Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 6 Jan 2026

Property Address: 17 Sharyn St, Cranbourne West VIC 3977, Australia

Contents

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, 6 Jan 2026
Modified Date:	Wed, 7 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	17 Sharyn St, Cranbourne West VIC 3977, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Steve Nortcliffe Ph: 0493 265 299 Email: Narrewarren@jimsbuildinginspections.com.au
	CB-L 34686 DB-U 31780
Company Name:	Jim's Building Inspections Narre Warren
Company Address and Postcode:	Berwick 3806
Company Email:	Narrewarren@jimsbuildinginspections.com.au
Company Contact Numbers:	0493 265 299

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 poor condition with safety hazards identified. Major and minor defects were also found.

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	Detached, Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Garage, Water Tanks, Shed, Carport
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
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.

- Exterior

- Fencing

- Gardens

- Interior

- Roof 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:

- Roof Void 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:

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Lack of suitable access or entry point

- Solar Panels

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Master Bedroom and Bedroom 4
Finding:	Electrical TPS Cable - Unprotected
Information:	Whilst inspection of electrical services and installation is outside the scope of the report, at the time of inspection an exposed TPS electrical cable was observed, due to damaged plaster including a GPO that was not fixed leaving terminals exposed, which is considered a significant safety hazard.

The likely causes appear to be due to physical damage to the wall linings which was observed in numerous locations throughout the property.

The implications of this defect include increased risk of electrical shock, cable deterioration from exposure, and potential non-compliance with relevant electrical standards..

A licensed electrician should be engaged to install suitable mechanical protection, such as conduit, and/or wall surfaces should be repaired to ensure the wiring is compliant and safe. Rectification should be undertaken as a matter of urgency due to the heightened electrical risks associated with exposed cabling and GPO terminals.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Laundry & Garage
Finding:	Building Elements - Moisture damage and suspected mould.
Information:	Moisture damage and suspected mould were observed in the highlighted locations.

Whilst the moisture readings were relatively low, visual indications suggest that the issue has been ongoing for some time.

Moisture issues in building elements such as walls create areas conducive to timber pest activity that may be concealed in the wall and roof cavity that will require an invasive investigation to determine to what extent.

Where moisture issues have been ongoing over a period of time it is likely that concealed structural elements have been compromised and this is considered in the opinion of the inspector as a major defect and should be treated as such until proven otherwise by further and invasive investigations of the area.

Likely causes are leaking plumbing pipes, fixtures or washing machine connections.

Recommend an invasive inspection of the wall by a registered builder to determine the extent of any concealed structural damage and a plumber to locate moisture sources and rectify prior to engaging a mould remediation specialist where affected materials are being retained. This issue should be managed and rectified as a priority.

Minor Defect

Finding 3.01

Building:	Yard
Location:	External Front & Rear
Finding:	External Concrete Paving Damage - Cracking, chipped and spilt paint
Information:	Various cracks and damage were identified in the external concrete including hairline cracks, chips and spilt paint was evident in the highlighted locations. Cracks and chips are generally found in older concrete paving, and may also present as a trip hazard where there is uneven, stepped or curved surfaces. General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, poor ground preparation, poor installation, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks inexplicably widen, lengthen, or become more numerous.




Finding 3.02

Building:	Yard
Location:	External Front
Finding:	Front Tap - Unable to control water flow
Information:	The front garden tap was observed to be unable to be fully turned off, with water control ineffective. Based on the condition and operation of the tap, the defect is suspected to be due to a missing or deteriorated internal tap washer or worn valve components or possibly the complete removal of the washer to discourage turning on of water to the property. At the time of inspection, the water supply to the property had been turned off, which prevented confirmation of active leakage at other plumbing fixtures throughout the property. The likely causes of this defect include general wear and tear of the tap washer, age-related deterioration of internal components, removal of the washer by the vendor or poor-quality fittings. Prolonged exposure to weather and frequent use can also contribute to premature failure of external taps. If left unrectified, this defect may result in uncontrolled water loss if the supply is turned on, increased water charges, potential water damage to surrounding structures or landscaping, and an inability to isolate water at the fixture. The inability to test the plumbing system also means any existing leaks or faults elsewhere in the property may remain undetected.

A licensed plumber should be engaged to replace the tap washer or tap assembly as required and to restore water supply so that all plumbing fixtures and pipework can be properly tested for leaks and correct operation.

Rectification should be carried out promptly and prior to occupation or normal use of the property, as the defect affects water control and prevents adequate assessment of the plumbing system.

Note that the water supply was turned on only after asking permission from the estate agent who was on site at the time and it was only turned on for a brief moment, however, it may have been enough to charge the pipes and cause leaks to be active in concealed locations that may not show up until a later stage. It is imperative that the plumbing be checked prior to further financial commitment as there may be concealed leaks and damage that is unable to be detected unless the water supply is turned on, this will require the front tap to be repaired or capped.

