



Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Feb 2026

Property Address: 2/62 Ashburn Grove, Ashburton VIC 3147,
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: Tue, 17 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 2/62 Ashburn Grove, Ashburton VIC 3147, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Adam Zhang Ph: 0435 054 777
Email: Glenwaverley@jimbuildinginspections.com.au

DB-U 100872; CDB-U 100977

Company Name: Jim's Building Inspections (Glen Waverley)

Company Address and Postcode: Vermont South 3133

Company Email: Glenwaverley@jimbuildinginspections.com.au

Company Contact Numbers: 0435 054 777

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program		✓

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is High susceptible to timber pest, no durable notice were found. Timber pest management system or treatment is recommended

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	Fascias, Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Tiled, Pitched
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Interior
- Exterior
- The Site

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.
- Roof Exterior - Part
- 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
- Ceiling linings
- Debris in gutters
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Evidence of recently painted walls or ceilings

- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
Location: Roof Exterior
Finding: Colorbond roof sheeting corrosion
Information: Corrosion was observed on sections of the Colorbond roof sheeting during inspection.

The affected areas appear to be surface rust developing along fixings and sheet edges, likely due to prolonged exposure to moisture, accumulation of debris, or inadequate maintenance of roof coatings. If left untreated, corrosion can progress and lead to perforation of the roof sheets, water ingress, and potential damage to roof framing or ceiling linings below.

A licensed roof plumber should be engaged to assess the extent of corrosion and carry out appropriate rectification, which may include cleaning, rust treatment, and re-coating or replacement of affected sheets as required.





Finding 3.02

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Weathered

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

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



Finding 3.03

Building: Main Building
Location: Yard - Back

Finding: Debris accumulation
 Information: Debris accumulation was observed at the downpipe connection to the terracotta stormwater pipe (leaf litter and sediment present within/around the inlet).

Debris build-up may restrict stormwater flow and increase the likelihood of blockage, overflow and localised ponding at the base of the wall during heavy rainfall, which can contribute to dampness and deterioration of adjacent building elements.

Clear the debris promptly and implement regular inspection/maintenance (particularly after storms and during leaf drop) to ensure the stormwater system remains free-flowing and unobstructed.



Finding 3.04

Building: Main Building
 Location: Fencing
 Finding: Fencing - Deteriorated
 Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



Finding 3.05

- Building: Main Building
- Location: Garage
- Finding: Splitting timber
- Information: Splitting was observed to the garage timber beam, with visible longitudinal cracks along the member.

Timber splitting may be associated with age, shrinkage or long-term loading. If deterioration progresses, the structural capacity of the beam may be reduced and could eventually require repair or replacement.

Continue to monitor the condition of the beam for any increase in cracking, deformation or movement. If the condition worsens, engage a qualified structural engineer to assess the beam and provide recommendations for repair or replacement if required.





Finding 3.06

Building: Main Building
 Location: Roof Exterior
 Finding: Trees - Overhanging and filling gutters
 Information: Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



Finding 3.07

Building: Main Building
 Location: Yard - Front
 Finding: Debris in grated drain
 Information: Debris accumulation was observed within/around the grated trench drain at the entry, with the doormat partially covering the grate.

Blocked or restricted drainage may reduce water flow capacity and increase the likelihood of water ponding/overflow at the doorway area, which can contribute to slip hazards and potential moisture ingress to the threshold during heavy rainfall.

Clear debris from the grate and drain channel, and ensure the grate remains unobstructed (including repositioning the doormat). Ongoing maintenance/periodic cleaning is recommended, particularly after storms and leaf drop.



Finding 3.08

Building: Main Building
 Location: Bedroom
 Finding: Window Unable to Operate
 Information: At the time of inspection, the window could not be opened using the designed operating mechanism. The mechanism appears faulty and is not functioning as intended.

Client is advised to engage a qualified window contractor or competent handyman to replace the window mechanism and restore normal operation.



Finding 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Tile Cracking— bathroom
Information:	Cracked tiles were observed at the bathroom/shower entry area.

Cracked tiles and joints may allow moisture to penetrate behind the tiling, which can contribute to deterioration of the substrate and potential waterproofing issues over time.

