Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 1 Stanton Ct, Glen Waverley VIC 3150, 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: Wed, 28 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1 Stanton Ct, Glen Waverley VIC 3150, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Adam Zhang Ph: 0435 054 777 Email: Glenwaverley@jimsbuildinginspections.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@jimsbuildinginspections.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, Detached
Company or Strata title	No
Floor	Stumps
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Footpath, Garage
Other Timber Bldg Elements	Floorboards, Internal Joinery, Skirting Boards, Weatherboards, Window Frames, Fascias, Doors, Door Frames, Architraves, Eaves
Roof	Timber Framed, Pitched, Tiles
Storeys	Double
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.

- Exterior

- Interior

- 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 - Part.

- Roof Exterior - Part

- Site - Part.

- Subfloor due to lack of access.

- Wall exterior due to obstructions.

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:

- Debris in gutters

- Ceiling linings

- Duct work

- Above safe working height

- Evidence of remedial cleaning may result in lower levels of contaminant being detected.

- Decking

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Gutter Guards

- Stored items

- Vegetation

- Wall linings

- Subfloor was not able to be inspected - there was no access to this area.

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:	Gutter debris accumulation and inadequate drainage
Information:	The gutters exhibit debris accumulation (e.g., leaves, dirt) and green organic growth (algae/moss), indicating water pooling due to inadequate drainage. This poses risks of blockages, overflow during rainfall, and potential damage to fascia boards, walls, or foundations. Prolonged moisture retention may accelerate corrosion and attract pests. Immediate action is advised: clear debris, flush gutters and downpipes, remove organic growth, and inspect gutter slope/downpipe functionality.

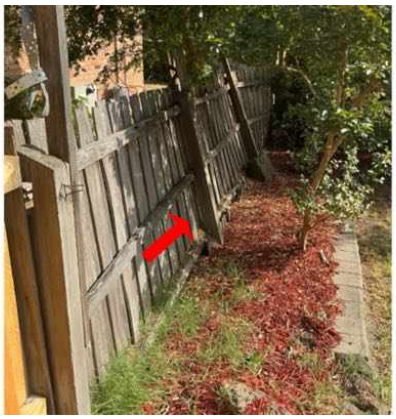






Finding 3.02

Building:	Yard
Location:	Fencing
Finding:	Leaning Fence
Information:	Sections of the fence were observed to be leaning and out of alignment. This may be due to footing movement, poor anchoring, or gradual deterioration over time. Although no immediate structural failure was noted, the leaning condition may worsen and could eventually compromise stability or appearance. Recommend monitoring the fence over time. If further movement occurs or stability becomes a concern, engage a qualified fencing contractor or builder to assess and undertake appropriate rectification work. Only a visual, non-invasive inspection was conducted. Subsurface conditions or footing integrity were not assessed.



Finding 3.03

Building:	Main Building
Location:	Walls
Finding:	Brickwork - Cracking noticeable
Information:	Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork. It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.

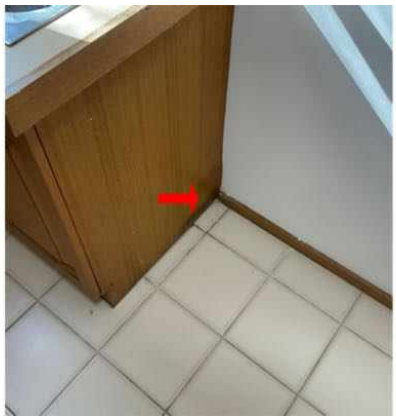
Finding 3.04

Building:	Main Building
Location:	Toilet (WC)
Finding:	Sealant deteriorate
Information:	The compromised sealant may allow water to penetrate into the substrate beneath the tiles. Over time, this can lead to deterioration of the underlying waterproofing membrane, increasing the risk of moisture ingress and potential structural damage. A licensed waterproofing contractor should be engaged to remove the degraded sealant and reapply suitable waterproof-grade sealant.

