



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Mar 2026

Property Address: 4/50 Eleanor St, Footscray VIC 3011,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 18 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 4/50 Eleanor St, Footscray VIC 3011, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Cliff Hall Ph: 0417855535  
Email: Portmelbourne@jimbuildinginspections.com.au

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DBU 10595  
CBU 3107  
BIU 24691

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Company Name: Jim's Building Inspections Port Melbourne

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Company Address and Postcode: Melbourne 3004

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Company Email: Portmelbourne@jimbuildinginspections.com.au

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Company Contact Numbers: 0417855535

## 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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>	✓	
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

## Section B General

### General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Masonry Foundations, Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Carport, Fence - Post and Rail Construction, Footpath, Driveway, Party Walls
Other Timber Bldg Elements	Internal Joinery, Window Frames, Fascias, Skirting Boards, Doors, Door Frames, Architraves
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Cavity Brick, Structural Masonry
Weather	Overcast

## Section C Accessibility

### Areas Inspected

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

- Roof Exterior - Part
- Roof Void - Part
- The Site
- Trees
- Wall Exterior
- Interior
- Gardens
- Fencing
- Posts
- Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor due to lack of access.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible

areas accessible wherever possible for re-inspection.

## Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Debris in gutters
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Overhanging vegetation
- Porch
- Rugs
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- Subfloor was not able to be inspected - there was no access to this area.
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building: Main Building  
Location: All Internal Areas  
Finding: Paving - Uneven  
Information: Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.



#### Finding 1.02

Building: Main Building  
Location: Kitchen

Finding: Kitchen stove not secured to wall  
 Information: It was observed at the time of the inspection that the kitchen stove was not secured to the wall and appeared to be unstable. Without being secured to the wall, the oven could tip forward causing injury and property damage.

The oven should be secured to the wall immediately by a licensed plumber.



## Major Defect

### Finding 2.01

Building: Main Building  
 Location: Roof Void  
 Finding: Timber hanging beam deteriorated  
 Information: It was observed at the time of the inspection that the timber hanging beam supporting the floor joists over the lounge room has overtime dried and split opened. Movement in unseasoned hardwood is not unexpected however this would be considered excessive. This was a normal acceptable style of construction at the time.

The split hanging beam can reduce the structural integrity of the beam and could affect the stability of the lounge room ceiling and cause cracking to the plaster.

The beam should be repaired by a qualified carpenter as soon as possible



## Finding 2.02

Building:	Main Building
Location:	Bathroom
Finding:	Shower base - suspected Leaking
Information:	Leaking was evident to the shower base at the time of inspection. It is suspected that the leaking has occurred as a result of minor impact damage to the shower base or general ageing of the building elements.

Leaking from the shower base, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

A moisture meter and thermal camera were used and high readings were obtained from the bottom 400 mm of the shower base both inside the shower closet and the adjacent internal walls. The shower closet appears to have been a recent renovation and the tiles appear to be adhesive spot fixed without a full coverage of adhesive endearing the title to the substrate. Shower leaks can be caused by numerous reasons for example plumbing leaks, poor waterproofing techniques and poor tile installation. Spot fixing can allow the transfer of moisture between the tile and the substrate.

Appointment of a tiling and waterproofing contractor is required to review as soon as possible and prior to further use of the shower.







## Minor Defect

### Finding 3.01

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

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

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



**Finding 3.02**

Building: Main Building  
 Location: Roof Exterior  
 Finding: Exterior roof - Leaking- minor  
 Information: Active roof leaks were evident at the time of inspection. Roof leaks can have a number of causes, including damage to roof coverings, deterioration of roof fixtures and fittings, or loosely associated materials (fascias etc.).

Where water leaks are active, rain penetration is likely to cause water damage to associated structures and building elements in this area, which can have a range of implications. If left unmanaged, the development of major structural damage to the roofing and associated structures may occur.

A roof plumber should be appointed as soon as possible to primarily identify the cause of the leak, and to provide subsequent repair works as necessary. Depending on the extent of the damage, replacement of sections of the roof covering and/or roofing structures may be required, and may be performed by a registered builder or qualified carpenter.