Finding 3.03

Building:	Main Building
Location:	External Front
Finding:	Weep holes blocked - Landscaping levels established at an unsuitable height
Information:	The weep holes to the brickwork are blocked due to the landscaping levels in the highlighted areas.

Weep holes are designed to allow water to escape the cavity from leaks or seepages in brickwork before the water enters in or damages the wall cavity and in particular to windows and doorways. Weep holes should be kept clean and free of debris or blockages and landscaping and paving should be installed below the bottom of the weep holes in compliance with the NCC.

The landscaping to the areas highlighted will require re-establishing in compliance with the NCC. A landscaper, builder or handy-person should be engaged to perform these works immediately to prevent any possible further damage.

Finding 3.04

Building:	Main Building
Location:	External LHS & Rear
Finding:	Eaves/Soffits - General Defects
Information:	The eaves/soffits were observed to have a couple of various types of minor defects in the areas highlighted.

Common defects include missing trims and cracking and/or installation damage. These issues reduce the durability and weatherproofing of the building and affect its overall appearance.

Likely causes include poor installation and maintenance.

Implications include ongoing deterioration and aesthetic degradation. If left unaddressed, these issues can lead to further structural or internal water damage.

A qualified carpenter or handy-person should be engaged to assess and repair defects at the clients discretion.






Finding 3.05

Building:	Main Building
Location:	External LHS
Finding:	Downpipe - Not properly connected to stormwater drain.
Information:	The downpipe has not been connected properly to the stormwater drains.

A gap is evident between the downpipe and stormwater drain adaptor, this may allow stormwater to inundate the area and create an environment conducive to timber pest activity.

Recommend engaging a plumber to rectify as a matter of urgency.

Finding 3.06

Building:	Main Building
Location:	External Rear
Finding:	Downpipe - not connected to stormwater.
Information:	The downpipe connection to the stormwater drains and water tank has been removed or has dislodged.

This allows stormwater to inundate the area and creates an environment conducive to timber pest activity.

Recommend engaging a plumber to rectify as a matter of urgency.

Finding 3.07

Building:	Garage
Location:	External Rear

Finding: Garage Door - Hole

Information: The garage roller shutter door was observed to have a hole cut through the door curtain. The opening appears to have been deliberately created and is suspected to have been for pet access into the garage, resulting in damage to the door and loss of its original form and function.

The likely causes of this defect include unauthorised modification of the roller shutter door after installation, with the panel being cut to allow animal access without consideration for the door's design or structural integrity.

This defect compromises the security of the garage, reduces weatherproofing, and may allow vermin, pests, or unauthorised access into the garage space. The modification may also affect the operation, strength, and longevity of the roller shutter door and detract from the overall presentation of the property.

A qualified garage door contractor or suitably licensed tradesperson should be engaged to assess the damage and either repair the affected panel or replace the roller shutter door as necessary to reinstate security and proper operation.

Rectification should be undertaken in the short term, particularly if the garage forms part of the home's security envelope or provides internal access to the dwelling.

Finding 3.08

Building: Main Building

Location: External LHS

Finding: Spa Pump - Cover Detached

Information: The external spa pump motor cover was observed to have detached from the adjacent brickwork and is no longer securely fixed in place. This has left the pump motor and associated components partially exposed to the elements and potential physical damage.

The likely causes of this defect include failure or corrosion of fixings, inadequate original installation, vibration from the operating pump, or general deterioration due to prolonged exposure to weather conditions.

If left unrectified, the detached cover may allow water ingress, debris accumulation, and increased risk of electrical or mechanical damage to the spa pump motor. There is also a potential safety hazard if the loose cover falls or allows unintended access to moving or electrical components, and it may shorten the service life of the equipment.

A handy-person or qualified carpenter should be engaged to refix or replace the motor cover and ensure it is securely and appropriately mounted to the brickwork.

Rectification should be carried out in the short term to protect the equipment, maintain safe operation, and prevent further damage.

Finding 3.09

Building:	Yard
Location:	External Rear LHS
Finding:	Gates - Non-Professional construction and require repair
Information:	The gates as observed were of poor construction, were binding and not closing properly at the time of inspection.

Poor construction methodology generally indicates non-professional construction and installation that can attribute to the poor functionality and subsequent damage to fittings. Binding gates can also be attributed to seasonal variations, ground movement, poor construction & installation, and/or lack of maintenance.

Gates that do not function correctly can impact the adjoining fencing and cause nuisance and inconvenience for the occupants.

Recommend engaging a qualified fencing contractor to rectify and provide further advice at the clients discretion.

Finding 3.10

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken
Information:	Upon inspection of the exterior roof covering, broken roofing tiles were identified in the areas highlighted. Broken roof tiles are generally the result of foot traffic during works in the vicinity (Often by follow up trades such as plumbers, electricians and antenna installers) these are sometimes inadequately repaired by silicone which can break down with UV exposure and allow moisture ingress into the roof cavity. If left unmanaged, broken and/or silicone repaired roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing. Replacement of broken tiles is required and should be performed by a roof tiling contractor as soon as possible as well as following up with cleaning of gutters, downpipes and stormwater drains to remove any broken tiles and debris that may affect the drainage system.








