roof Void - Part
- Roof Exterior - Part
- Interior
- 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.
- Roof Exterior - Part
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Subfloor due to lack of access.

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:

- Duct work
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry

- Furniture
- Lack of clearance - subfloor

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: Main Building
Location: Exterior walls - left side
Finding: Cracked Tiles at Side Laundry Entry
Information: Cracking was observed to multiple ceramic tiles at the side laundry entry threshold area. The cracking appears to extend diagonally across the tile surfaces and is likely associated with minor movement, impact loading, or inadequate substrate support beneath the tiled base.

While the defect is currently cosmetic in nature, cracked tiles may progressively deteriorate over time, allowing moisture ingress beneath the tile surface and potentially leading to loosening or further damage to adjacent tiles.

It is recommended that the affected tiles be replaced and the substrate condition checked to ensure adequate support and bonding prior to re-tiling to prevent recurrence.



Finding 3.02

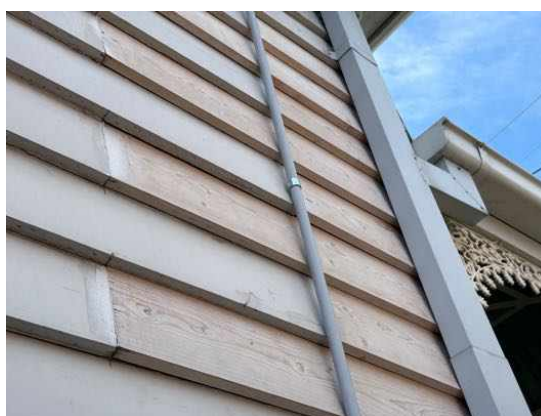
Building: Main Building
Location: Exterior walls - left side

Finding: Paint finish - Incomplete
 Information: The paint finish in this area was identified as being incomplete at the time of inspection.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Finding 3.03

Building: Main Building
 Location: Some 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.

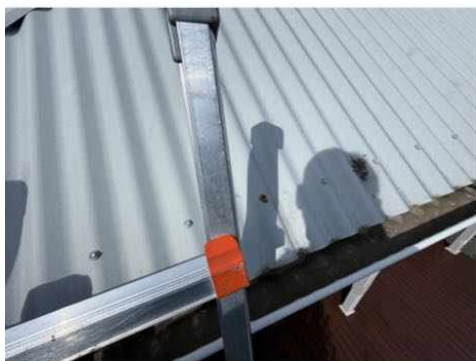
If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.



Finding 3.04

Building: Main Building
Location: Roof Exterior
Finding: Rusted Roofing Screws
Information: A number of roofing screws were noted to have surface rust at various locations across the roof. At present, the issue appears localised and has not resulted in visible leaks or damage to the roof sheeting. However, rusted screws may deteriorate further over time, potentially reducing their clamping strength and affecting the roof's water-tightness.

It is recommended that the affected screws be replaced during routine maintenance with suitable corrosion-resistant roofing screws and washers to maintain durability and prevent future water ingress.



Finding 3.05

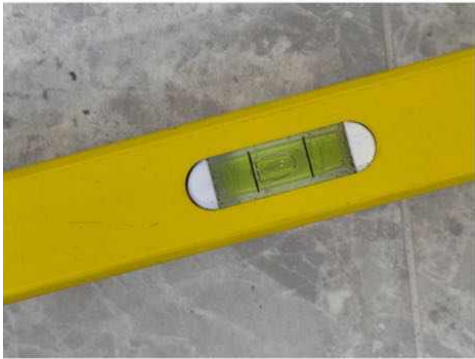
Building:	Main Building
Location:	Some Internal Areas
Finding:	Subsidence- minor to moderate
Information:	It is suspected that the subfloor structure might have been affected by movement of the foundations, often referred to as sinking or subsidence.

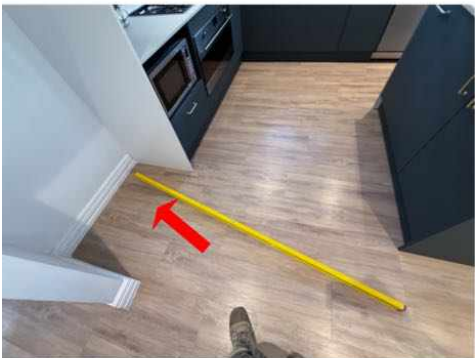
General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Maximum deviation of 20 mm in 2m distance was noted.

Subsidence can have complex and varying causes, which will influence the required remedial works. If secondary defects like door binding, cracks around the cornices, or gaps between walls & flooring are evident. It will be advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause.