Engage a qualified tiler/waterproofing contractor to assess the extent of damage and carry out repairs as required (e.g., replace cracked tiles, re-grout and re-seal junctions). Monitor the area for any signs of water leakage or loosening tiles and attend promptly if symptoms worsen.

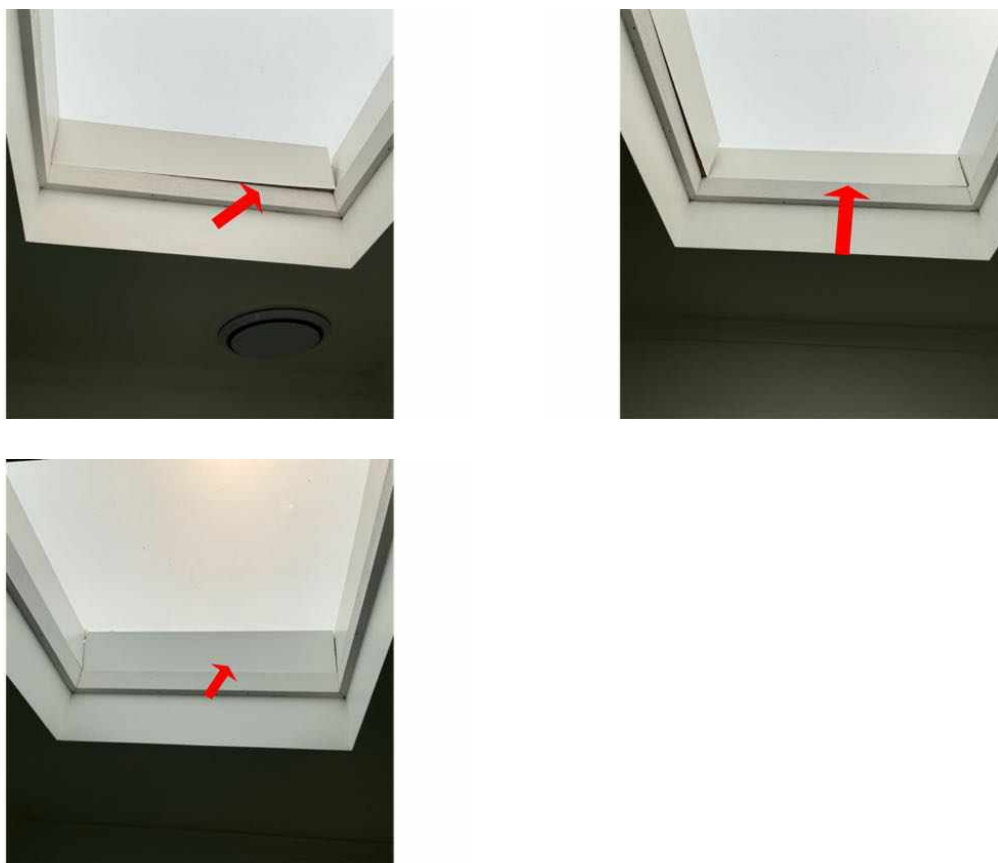


Finding 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Skylight observation
Information:	The skylight internal finish/trim cover appears partially detached with visible gaps at the junctions.

Loose/detached trim can indicate movement or poor fixing and may allow air leakage, dust/insects entry, and conceal early signs of moisture staining if minor water ingress is present around the skylight shaft.

Engage a qualified handyman/carpenter (or skylight installer) to refix the skylight trim and seal junctions as required. Monitor the area after heavy rainfall for any signs of water staining or dampness and arrange further investigation if staining develops.



Finding 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood observation
Information:	The rangehood appears to be operating as a recirculating unit (no visible ducting within the overhead cupboard and no external wall/roof discharge outlet was observed at the time of inspection).

If not externally ducted, steam, odours and grease-laden air may not be effectively exhausted to the outside, which can contribute to increased condensation and grease build-up within the kitchen and surrounding cabinetry/surfaces.