### Finding 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof and hip tiles broken painting and weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

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

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

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





Finding 3.04

Building: Main Building  
 Location: All External Areas  
 Finding: Crack in concrete slab - Category 1  
 Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



### Finding 3.05

Building: Main Building  
 Location: Porch  
 Finding: Damaged tiles  
 Information: It's was observed at the time of the inspections that the floor tiles to the front porch were broken and damaged. Although an anaesthetic defect it however detracts from the overall appearance of the building

An experienced floor and wall tiles should review at the owners discretion



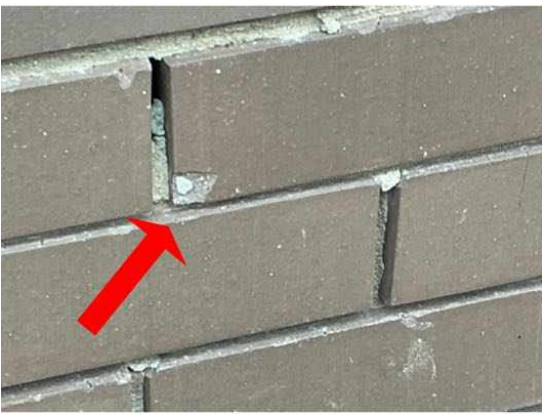
### Finding 3.06

Building:	Main Building
Location:	All External Areas
Finding:	Brickwork - Deteriorated mortar
Information:	Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.





**Finding 3.07**

Building: Main Building

Location: Yard - Side

Finding: Gate

Information: It's was observed at the time of the inspection that the gate was in need of adjustment. The hinges appeared to be deteriorated and there was no catch holding the gate closed. There were also signs of corrosion to the metal.

A general handyman should be engaged to review at the owners discretion.



**Finding 3.08**

Building:	Main Building
Location:	All Areas
Finding:	Poor quality repair work
Information:	It was observed at the time of the inspection that repairs has been undertaken to the external brickwork. The repairs are demonstrating poor workmanship and appears to be incomplete. Recent plumbing repairs were also observed.

Although anaesthetic defect it detracts from the overall appearance of the building.

The owners should engage a general handyman or experienced an bricklayer to review at their discretion



### Finding 3.09

Building:	Main Building
Location:	Entry
Finding:	Floor uneven
Information:	It was noted at the time of the inspection that the floor to the front door area was uneven. The timber floor appears to have settled and dropped slightly lower than the concrete door threshold. This may be due to timber shrinkage overtime. The floor in this area may need re-levelling or adjustment.

A licensed flooring contractor or general handyman should be engaged to review at

their owners discretion.



### Finding 3.10

Building: Main Building

Location: All Areas

Finding: Windows - inoperable

Information: Several awning windows throughout the building were jammed and inoperable 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.





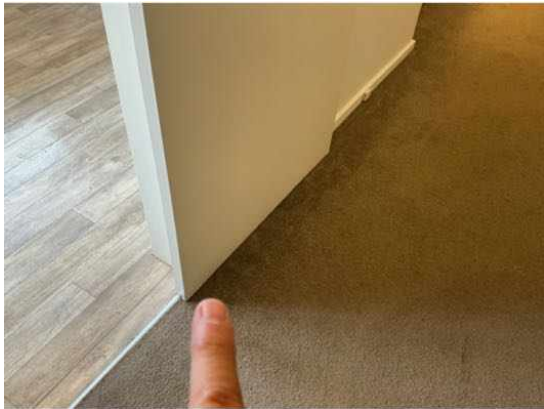
### Finding 3.11

Building:	Main Building
Location:	All Internal Areas
Finding:	Sliding door guides missing/not working
Information:	The door guides for the sliding doors throughout the building are missing.

Without the guides being fitted the doors will become unstable, bind and not open and close smoothly.

Doors without the correct guides will cause damage to the paint finishes to the door.

A general handyman or carpenter should be engaged to review at the owners discretion



**Finding 3.12**

Building: Main Building  
 Location: Kitchen  
 Finding: Kitchen cabinets deteriorated  
 Information: It was observed at the time of the inspection that several cabinet doors require required adjustment. Some cabinet doors had damaged melamine laminate surfaces. Which unattended to will deteriorate further overtime.