A Registered Builder specialising in re-stumping would then generally carry out works as advised by an Engineer.





Finding 3.06

Building: Main Building
Location: Bedroom 1
Finding: Door not latching
Information: The door knob/ latch was found to be non operational at the time of inspection.

Consultation with a locksmith or general handyman is required to gain further advice.



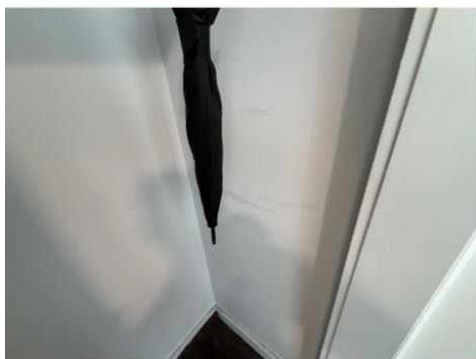
Finding 3.07

Building: Main Building

Location: Some Internal Areas
 Finding: Surface - Marked
 Information: Although detracting from the overall appearance, marked or stained surfaces do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear and is expected of a property of this age and condition.

Marked surfaces may be left as is at client discretion, as no repairs or replacement are necessarily required for this appearance defect. However, the client may wish to seek quotations for the cost to refurbish or replace the identified building element.

A painting or cleaning contractor may be appointed to rectify marked surfaces at the discretion of the client.



Finding 3.08

Building: Main Building
 Location: Some Internal Areas
 Finding: Cracking - Damage Category 1 - Fine (up to 1mm)
 Information: 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.





Finding 3.09

Building:	Main Building
Location:	Balcony
Finding:	Balcony Drain Requires Cleaning
Information:	The balcony floor waste drain was observed to contain accumulated debris, dirt, and organic matter at the time of inspection. The build-up is partially obstructing the drain grate and may restrict the effective discharge of stormwater during rainfall events. If not maintained, this condition can lead to ponding of water against the balcony surface and adjoining walls, increasing the risk of moisture ingress and premature deterioration of finishes.

It is recommended that the drain grate be removed and the waste cleared to ensure free-flowing drainage. Ongoing periodic maintenance is advised to prevent recurrence.

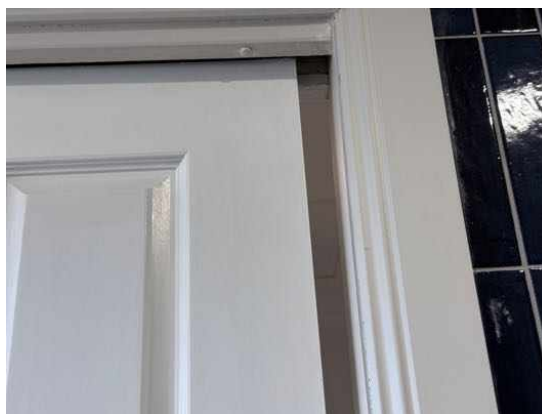


Finding 3.10

Building: Main Building
Location: Ensuite
Finding: Door Misaligned on closing.
Information: The bathroom sliding door was observed to be misaligned when in the closed position. The door does not sit flush within the frame and exhibits uneven clearances along the jamb, indicating possible misalignment of the track, rollers, or door stops. This condition may result in improper latching, reduced privacy, and premature wear to the sliding mechanism over time.

Adjustment of the door alignment, including inspection of the track, rollers, and guides, is recommended to ensure smooth operation and proper closure. This is considered a minor maintenance issue at the time of inspection.





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:	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.