Engage a qualified appliance installer/ducting contractor to confirm the rangehood configuration and performance. If external ducting is required/desired, arrange

installation of compliant ductwork and an appropriate external discharge point (subject to access/feasibility). Clean/replace any charcoal filters regularly if the unit is designed for recirculation.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

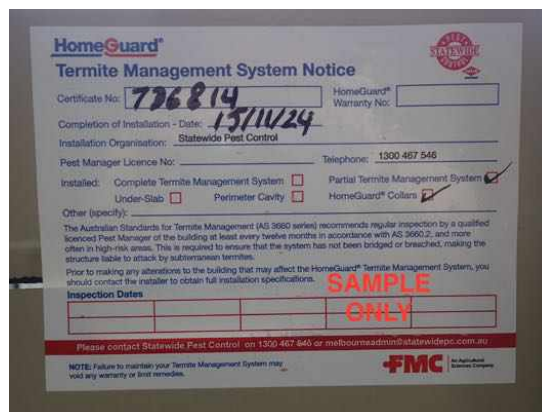
Finding 6.01

Building:	Main Building
Location:	Electrical switchboard
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber

building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building: Yard
 Location: Yard
 Finding: Bridging- Attachments to buildings
 Information: Bridging occurs when objects or structures in contact with a building create concealed pathways that allow termites to bypass a termite management system and gain access to the structure undetected.

If any attachment to the building—such as a hot water unit, downpipe, deck, verandah, fence, steps, or service conduit—is not properly isolated and lacks a minimum 25mm inspection gap from the building, it is considered a potential bridging point.

These attachments can provide concealed termite entry and should be regularly inspected for signs of termite activity by a qualified pest inspector.



Finding 6.03

Building: Main Building

Location: Hot water/aircon unit(s)

Finding: The air conditioning condensation pipe is not properly connected and discharges directly into the soil adjacent to the building.

Information: This creates a conducive condition for termite activity by providing a constant moisture source near the structure. It may also lead to soil erosion, mould growth, or damage to nearby building materials.

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



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber specialising in Roof Plumbing
- Termite and Timber Pest Technician / Licensed Pest Controller

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 dwelling is assessed as being in fair condition for a property of similar age and construction, with maintenance items required.

From a timber pest perspective, the building is assessed as highly susceptible, with no durable notice observed, and a timber pest management system/treatment is recommended.

Safety hazards & major defects (quick list)

- Safety hazards: No evidence found.
- Major defects: No evidence found.

Key minor defects & timber pest conducive conditions (summary list)

Roofing / rainwater management

Colorbond roof sheeting corrosion (risk of progression and water ingress). Roof tiles weathered with loose mortar in valleys/minor cracking; maintenance advised.

Overhanging trees contributing to debris in gutters (blockage/overflow risk).

Debris at downpipe connection to terracotta stormwater pipe (blockage/overflow/dampness risk).

Evidence of previous repair/patching to garage roof sheeting (ongoing leak/corrosion risk).

Splitting observed to garage timber beam; monitor and obtain structural engineering advice if worsening.

Debris in grated trench drain at entry; doormat partially covering grate (ponding/slip and moisture ingress risk).

Deteriorated fencing; repair/replacement may be required.

Bedroom window unable to operate.

Bathroom/shower entry cracked tiles (moisture penetration/waterproofing risk).

Skylight internal trim partially detached (gaps; potential concealment of early moisture staining).

Rangehood appears to be recirculating with no external discharge observed (condensation/grease build-up risk).

Floor unevenness noted (approx. 10mm deviation measured), considered generally within an acceptable range for the building's era.

- No evidence of a chemical termite management system / no durable notice observed; advice to consult pest controller re treatment/barrier.
- Potential bridging risk from attachments to building (inspection gaps/regular inspection recommended).
- Air-conditioning condensate discharge not connected and draining into soil adjacent to building (moisture conducive condition).

Cause-and-effect relationships (where applicable)

- Overhanging trees and debris accumulation can contribute to blocked gutters/stormwater restrictions, which can increase overflow/ponding risks and may accelerate roof plumbing deterioration (including corrosion).
- Roof sheeting corrosion and roof tile deterioration can progress over time and contribute to water ingress and secondary damage if not addressed.
- Cracked tiles in wet areas can allow moisture to penetrate behind finishes and contribute to substrate/waterproofing deterioration.
- Uncontrolled moisture sources near the building (e.g., A/C condensate draining to soil) may contribute to termite-conducive conditions.