Finding 3.11

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	The gutters were observed to be blocked with debris in the highlighted locations.

Roof plumbing elements, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

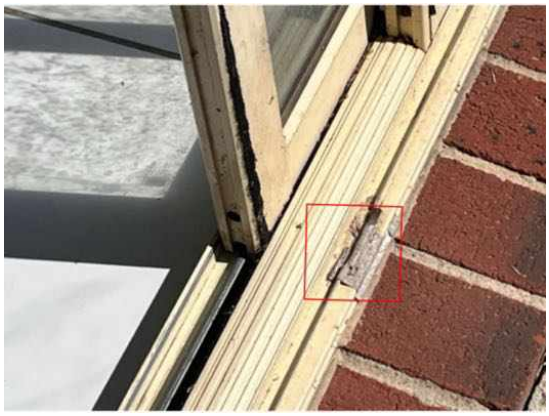
Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to maintain dry conditions.

Consult a Licensed Roof Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be cleared by the homeowner or a general handyperson as a matter of urgency.

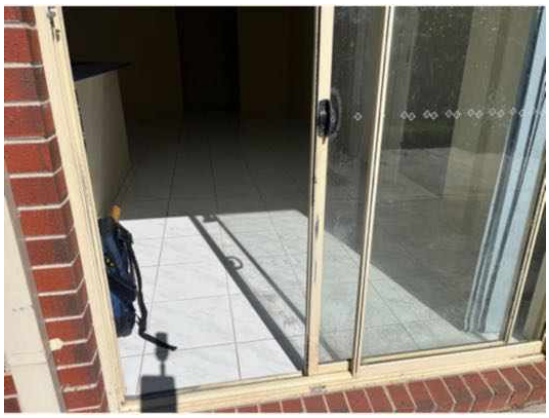
Finding 3.12

Building:	Main Building
Location:	All Internal Areas
Finding:	Doors & Flyscreen - Require general maintenance, replacement and repairs
Information:	Several doors throughout the property and a flyscreen to the bathroom were identified as requiring maintenance due to poor operation, damage and reduced functionality. Issues observed include loose hardware, misalignment, degraded seals, damaged flyscreens, moisture damage, physical damage and difficulty opening, closing, or locking. These conditions reduce the building's energy efficiency, security, and ventilation, and may worsen and cause damage to adjoining building elements over time if not managed promptly. We recommend that a qualified maintenance carpenter or handy-person is engaged to assess and carry out necessary repairs, replacement or maintenance to ensure all windows and doors operate smoothly, seal correctly, and meet relevant performance and safety standards.


Track Damaged

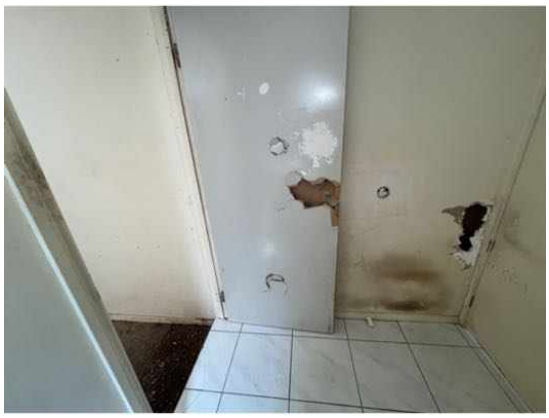



Powder Coat Finish Damaged




Door Handle Loose


Fly screen Mesh Loose



Finding 3.13

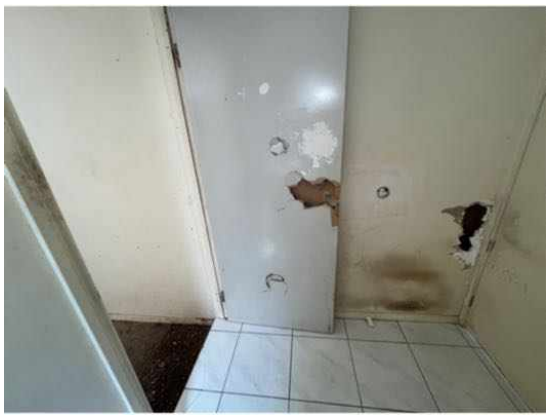
Building:	Main Building
Location:	All Internal Areas
Finding:	Interior Finishes - Extensive defects throughout.
Information:	Scuff marks, popped nails, dents, cracks, mitre gaps, poor and unfinished patches, picture hook holes, nail holes, pet damage, physical damage, and defective and poor quality paintwork were observed in and on the internal linings, doors and woodwork in multiple locations.