An experienced cabinet maker should be engaged to review as their owners disc



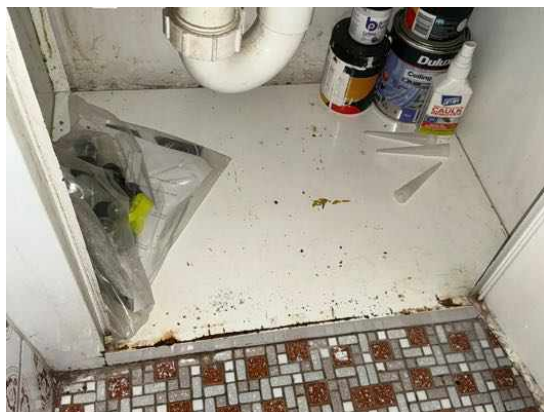


### Finding 3.13

Building: Main Building  
 Location: Laundry  
 Finding: Laundry tub cabinet rusted  
 Information: It was observed that the laundry tub cabinet was rusted.

In time if left untreated the rust could get worse and the cabinet could become structurally compromised.

A general handy man should review at the owners discretion.



### Finding 3.14

Building: Main Building

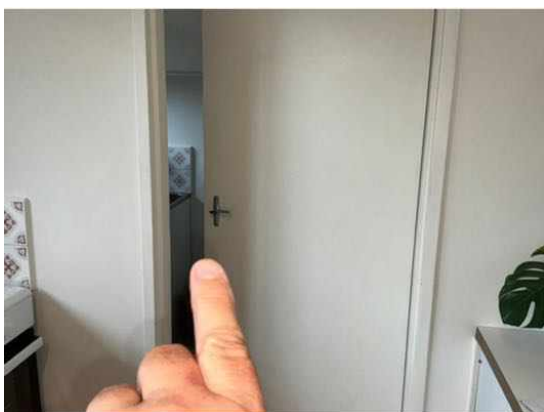
Location: Laundry

Finding: Doors rattling

Information: It was observed that the laundry internal door is rattling when closed at the latch.

Unadjusted, the rattling should can be noisy and irritating. Door movement also can cause cracking paintwork to the door frame and architraves.

A qualified carpenter or handyman should be engaged to adjust at the owners convenience



### Finding 3.15

Building:	Main Building
Location:	All Internal Areas
Finding:	Fly screens damaged
Information:	It was observed that several fly wire screens throughout the building at the time of the inspection showing deterioration and mesh tear damage

Fly wires are required to prevent the invasion of mosquitoes and other airborne insect pests

A general handyman should be engaged to review at the owners discretion



### Finding 3.16

Building:	Main Building
Location:	Bedroom - Master
Finding:	Damaged wardrobe door
Information:	It was observed at the time of the inspection that the small wardrobe door two bedroom two has been chipped and damaged. Although an anaesthetic defect it detracts from the overall appearance of the building.

A general handyman should be engaged to review at their owners discretion.



### Finding 3.17

Building: Main Building

Location: Laundry

Finding: Laundry door damaged

Information: It was observed at the time of the inspection that the laundry door appears to have suffered some impact damage which is evident in the face of the door

A qualified carpenter or general handyman should be engaged to review at their owners discretion



### Finding 3.18

Building: Main Building

Location: Bathroom

Finding: Towel rail - Loose

Information: The towel rails were found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the towel rail to its original fixing. A general handyperson may be required to perform these works.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

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

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

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



## Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Trees on the property TP
Information:	During the inspection, it was observed that significant trees are located within the property perimeter which poses a potential risk for termites infestation. The proximity of the trees to the structure increases the likelihood of subterranean termites using the root system as pathways to access the building compromising its integrity.

Given the propensity for such trees to harbour and facilitate the spread of termites, it is strongly recommended that a comprehensive termite protection plan be implemented to mitigate this risk.

As an initial remedial action consultation with a qualified arborist and pest control specialist is advised to assess the health and species of the trees in question, as well as explore options for creating a barrier or modifying the landscape to deter termite access.

Regular monitoring and maintenance should be prioritised to ensure the ongoing protection of the property from potential termite activity.



**Finding 6.03**

Building: Main Building  
 Location: All External Areas  
 Finding: Garden Beds - Conditions Conducive to Termites  
 Information: Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



**Finding 6.04**

Building: Main Building

Location: Exterior walls - rear  
 Finding: Hot water heater overflow pipe not connected  
 Information: The water heater overflow was found to be disconnected from the stormwater system and is creating excessive moisture to the surrounding area.