Finding 3.05

Building:	Main Building
Location:	Laundry
Finding:	Timber swelling- minor
Information:	The swelling observed at the base of the cabinet appears to be caused by moisture exposure, likely due to inadequate sealing or water ingress from nearby wet areas. It may also result from water splashing onto the floor after showering and not being wiped up promptly. Typically, the base of cabinetry should be sealed with a waterproof coating or raised slightly above the floor surface to prevent direct contact with moisture. It is recommended to engage a qualified carpenter to repair or replace

the affected timber and ensure appropriate sealing or clearance is provided to prevent future water-related damage.



Finding 3.06

Building:	Main Building
Location:	Living Room
Finding:	Plaster cracks
Information:	Interior plaster cracks can result from factors such as normal settling, temperature and humidity changes, structural movement, or poor application.
	Please continue to monitor these cracks. If they worsen or raise concerns, consider consulting a professional structural engineer to assess potential underlying issues

Finding 3.07

Building:	Main Building
Location:	Living Room
Finding:	Ceiling plaster crack
Information:	Ceiling plaster cracks are a common occurrence in homes. It's important to monitor them over time, as they can affect both the appearance and structural integrity of the property. If the cracks worsen, it's advisable to consult structural engineer. They can assess the situation and recommend appropriate repairs based on the specific conditions of your home.

Finding 3.08

Building:	Main Building
Location:	Bedroom
Finding:	Fitting or fixture - Loose
Information:	The fitting in this area is loose and requires adjustment to tighten. If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects. A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

Finding 3.09

Building:	Main Building
Location:	Bedroom
Finding:	Door handle - Not latching
Information:	It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended. It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age. A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Finding 3.10

Building:	Main Building
Location:	Bathroom

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 3.11

Building: Main Building

Location: Bathroom

Finding: Tile crack

Information: Cracked tiles were observed in the bathroom floor. This type of cracking is often caused by minor foundation settlement or thermal expansion and contraction of materials. If the appearance is of concern, the client may engage a qualified tiler to replace the affected tiles and restore the surface finish.

Finding 3.12

Building: Main Building

Location: Bedroom - Master

Finding: Localised floor noise

Information: Localised “squeaky/squishy” sound and slight movement is noted when pressure is applied to the floor surface in the affected area. This is typically consistent with minor flooring movement, loose fixings, or subfloor friction/movement.

Ongoing movement may lead to worsening noise, loosening of floor finishes, and potential damage to joints/edges over time.

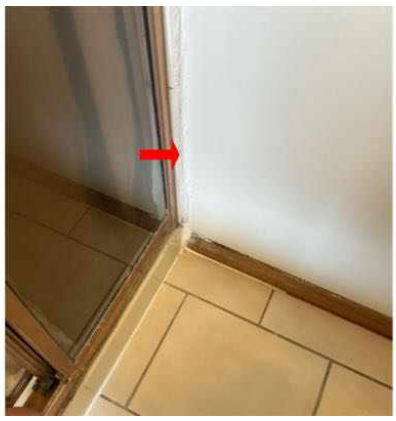
Engage a licensed carpenter/builder (or flooring contractor) to investigate the flooring fixings and rectify as required (e.g., re-fix, pack/level, add adhesive, or address subfloor movement).

Finding 3.13

Building: Main Building
Location: Ensuite - Master
Finding: Wood decay— skirting
Information: Rot/decay to the skirting at the outside corner of the shower was observed, with an elevated moisture meter reading (~46.7 in pinless mode) recorded at the affected area (higher than adjacent sections, indicating a localised moisture issue).

Ongoing moisture exposure can cause further timber deterioration and concealed damage to wall lining/framing, and may contribute to mould/odour and finish failure.

Engage a licensed plumber (and builder if required) to investigate the moisture source (e.g., shower waterproofing failure, leaking plumbing, failed silicone/tiles/grout), and carry out invasive investigation if needed; complete rectification and drying before replacing the skirting and repainting.



Finding 3.14

Building:	Main Building
Location:	Ensuite - Master
Finding:	Water staining
Information:	Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

At time of inspection, water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.

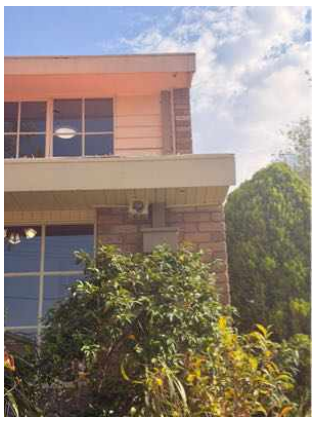
Finding 3.15

Building:	Main Building
Location:	Roof Exterior
Finding:	Eaves - Sagging
Information:	Sagging to the eaves was evident in this area at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time.