Whilst some of these defects are attributed to normal wear and tear, poor workmanship, replacement of fixtures, and/or seasonal variations and settlement some are attributed to extensive and deliberate physical damage as well as suspected pet damage. These defects were observed throughout the property and a sample of those observed are provided as an example for your information and are by no means exhaustive of this type of defect.

If left unmanaged, however unlikely, these defects can lead to further deterioration of the associated elements or could lead to safety hazards where electrical services are exposed.

Maintenance of the interior finishes is recommended and a qualified plasterer, painter, handy-person and/or carpenter should be engaged prior to occupation.


Staining




Towel Rail Missing




Finding 3.14

Building:	Main Building
Location:	Entry
Finding:	HVAC - Damaged RA Grill
Information:	The return air grille was observed to be damaged and not in its intended condition. This affects its ability to operate as designed and detracts from the overall finish.

The likely causes include impact damage, poor handling during maintenance, or general wear and tear.

If left unrectified, the damage may restrict airflow, reduce HVAC efficiency, and place additional strain on the system. There is also a minor aesthetic concern.

A suitably qualified mechanical services plumber should be engaged to repair or replace the grille.

Rectification should be carried out at the clients discretion.

Finding 3.15

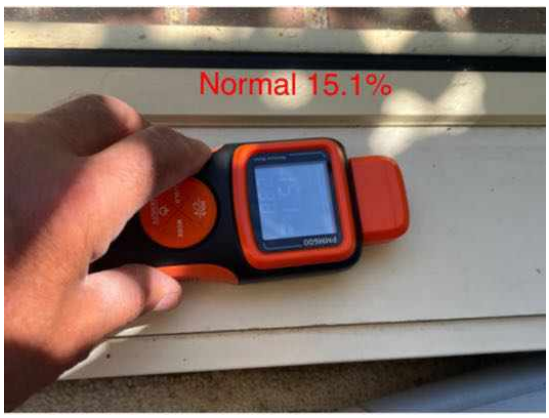
Building:	Main Building
Location:	All Internal Areas
Finding:	Window Reveals - Water Damage
Information:	The timber window reveals show evidence of water damage, with swelling, surface deterioration, and elevated moisture readings detected in the highlighted locations. The affected areas indicate that moisture has penetrated the timber, compromising its integrity and finish.

The likely causes of this defect include water ingress from poorly sealed window frames, inadequate flashing or caulking, inadequate overflow provisions in the guttering above the windows, or condensation accumulating within the window assembly.

The implications of this defect include ongoing moisture retention, potential fungal growth or decay within the timber, and further swelling or distortion that may affect the operation of the window and the overall appearance of the joinery. If left unrectified, the damage may worsen, leading to costly repairs or replacement of affected components.

A qualified carpenter or window repair specialist should be engaged to investigate the extent of the damage, identify and correct the source of moisture ingress, and repair or replace the affected reveals as required.

The defect should be rectified as soon as practicable to prevent further deterioration, minimise the risk of structural or mould-related issues, and restore the durability of the window assembly.



Finding 3.16

Building:	Main Building
Location:	All Internal Carpeted Areas
Finding:	Carpets - Deteriorated Throughout
Information:	Badly worn and stained carpets were observed throughout the property, with noticeable deterioration to the pile and visible discolouration. The condition of the carpets indicates they are at or beyond the end of their useful service life and no longer present in a serviceable or hygienic condition.

The likely causes of this defect include long-term use, age-related wear, UV exposure, inadequate maintenance, and repeated soiling or spillage over time. High foot traffic areas and pets appear to have contributed significantly to the level of wear observed.

If left unrectified, the carpets may continue to degrade, detract from the overall presentation of the property, and may harbour dirt, allergens, or odours. Worn carpets can also present a minor trip hazard where the edges or backing have deteriorated.

A suitably qualified flooring contractor should be engaged to remove and replace the carpets. Replacement is recommended to restore amenity, hygiene, and appearance throughout the property.

Rectification should be undertaken in the short term, particularly prior to ongoing occupation, sale, or leasing of the property.




Finding 3.17

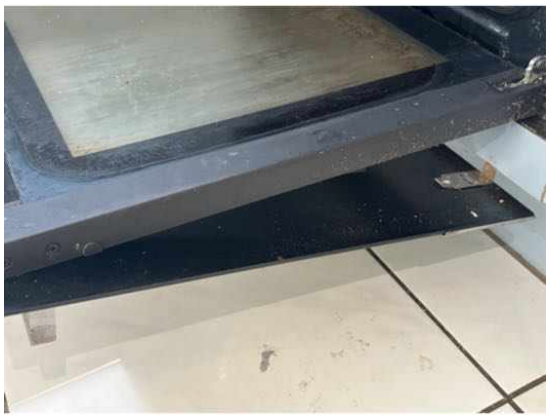
Building:	Main Building
Location:	Kitchen
Finding:	Oven - Door Panel Detached
Information:	The oven door was observed to have the glass front panel partially detached from the door frame.