Recommended order of activity (to address defects)

1. Roof plumbing / weatherproofing priority: Engage a licensed roof plumber to assess roof sheeting corrosion and the garage roof patching, and carry out rectification as required.
2. Reduce water entry/overflow risks: Clear debris from gutters/downpipe connection and entry trench drain; address overhanging vegetation contributing to gutter debris.
3. Wet area maintenance: Repair cracked bathroom tiles and refix/seal skylight trim; monitor for staining after heavy rainfall.
4. Timber pest risk management: Seek pest controller advice regarding a termite management system/treatment and address moisture/bridging conducive conditions (including redirecting A/C condensate).
5. Structural monitoring: Monitor the garage timber beam splitting and obtain structural engineering assessment if deterioration worsens.
6. Serviceability items: Repair window operating mechanism and confirm/upgrade rangehood ducting as required.
7. External repairs: Obtain fencing contractor advice and rectify deteriorated fencing as required.

Major limitations / inaccessible areas

The inspection was limited by inaccessible areas including the ceiling cavity, parts of the roof exterior, and sections of wall exterior obstructed or immediately adjoining neighbouring buildings. Due to access limitations and obstructions, the report assigns a high undetected defect risk for both building defects and timber pest activity.

Further inspections recommended

Additional specialist inspections are advised including a licensed roof plumber and a termite/timber pest technician (licensed pest controller), as identified in the report.

If the garage beam cracking/splitting worsens, a qualified structural engineer is recommended to assess and advise on repair/replacement if required.

Important note

This summary must be read together with the body of the report, and the report should be read in its entirety for all minor defects and contextual information.

For further information, advice and clarification please contact Adam Zhang on: 0435 054 777

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Evidence of previous repair on garage roof sheet
Information:	Evidence of previous repairs/patching was observed to the garage roof sheeting (including areas of applied coating/sealant over sheet laps and fixings).

Prior repairs indicate the roof may have experienced leakage or deterioration previously. Patched areas can degrade over time (UV/weather exposure), increasing the risk of future water ingress and ongoing corrosion to the roof sheets and supporting structure.

Engage a qualified roof plumber to assess the condition of the garage roof, verify the effectiveness of the existing repairs, and carry out further rectification as required (e.g., re-sealing, replacing affected sheets, and confirming correct falls/drainage) to minimise the risk of ongoing leaks.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	floor unevenness - v4
Information:	The standard laser level was positioned 125 mm above the floor, as shown in the photo. The measured floor deviation across the room ranges from the lowest point to the highest point by approximately 10mm

Considering the age of the property and no visible significant cracks were observed at time of inspection. This degree of settlement is generally within an acceptable range for a building of its era. However, for buyers who have higher expectations regarding

floor levelness or sensitivity to uneven floors, it should be noted that restumping or re-leveling can involve a considerable cost. This should be taken into account when planning the overall purchase budget.

Additional Note:

All laser level readings were taken on surfaces of the same material type to ensure consistency in measurement. For example, if the laser line in the photo shows readings taken off the tile, the laser device itself was also positioned on a tiled surface during testing. This ensures that the recorded floor deviation accurately reflects level variation within that specific flooring material and area.



Noted Item

Building: Main Building
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
 Finding: For your information
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

The agent advised that the electric cooking appliance is brand new; however, it could not be tested at the time of inspection. The client is advised to obtain written confirmation from the owner or agent regarding its condition, installation, and any applicable warranty documentation.





Noted Item

Building: Main Building
 Location: Cabinetry plumbing
 Finding: For your information
 Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.





Noted Item

Building: Main Building
Location: Hot water unit
Finding: For your information
Information: The HWS appeared to be in fair condition at the time of inspection.

however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.



Section D Significant Items

Undefined Defects

Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible. Arrows and highlights have been included to identify minor defects. The purchaser can discuss further with the building inspector.







Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.