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.

Sagging eaves are susceptible to the attraction of excessive moisture, and are therefore considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.

A roofing plumbing or general handyman is recommended to perform rectification works as soon as possible. Subsequent water damage is likely to result over time if left unattended.



Finding 3.16

Building: Main Building

Location: All Areas

Finding: floor unevenness - v4

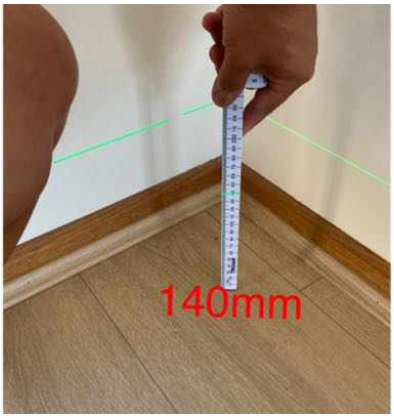
Information: The standard laser level was positioned 125 mm above the floor, as shown in the photo. The measured floor deviation across the room ranges from the lowest point to the highest point by approximately 15mm

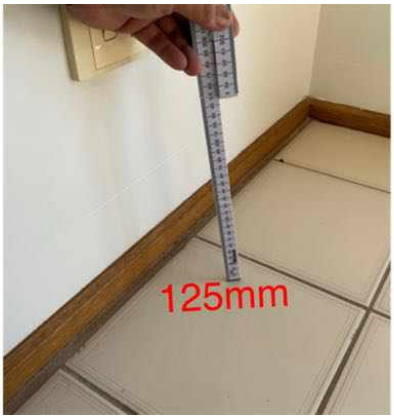
Considering the age of the property and no visible significant cracks were observed at time of inspection. This degree of settlement is generally within an acceptable range for a building of its era. However, for buyers who have higher expectations regarding floor levelness or sensitivity to uneven floors, it should be noted that restumping or re-levelling can involve a considerable cost. This should be taken into account when planning the overall purchase budget.

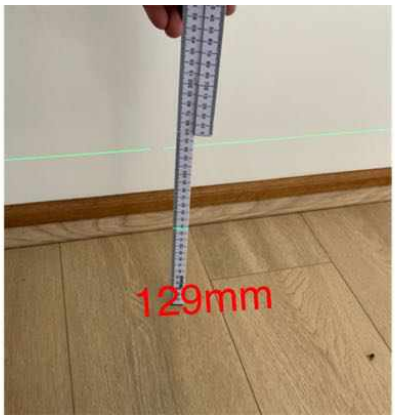
For further information or investigation, contact a licensed builder for cost estimation and a structural engineer to assess the extent of settlement and the condition of the stumps.

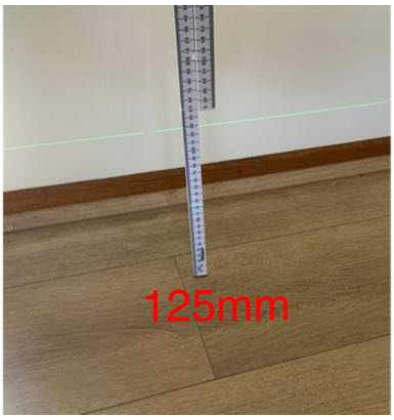
Additional Note:

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.









Finding 3.17

Building: Main Building
Location: Bedroom - Master
Finding: Door handle - Not latching
Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Finding 3.18

Building: Main Building
Location: Bedroom - Master
Finding: Window - Stiff to operate
Information: The window in this area was jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the window.