The likely causes include impact, wear and tear, or failure of the fixing clips or adhesive holding the glass in place.

If left unrectified, the glass may fully detach, creating a safety hazard and affecting the oven's operation.

A qualified appliance technician or qualified tradesperson should be engaged to repair or replace the oven door.

Rectification should be carried out promptly to ensure safe use of the appliance.



Finding 3.18

Building:	Main Building
Location:	Kitchen
Finding:	Cabinetry - General maintenance items and defects
Information:	Cabinetry was observed to have chipped laminate surfaces, loose handles, rusting hardware and misaligned doors and drawers requiring adjustment to ensure correct operation.

This condition was noted in various locations in the kitchen and bathroom cabinetry.

These defects commonly occur as a result of wear and tear coupled with a lack of maintenance and affect the functionality, appearance, and durability of the cabinetry. If left unrectified, they may worsen over time, leading to further damage and reduced usability.

A qualified cabinetmaker or joiner should be engaged to repair or replace damaged components, refit hardware, and adjust doors and drawers. Where moisture damage is evident, the source of the moisture should be identified and rectified as a priority.

Rectification should be carried out in the near term to restore proper function and prevent further deterioration.

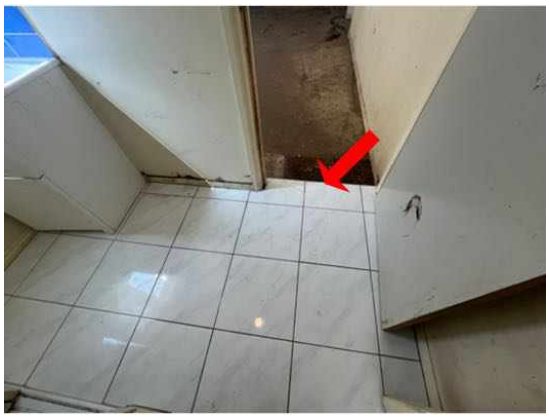





Finding 3.19

Building:	Main Building
Location:	All Internal Areas
Finding:	Floor Tiles - Cracked or damaged
Information:	Cracking was evident to the floor tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water trafficked by occupants, allowing potential for water penetration into adjoining sections of walls and door jambs. If left unmanaged, water penetration to this area may lead to subsequent further water damage.

A tiling contractor should be appointed in a timely manner to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work and around the fixtures is also advised, to further protect the area against water penetration.



Finding 3.20

Building:	Main Building
Location:	All Internal Areas
Finding:	Woodwork and Trims - Water Damage Evident (Shower Area Skirting)
Information:	Water damage was observed in the skirting adjoining the shower base in the areas highlighted, with visible signs of swelling, delamination, and surface deterioration consistent with prolonged moisture exposure.

This may indicate inadequate waterproofing, past leaks or flooding, or ongoing leaks in that area or adjoining areas.

Rectification and further advice is recommended to be sought by a qualified carpenter and/or tiler to prevent further damage and maintain the functionality and hygiene of the areas affected as a priority.

Whilst there was no evidence of unexpected elevated moisture readings in the vicinity at the time of inspection the area highlighted is a common area for leaks around a shower enclosure and it is advised that timber skirting when used in a wet area should not be embedded in the tiles in the manner observed.

Finding 3.21

Building:	Main Building
Location:	Ensuite & Entry
Finding:	Elevated relative moisture readings - Wet area (Vacant)
Information:	Slightly elevated relative moisture readings were observed both sides of the wall adjoining the shower enclosure in the areas highlighted.

Elevated relative moisture readings in a wet area such as a bathroom or shower, indicates an area that is conducive to termite attack and susceptible to fungal growth, mould and wood decay.

Elevated moisture readings may be caused by recent occupant usage, roof drainage and moisture ingress issues, leaking plumbing pipes or fixtures, or failure of the waterproofing in the area. As this is a vacant property and has been for a period of time it may indicate a concealed leak in the plumbing in this area.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the elevated moisture readings. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.


Ensuite


Entry backing onto ensuite


Average reference 21-23%

Finding 3.22

Building:	Main Building
Location:	Passage
Finding:	Manhole - Fixed shut
Information:	The roof void manhole was observed to be fixed shut, preventing access and inspection of the roof space at the time of inspection.

The likely cause is intentional fixing of the manhole following previous works or to restrict access.

This prevented assessment of roof framing, insulation, services, and potential concealed defects, which may remain undetected.

A suitably qualified tradesperson or building contractor should be engaged to reinstate removable access and allow inspection.

Rectification should be carried out as soon as practicable to enable proper assessment of the roof void and a follow-up inspection arranged prior to further financial commitment.

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 Areas

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 or in the area 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: Bridging - Attachments to Buildings

Information: Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.






Finding 6.03

Building:	Main Building
Location:	External LHS
Finding:	Hot Water Service TPRV Drain - Discharging against the building
Information:	The hot water service temperature and pressure relief valve (TPRV) drain was found to be installed in a manner that will discharge against the building and may create excessive moisture in the surrounding area.