Such leaking creates an environment which is conducive to an array of defects including water damage to associated building materials and the attraction of termites or timber pest infestation.

A Licensed plumber should be engaged to review as soon as possible



### Finding 6.05

Building: Main Building  
 Location: All External Areas  
 Finding: Bridging of termite barrier  
 Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.



**Finding 6.06**

Building: Main Building

Location: Roof Exterior

Finding: Gutters - Blocked

Information: Roof plumbing structures, 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.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

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 ensure dry conditions are maintained.

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





## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.





**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

- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Electrician
- Licensed Plumber
- Licensed Bricklayer
- Asbestos Inspector

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Building:

Compared to other buildings of a similar age, this brick dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified. These have been noted in the body of the report and will require addressing. General wear is also evident throughout the property.

There were two Safety Hazards observed on the property.

- 1/ Stove not secure
- 2/ Uneven paving

There were two Major Defects observed on the property.

- 1/ Deteriorated hanging beam in roof space.
- 2/ Suspected leaking shower closets.

Maintenance work items and minor defects needing attention may be performed at the clients discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as gutters being cleaned, wet area's kept sealed and exterior timbers kept painted would help with any further deterioration to these elements.

A residual current device was in place (safety switch) for electrical power.

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Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques, moisture meter. Termite activity (past or active) is likely on the property, and this damage may be concealed.

The provision of a termite management system to prevent termite attack is highly recommended for all

properties. The client may consider gaining further advice from a licensed Timber Pest Technician as to the costs and procedures involved with this application.

Evidence of a previous Termite Management plan was NOT noted.

No observable evidence of termite activity was found in the accessible areas at this time.

No evidence of borer damage was found in the accessible areas at the time of inspection.

Some areas, as noted in the report, were found to be conducive to termite activity. These items should be addressed as best as possible to prevent any potential Termite activity.

Fungal decay was evident at the time of inspection.

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Defects and/or timber pest may be present and not detected.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

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#### NOTED ITEMS

1. Once I have left the property, my report is outdated.
  2. Any Minor defect could become a Major Defect if left unattended. A maintenance plan should be put in place once the clients take possession of the property.
- These are just some examples
- Blocked Gutters
  - Cracked/Weathered Roof Tiles
  - Signs of previous leaks
3. Due to lack of clearance, pipes, ducts, debris a full inspection of the subfloor could not be done, so the condition of some areas are unknown.
  4. Due to lack of full access, insulation, ducts, heating unit, roof frame and pipes, a full inspection of the roof void could not be done so the condition of some areas is unknown.
  5. All electrical and plumbing of the property, should be inspected by a licensed electrician and plumber. This will include all appliances and plumbing and electrical components of the property to make sure they are working in a safe and compliant manner.
  6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.
  7. No access was available to the roof space. A limited inspection was conducted through the manhole.
  - 8/ It was suspected that there were some materials in the eaves that may contain asbestos cement materials. A confirmation via laboratory tests should be obtained from a licensed asbestos inspector should disturbance of this material be planned. Your inspector can assist should this be required.
- For further information, advice and clarification please contact Cliff Hall 0417855535

For further information, advice and clarification please contact Cliff Hall on: 0417855535

**Section E Attachments and Further Comments**

- Terms and Conditions

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

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







### Noted Item

Building: Main Building  
 Location: Eaves  
 Finding: Asbestos - Suspected ACM Identified on Site  
 Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

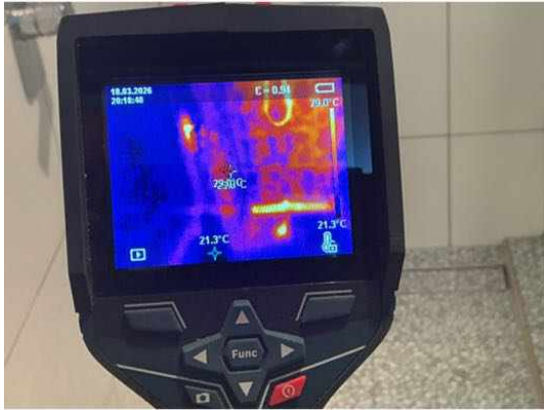
As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference









## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.