Finding 3.19

Building:	Main Building
Location:	Ensuite - Master
Finding:	Door handle - Not latching
Information:	It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.
	It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.
	A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Live Timber Pest Activity

No evidence was found

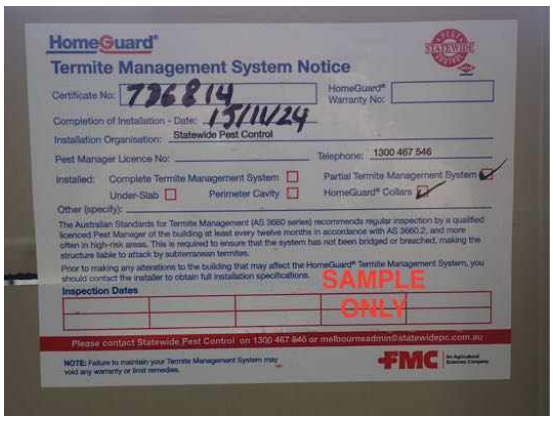
Timber Pest Damage

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: All Areas

Finding: Stored timbers - subfloor space or external area

Information: The storing of timbers in the subfloor space or around the external property (including

bark mulch) 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 on timbers that are not treated.

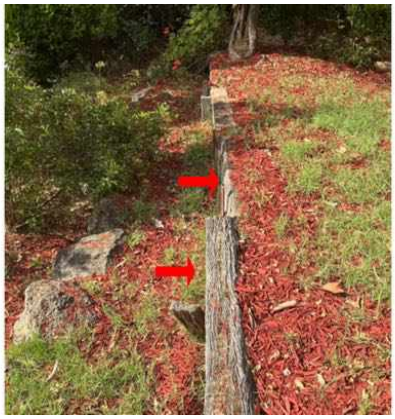
It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.04

Building:	Main Building
Location:	Hot water/aircon unit(s)
Finding:	The air conditioning overflow 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.

Finding 6.05

Building:	Yard
Location:	Yard
Finding:	Wood rot-external timbers
Information:	Wood rot which is technically 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 in the long term or the pooling of water or absorbed moisture from other abutting building materials. It is advisable to remove these affected timbers to prevent any chance of attack in the future. Wood decay is more susceptible to termite attack and these timbers should be replaced to limit termite attack.



Finding 6.06

Building:	Yard
Location:	Yard
Finding:	Large trees/stumps within 30m of house
Information:	There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house. Regular inspections are recommended. Consider test drilling any large trees. A pest controller can be contacted to carry out such testing at the owners discretion.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

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

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

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

- Damp Proofing Specialist

- Licensed Plumber

- Licensed Bricklayer

- Registered Roofing Contractor

- 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

- Overall, the building is assessed as being in fair condition for its age and construction, with maintenance items required.
From a timber pest perspective, the property is assessed as high susceptible, with no durable notice observed and a termite management system/treatment recommended.

Quick list – safety hazards & major defects
• Safety hazards: No evidence was found at the time of inspection.
• Major defects: No evidence was found at the time of inspection.

Key cause-and-effect relationships noted
• Gutter debris and inadequate drainage is associated with water pooling and increased risk of overflow and moisture-related damage to adjoining elements.
• Deteriorated sealant (WC) may allow water penetration and increase risk of moisture ingress and waterproofing deterioration.
• Ensuite skirting wood decay with elevated moisture (~46.7 pinless) indicates a localised moisture issue and may lead to further concealed deterioration if ongoing.
• Sagging eaves are noted as non-functional and may increase susceptibility to moisture and future water damage if left unattended.
• Fascia/barges wood rot is considered likely related to roof plumbing faults creating excessive moisture, and requires the moisture source to be identified and addressed.
• Timber pest risk contributors: No evidence of a chemical termite installation was observed; obtaining

pest controller advice is noted as a short-term priority. Additional conducive factors include potential bridging points, stored timbers, and an air-conditioning overflow discharging to soil adjacent to the building.

Recommended order of activity to address defects

1. Prioritise moisture-related items: investigate and rectify the ensuite moisture source associated with skirting decay/elevated moisture; address deteriorated sealant areas; attend to gutters/drainage and any moisture pathways contributing to damage.
2. Roof plumbing / external envelope: arrange roof plumbing review and rectify causes contributing to fascia wood rot and attend sagging eaves to reduce risk of ongoing moisture-related deterioration.
3. Timber pest risk management: obtain pest controller advice and implement an appropriate termite management approach, and reduce conducive conditions (including addressing bridging risks and the air-conditioning overflow discharge).
4. General repairs/maintenance and serviceability items: progress remaining minor defects (e.g., doors/windows/fittings, cracked tiles, plaster cracking, fence alignment) as documented in the defect statements.