Damp conditions arising from the discharge can lead to secondary defects such as rot, rising damp, rust or corrosion of associated building elements, the formation of fungal decay, differential foundation movement or the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract

termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the TPRV drain to stormwater in order to prevent such an environment from being created. These works should be carried out as soon as possible.

Finding 6.04

Building:	Yard
Location:	External Front
Finding:	Garden Beds Adjacent Building - Conditions conducive to termite attack and differential foundation movement.
Information:	Garden beds containing timber mulch were found to be evident in close proximity to the building.

Garden beds immediately adjacent the perimeter of a building impede the visual inspection of these areas and provide for concealed termite entry points.

Where there are raised garden beds, termites can easily access, weep holes, vents, penetrations and cracks and voids in the front facade.

Where garden beds have base soils below surrounding surface levels without adequate drainage, they are susceptible to moisture accumulation which can lead to differential foundation movement and rising damp.

Where garden beds have untreated timber and organic debris the combination of accumulated stormwater, moisture from watering and any of the conditions described above create conditions conducive to termite activity.

Further advice from a Timber Pest Technician is required to ensure an appropriate Termite Management System is implemented to mitigate the risk.

Recommend engaging a licensed plumber to provide further advice on incorporating suitable drainage if subsoil drainage appears inadequate.

Finding 6.05

Building:	Yard
Location:	External Front & Rear
Finding:	Tree stumps
Information:	Tree stumps were observed in various locations around the property at the time of inspection.

Where tree stumps are present and exposed to moisture and in close proximity to the building they create areas conducive to termite pest activity.

Recommend clearing all timber away from the building and removing dead tree's and stumps around the property.

If active termites are encountered it is recommended to stop further disturbance and engage a licensed Pest Technician to treat the area prior to resumption of clearing activities.







Finding 6.06

Building: Yard
Location: External LHS
Finding: Stored timbers
Information: The storing of timbers around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture, wood rot is likely to develop creating conditions conducive to termite activity.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack and be kept clear of the ground and any building elements to enable regular visual inspection for termite activity.

Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: All External Areas
Finding: Wood Rot - Retaining walls
Information: The highlighted timber retaining walls were observed to have wood rot at the time of inspection.

Wood rot, also known as Fungal Decay, occurs when timber is exposed to damp conditions on an ongoing basis. This could be the result of any combination of exposure to weathering over a prolonged period of time, material selection, inadequate maintenance, installation or the attraction of excessive moisture from other abutting building materials.

Timber elements that contain wood rot as well as being structurally compromised

create areas conducive to termite attack and if left unmanaged can lead to further decay of adjoining timber elements and/or structural failure.

A licensed builder, landscaper and/or qualified carpenter should be engaged to replace affected timber elements as soon as possible to prevent further issues arising.






Finding 7.02

Building:	Yard
Location:	Boundary Fence
Finding:	Wood rot and damage - Paling Fence
Information:	The fencing rails and palings show evidence of wood rot. Wood rot, also known as

Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from landscaping, driveways and other abutting building materials. Additionally there were posts leaning and broken in a couple of locations and damage to palings and rails evident that could result in the fence collapsing suddenly.

If left unmanaged, the decay of timbers will continue creating an area that is conducive to termite attack.

Early intervention and regular maintenance of fencing timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner and if possible any landscaping built up against the fence removed. Replacement of affected timbers may then be a necessary step in preventing further deterioration and conducive timber pest conditions.

A fencer, carpenter or handyperson should be engaged to replace the affected building materials at the clients discretion. A licensed pest technician should be engaged to install a termite management system for this site.

Note that consideration should be given to the fences total replacement along the RHS boundary as in the inspectors opinion it is not practical to repair.

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

- BUILDING INSPECTION SUMMARY:

The building overall is generally in poor condition for its age compared to similar buildings. It has Safety Hazards, Major Defects, Suspected Illegal Structures or Works, Minor Defects and Maintenance Issues that require prompt attention to avoid greater financial burden and inconvenience.

Proactive maintenance is crucial for protecting this property from further deterioration and to ensure occupant safety. It is highly recommended that a customised maintenance and inspection schedule is created with the guidance of a professional prior to occupying this property.

Some areas could not be inspected due to obstructions and access limitations, resulting in a HIGH RISK of undetected defects warranting further investigation with the possible assistance of specialist contractors and equipment outside the scope of this report.

This report should be read in its entirety and the client should consult with the building inspection consultant for further clarity and insight before proceeding with the purchase of the property.

It is recommended that all Safety Hazards and Major Defects are rectified prior to occupation, and legal advice is sought on suspected illegal building works, and minor defects and significant items in the body of the report are addressed and rectified promptly to avoid further issues arising and increased financial burden.