Finding 6.02

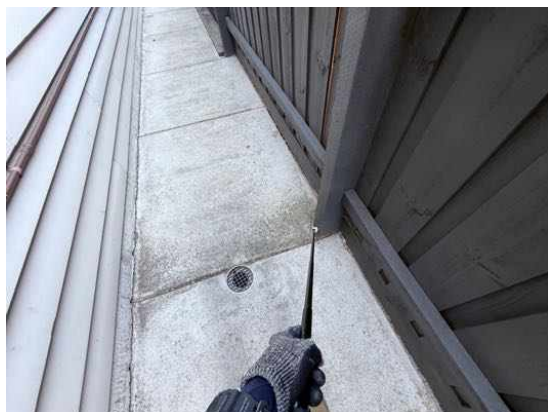
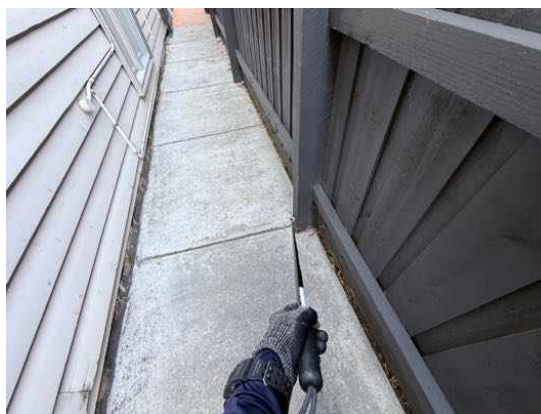
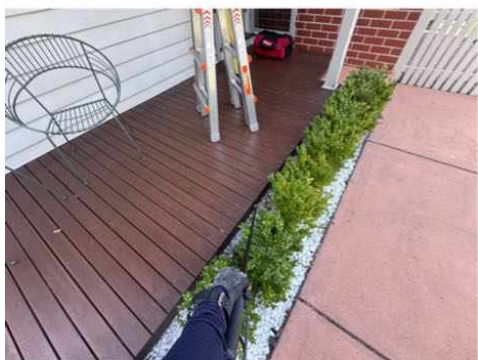
Building:	Main Building
Location:	All External Areas
Finding:	Garden Bed/ Mulch - Conditions Conducive to Termites
Information:	Mulch were found around the property. These areas can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Needs maintenance
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Accumulation of debris in gutters and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked or partially blocked gutters can lead to high levels of moisture in the affected areas (eg: entry porch). Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blocked part of the gutters should therefore be cleaned immediately to ensure dry conditions are maintained.

It is advised that gutters should be maintained regularly by the homeowner & a general handyperson should be appointed as a matter of urgency to clean the gutters.



Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Timber deck- High conducive condition.
Information:	We are unable to inspect under the timber deck if its in close proximity to the ground.

Where we are unable to inspect timber structures, decks and subfloor areas the risk of undetected termite activity is rated as extremely High.

We strongly recommend the purchaser prioritise a termite treatment by a Licensed Pest Controller to protect and maintain the asset as it is a timber structure.



Evidence of fungal decay activity and/or damage

Finding 7.01

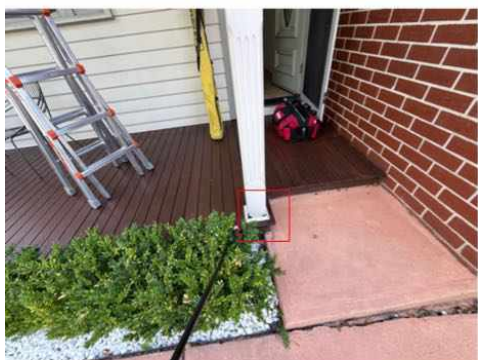
Building:	Main Building
Location:	All External Areas
Finding:	Timber Post Base Deterioration (Entry & Alfresco Areas)
Information:	Timber posts at the front entry and alfresco areas were observed to have localised wood rot and paint deterioration at their base sections. The decay appears concentrated around the lower plinth/trim where the posts interface with the decking, likely due to prolonged moisture exposure and inadequate sealing at ground/deck

level. Timber fibres in these sections show softness and minor material loss; however, no significant structural displacement or instability was noted at the time of inspection yet.

While the current condition does not indicate imminent structural failure, continued moisture ingress may accelerate decay and compromise the load-bearing capacity of the posts over time.

Recommendation:

A qualified carpenter should assess the affected sections. Localised repair or replacement of the deteriorated base trim/post sections is recommended, including removal of decayed timber, installation of treated material, and proper sealing/painting to prevent further moisture penetration. Ongoing monitoring is advised to ensure deterioration does not progress.



Finding 7.02

Building:	Main Building
Location:	All External Areas
Finding:	Weatherboards - Rotting
Information:	The external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The inspected property was found to be in a fair condition when compared to other properties of similar age. As it had a few minor defects, most of which are expected to be found in a property of this age.

Most of the defects could be mended by a building maintenance provider & its suggested to appoint licensed practitioners at recommended areas.

Some of the minor defects mentioned in the report when combined together, lead to one problem: Moderate amount moisture damaging/affecting neighbouring building elements & creating conditions which are conducive towards termite activity.

Due to recent renovations, majority of the defects if present gets obscured beneath the revamped work. Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

The following building elements should be regularly monitored to identify any upcoming defects.

- 1) External facade- for increase in wood rot.
- 2) Internal plasterboard wall & ceiling- for cracking (increase in quantity or length of cracks).
- 3) Eaves & Internal ceiling for water staining.
- 4) All tiled area- crack between grouts.
- 5) Uneven flooring- increase in subsidence.

No live termites were identified at the time of inspection. Conducive conditions for timber pests were found around the dwelling at the time of inspection.