Major limitations / inaccessible areas

Parts of the property were inaccessible at the time of inspection, including subfloor (no access), parts of the ceiling cavity, roof exterior, site, and wall exterior due to obstructions. These limitations present a high risk of undetected defects and timber pest activity, and re-inspection is recommended once access is provided.

Important note about minor defects and reading the report

This summary highlights only the key outcomes and relationships. The report must be read in its entirety, and the body of the report prevails where any discrepancy exists.
Refer to the defect statements and photos for the full list of minor defects and location-specific findings.

Recommendations for further inspections (as identified in the report)

Additional specialist inspections are advised as applicable to the findings, including: Damp Proofing Specialist, Licensed Plumber, Licensed Bricklayer, Registered Roofing Contractor, and Termite & Timber Pest Technician / Licensed Pest Controller.

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

Section D Significant Items

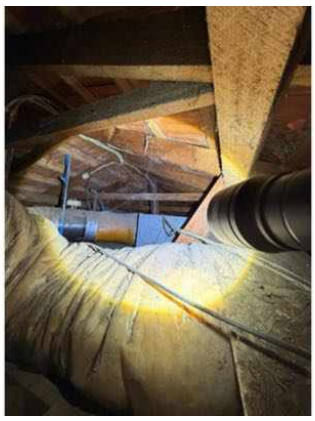
The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	For your information
Information:	This is provided for your information only. No immediate action is required at the time of inspection.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof void timber condition.
Information:	At the time of inspection, the majority of roof void timbers were observed to be in generally acceptable condition when considered against the age of the property. Isolated timbers exhibited darker staining/discolouration, which may indicate past or active moisture ingress. No significant timber decay, softening, or wood rot was identified within the accessible roof void areas at the time of inspection. It is recommended that the client monitor the stained timbers during and after periods of heavy rainfall to confirm there is no ongoing moisture ingress and to help maintain the roof structure in a sound condition.






Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Additional Photos - Obstructions and Limitations
Information:	At time of inspection, the subfloor gate was unable to open even with the key in place.
	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Main Building
Location:	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.

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

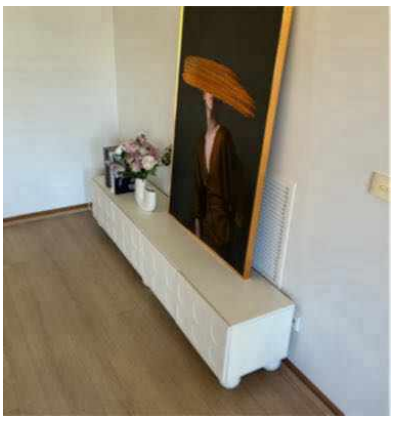
Building:	Main Building
Location:	Hot water unit
Finding:	For your information
Information:	The HWS appeared to be in good condition at the time of inspection. For the date of manufacture - (see attached photo)
	Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

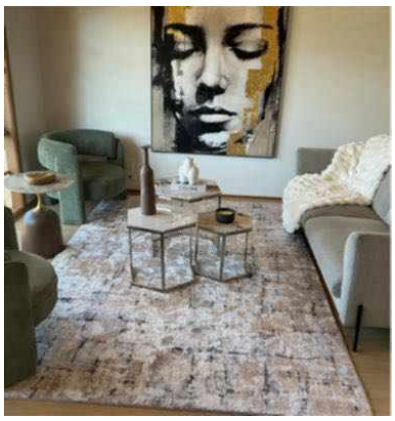
Section D Significant Items

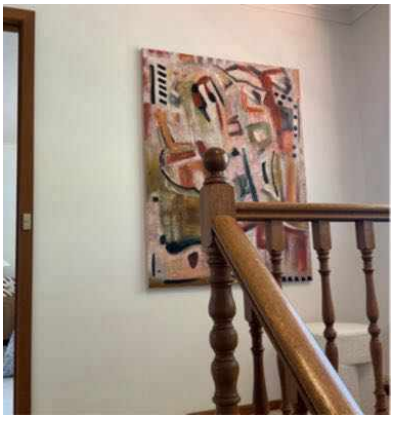
Undefined Defects

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 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.