The following Safety Hazards require immediate rectification:

• Exposed electrical cabling located in Bedrooms 1&4

The following Major Defects require immediate attention:

• Water damaged wall with extensive mould located between the garage and laundry

The following Ancillary Structures and observed works suspected of being built without appropriate permits, require legal advice prior to further financial commitment:

• Carport located at the RHS of the garage

Suspected Hazardous Materials & Conditions:

Whilst outside the scope of this report, the following suspected hazardous materials/conditions were observed on the site in locations as documented in the body of the report-
• Mould in the wall between the garage and the laundry.

It is highly recommended that further advice and costings are sought from remediation specilaists in the field as mentioned in the body of the report prior to further financial commitment, occupation or embarking on renovation work. Jim's building inspections can provide NATA approved laboratory sampling and testing services at very competive rates, speak to your building inspection consultant for further advice.

Moisture Related Defects:

There were the following moisture related defects observed at the time of inspection-
• Appliance drains discharging near building.
• Blocked or leaking roof drainage.
• Leaking fixtures.
• Elevated moisture readings.

All moisture related issues and defects should be rectified as a first priority and if there is suspected secondary damage or extensive repairs it is advised that a suitably licensed builder is engaged to perform, oversee and manage all the works as a whole.

TIMBER PEST SUMMARY:

There were various areas of the property that access was limited and/or obstructed that are known high risk areas for timber pest activity such as - roof voids, adjoining buildings/structures and wet areas.
It is urged that a further inspection of these areas are arranged as a priority and invasive investigations performed in all obstructed areas or mitigation measures employed to reduce the risk of timber pest attack.
Please be aware evidence of termites, including damage, may be present in concealed and inaccessible timber elements, and would only be found if exposed by invasive means. Wall paneling, wall paper, carpet, furniture, furnishings, floating floors, stored goods and fixed cabinetry can obscure termite activity and regular invasive inspections of these areas is also strongly advised. Contact your building inspection consultant for further recommendations on these matters.

The observations mentioned throughout the report contribute to the inspector's opinion that this property has a HIGH RISK of undetected timber pest activity.

The property as inspected at the time and in the opinion of the inspector was observed to have the

following items that require attention, action and/or further consideration as mentioned in the body of the report:

• Fungal decay (Wood Rot) was observed in structural and non-structural timber building elements.
• Conducive Conditions for timber pest attack were observed in various areas as detailed in the body of the report.

In an attempt to identify the presence of hidden timber pest activity a variety of techniques are adopted to identify irregularities including; moisture meter readings of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture for signs of deformity, mud trails and bridging suspected of being constructed by termites, irregular and regular shaped holes in timber elements indicating possible timber pest damage and increased localised temperatures.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend all trees and stumps are test drilled for evidence of termite nests.

There were no physical termite barriers observed. There was no evidence of previous termite treatments or management systems observed and there was no evidence of a recent termite inspection having occurred within the last 12 months.

Due to the observed conducive conditions to termite attack and the obstructions observed on the premises the following is recommended:

• A Termite Management System is installed by a licensed Timber Pest Technician
• Further invasive investigations are performed.
• Roof void access is restored.
• Moisture related issues are rectified.

Due to the degree of risk of termite attack, we strongly recommend that a full termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 are routinely conducted at intervals not exceeding 12 months (or as otherwise recommended by the timber pest control company installing the system). Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Recommendation of Further Advice:

It should be noted that whilst a building inspection consultant is experienced in many facets of the construction industry they are constrained to only providing advice and observations on areas they have formally recognised qualifications in, any advice outside those qualifications is based on their opinion, stated without authority and should only be acted on after obtaining further advice from professionals in the related fields.

It is therefore strongly urged that the following industry related professionals, authorities and stakeholders are engaged to provide further advice on elements and features of the property in their relevant fields. This list is not exhaustive and should only be used as a guide:

- As identified in the body of the report
- Fencing Contractor
- Legal Practitioner - to provide contract advice regarding suspected illegal works.
- Licensed Builder
- Licensed Electrician
- Licensed Plumber
- Licensed Roof Plumber
- Mould Remediation Specialist
- Qualified Roof Tiler
- Termite & Timber Pest Technician - to provide termite management and mitigation advice

Your building inspection consultant should be contacted for further advice prior to engaging any further industry professionals or authorities.

For further information, advice and clarification please contact Steve Nortcliffe on: 0493 265 299

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Entry
Finding: Smoke Detectors and Alarms - Suspected non-operational in current state
Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only and in the opinion of the inspector that the highlighted detector appears to be non-operational in its current state. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis. Note that most smoke detectors have a limited service life and should be replaced at least every 10 years.

Please refer to AS3786 and state based legislation, which may also apply and contact your local fire brigade for further advice.

Noted Item

Building: Main Building
Location: Carport

Finding: Ancillary structure suspected to be built without a permit - Carport

Information: The carport is suspected to have been built without a building permit.