As there is no durable notice found to indicate any previous termite management system installation and the property is considered highly susceptible to timber pests. It is highly recommended that the client to consult with a licensed pest controller to discuss the further preventative actions such as installation of an appropriate termite protection system.

For further information, advice and clarification please contact Shubham Patil on: 0452 035 252

Section D Significant Items

The following items were noted as - For your information

Noted Item

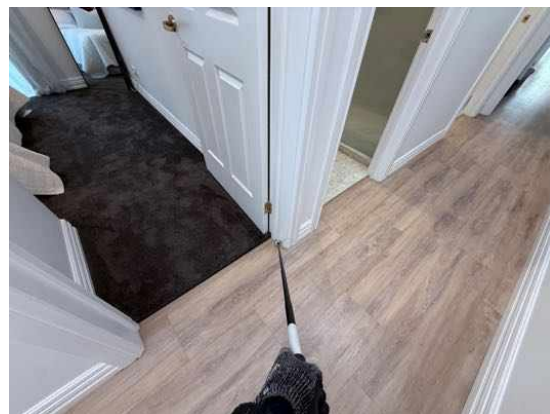
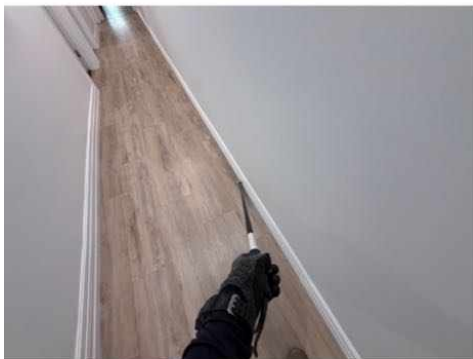
Building: Main Building
Location: All Areas
Finding: Termite Techniques
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the house at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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













Noted Item

Building: Main Building
 Location: All Areas
 Finding: Evidence of recent renovations.
 Information: Whenever a property is refurbished, majority of the defects if present could get obscured beneath the revamped work. The same can be said for this property as well. Some fine cracks are filled over, walls have been painted etc. It is difficult to pinpoint on any particular defects present below such layers.

Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Additional photos & Obstruction/Limitations.
 Information: Additional photos for general documentation. May have some minor maintenance items not listed in the defects section.

Furthermore, some 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.





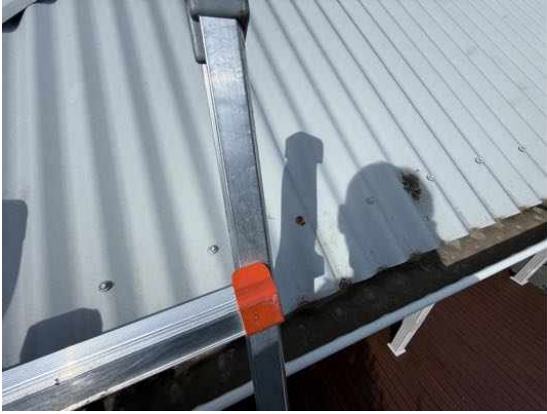






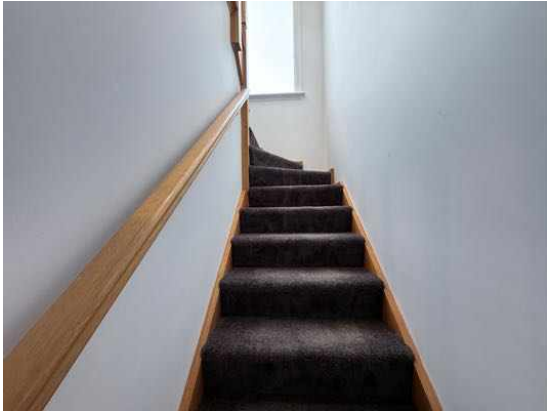


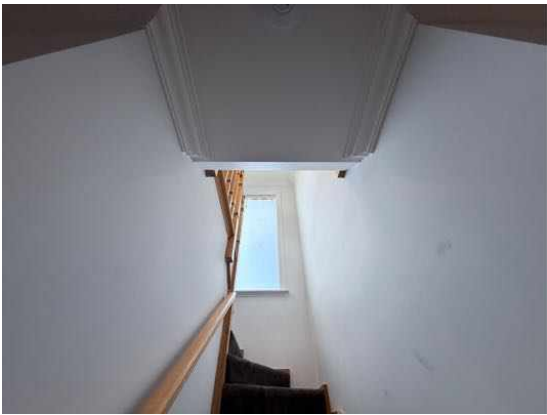


























Definitions to help you better understand this report

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.