There are many components of a carports construction that indicate it may have been built without a permit. Such as size, height, construction methodology, roof drainage, roof pitch, flashings, fixing selection, material sizing, material spacing, location relative to the boundary, location relative to habitable windows, material spans and spacing etc.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, whether it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the local council investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit and water inundation could trigger such a dispute.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a certificate of final inspection for this structure.

In the event of it being owner-built it will require a Section 137 B of the Building Act 1993 (VIC) Condition Report for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. It is recommended that the current owner attend to any issues on this report prior to settlement.

The Section 137 B condition report does not constitute a building permit and it does not mean that the structure complies unless specifically stated, but it may simplify the process of obtaining a permit, should one be required in the future.

It is recommended that this issue is brought to the attention of your solicitors/conveyancers for further direction.


Unsuitable infill material
Badly moisture damaged


Badly moisture damaged


Unsuitable fixings


Undersized Battens

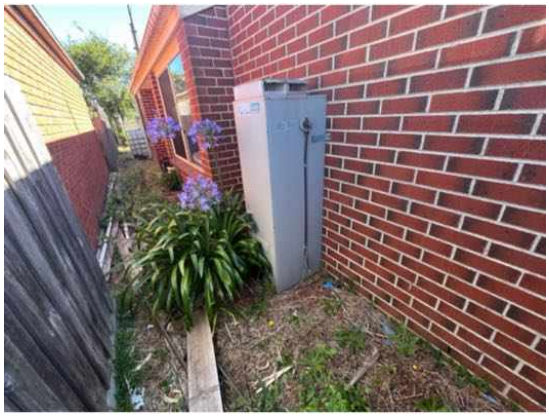

Non-compliant roof drainage
Roof pitch too shallow for tiles

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Appliances/Fixtures - For your information only
Information:	The following images are provided to give you an indication of the appliances/fixtures observed to be installed at the time of inspection.

It is to be noted that inspection and testing of appliances is outside the scope of this report and the inspectors area of expertise,

it is recommended that licensed electricians and plumbers are engaged to test and inspect the services and appliances to the property prior to further financial commitment. It is suspected that some of the items installed including ceiling fans may not be operational.



Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Additional Photos - Moisture readings - Vacant Property
Information:	Additional photos of some of the relative moisture readings taken around the wet areas. Whilst there were some indications of slightly elevated moisture readings, it was evident that the wet areas have not been used recently and the water was turned off to the property. It is recommended that the wet areas and any adjoining walls outside these areas are regularly monitored during occupation and use, and if an increase is observed a further building inspection should be performed immediately to provide further advice.







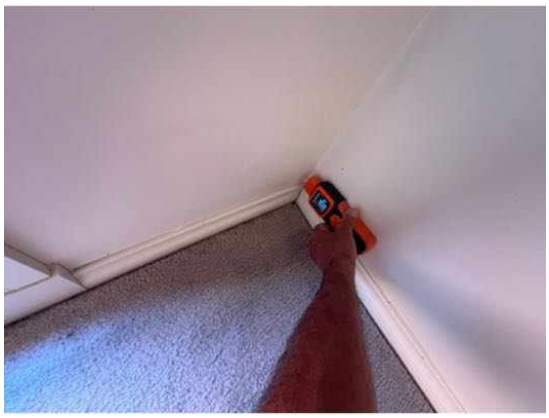













Noted Item

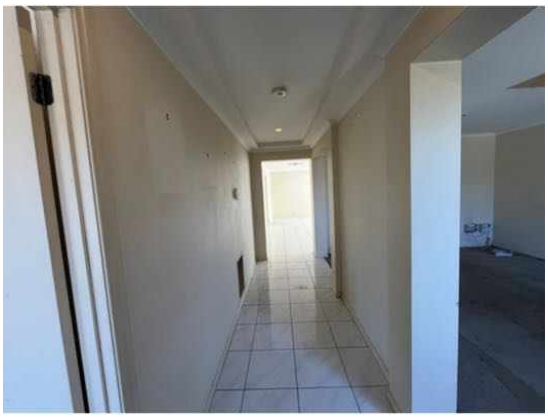
Building:	Main Building
Location:	All External Areas
Finding:	Additional Photos - External Obstructions and Limitations
Information:	These photographs are an indication of the external obstructions and limitations which impeded full inspection of the property at the time of inspection. Any obstructions can hide an array of defects and should be removed where practical to allow full inspection to be carried out. A re-inspection is recommended once hidden areas are made accessible.

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Additional Photos - Roof Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the roof at the time of inspection. These obstructions can hide an array of defects and should be inspected by other means. It is recommended that safe roof access is provided and a re-inspection is recommended once the areas are made safely accessible. Contact us for further recommendations.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Additional Photos - Internal Obstructions and Limitations
Information:	These photographs are an indication of the internal obstructions and limitations which impeded full inspection of the property at the time of inspection. Obstructions can hide an array of defects and should be removed where practical to allow full inspection to be carried out. A re-inspection is recommended once any obstructions are removed and 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 cm2 (Residential) or 10 micrograms/100 cm2 (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.