Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Feb 2026

Property Address: 11 Lois Ct, Trafalgar VIC 3824, Australia

Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions

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

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

Original Inspection Date:	Tue, 10 Feb 2026
Modified Date:	Sat, 14 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	11 Lois Ct, Trafalgar VIC 3824, Australia
Client's Email Address:	
Client's Phone Number:	
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Company Address and Postcode:	Warragul 3820
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Company Contact Numbers:	0432 905 298

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:

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 a safety hazard a major and some 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	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete Stumps
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Footpath, Fence - Fabricated Metal Fence, Pergola
Other Timber Bldg Elements	Doors, Floating Floor, Internal Joinery, Door Frames, Architraves, Skirting Boards
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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.

- Exterior

- Roof Void - Part

- Interior

- Subfloor - Part

- Roof Exterior

- Wall 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:

- Outside of the fencing.

- Subfloor - Part.

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

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

- Chimney vents and flues

- Ceiling linings

- Appliances and equipment

- Duct work

- Areas of low roof pitch preventing full inspection

- Lack of clearance - subfloor

- Insulation

- Furniture

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings

- External finished ground level

- External concrete or paving

- Pipework

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Roof Void
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Flue pipe was suspected to contain asbestos at the time of inspection. 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.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Kitchen
Finding:	Swollen Cabinet & Elevated Moisture – Under Kitchen Sink
Information:	Swelling to the kitchen sink cabinet base and surrounding joinery was observed at the time of inspection. Elevated moisture levels were recorded beneath the sink area cabinet and adjacent wall lining, indicating the presence of an active or recent internal plumbing leak. The moisture intrusion has likely resulted from leaking pipework,

fittings, waste connections, or seals within the sink assembly.

Prolonged moisture exposure can cause deterioration of cabinetry substrates, fungal growth, and potential damage to wall linings and flooring materials. Continued leakage may also attract timber pests and lead to further structural deterioration of concealed elements if not promptly addressed.

It is recommended that a licensed plumber be engaged immediately to identify and rectify the source of the leak. Damaged cabinetry and affected wall components should be assessed and repaired or replaced as necessary once the area has been fully dried to prevent ongoing deterioration.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Damaged Concrete Paving – Driveway Area
Information:	Concrete paving within the driveway area was observed to be damaged at the time of inspection. The damage appears in the form of cracking and surface deterioration, which may have resulted from vehicle loading, ground movement, shrinkage, or general wear and tear over time. If left unaddressed, damaged paving may continue to deteriorate, potentially leading to trip hazards, water ponding, and further surface breakdown. Ongoing movement or moisture ingress beneath the slab may accelerate cracking and compromise the serviceability of the driveway surface. It is recommended that the affected sections be assessed and repaired as necessary to prevent further deterioration. A registered builder or concreting contractor should be consulted to determine whether patch repairs or partial replacement of the paving is required.

Finding 3.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Damaged Metal Fascia – Right Side Elevation
Information:	Metal fascia was found damaged on the right side of the property at the time of inspection. The damage appears to include deformation and surface deterioration, which may have resulted from impact, weather exposure, or general aging of the material.
	Damaged fascia components may compromise the support and alignment of the guttering system and can allow moisture to penetrate behind the fascia, potentially leading to timber decay, corrosion of fixings, or water ingress into the roof space. If left unattended, further deterioration may occur and affect the performance of the roof drainage system.
	It is recommended that a licensed roofing contractor assess the extent of the damage and carry out necessary repair or replacement works to ensure the fascia and associated guttering remain secure and weatherproof.

Finding 3.03

Building:	Main Building
Location:	Dining Room
Finding:	Flyscreens - Damanged
Information:	Flyscreens were found to be damaged to the windows at the time of inspection. Whether the flyscreens have not been installed properly of damaged post-installation, it detracts from the complete operational state of the window.
	Where not repaired, damaged flyscreens allow pest and insect ingress into the adjoining rooms. It is advised that all damaged building elements be replaced in order to ensure the full function of all building structures.
	A general handyperson or a repairer may be appointed to repair flyscreens at the

discretion of the client.

Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Detached Laminate Finish – Kitchen Area
Information:	Laminate surface finish was found detached in multiple sections within the kitchen area at the time of inspection. The detachment appears to be occurring at the edges and surface areas of cabinetry, which may be due to moisture exposure, adhesive failure, impact damage, or general wear and tear over time. If left unaddressed, detached laminate may continue to lift or peel, leading to further deterioration of the underlying substrate. Moisture ingress into exposed cabinetry panels can cause swelling, delamination, and structural weakening of the cupboards, potentially requiring more extensive repairs. It is recommended that the affected cabinetry be assessed and repaired as required. A qualified cabinet maker or handyman should be consulted to re-adhere or replace the damaged laminate sections to prevent further deterioration and maintain the functionality and appearance of the kitchen joinery.

Finding 3.05

Building:	Main Building
Location:	Kitchen
Finding:	Grout - Deteriorated
Information:	Grout was found deteriorated in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures. Where grout is missing or deteriorated, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.

Finding 3.06

Building:	Main Building
Location:	All Internal Areas
Finding:	Deteriorated & Disjointed Vinyl Flooring
Information:	Vinyl flooring was observed to be deteriorated and disjointed in several sections at the time of inspection, with visible gaps forming between adjoining sheets/planks. This condition may have resulted from age-related wear, adhesive failure, subfloor movement, moisture exposure, or poor installation. If left unaddressed, the separation and gaps may widen over time, creating trip hazards and allowing moisture or debris to penetrate beneath the flooring. Moisture ingress can potentially affect the underlying substrate, leading to swelling, mould growth, or further floor covering failure. It is recommended that the affected flooring areas be assessed and repaired or replaced as necessary. A qualified flooring contractor should be consulted to determine whether re-securing, patch repair, or full replacement is required to restore the integrity and safety of the floor surface.

Finding 3.07

Building:	Main Building

Location: Laundry

Finding: Rusted Cabinet – Laundry Sink Area

Information: The cabinet beneath the laundry sink was observed to be rusted at the time of inspection. The corrosion appears to have developed due to prolonged exposure to moisture, likely from minor leaks, condensation, or regular water splashing associated with the sink area.

If left unaddressed, ongoing corrosion may weaken the cabinet structure, compromise its load-bearing capacity, and lead to further deterioration of surrounding materials. Persistent moisture in this area may also indicate concealed plumbing issues and can contribute to mould growth or additional damage to adjacent wall and floor finishes.

It is recommended that the area be inspected for any active plumbing leaks and rectified by a licensed plumber if required. The affected cabinet should be repaired or replaced as necessary to prevent further deterioration and to maintain the functionality of the laundry area.

Finding 3.08

Building: Main Building

Location: Bathroom

Finding: Deteriorated Shower Grout and Elevated Moisture Readings

Information: Deterioration of grout was observed within the shower area at the time of inspection. The grout appears worn and degraded in sections, which may allow water to penetrate behind the tiled surface during normal use. Elevated moisture levels were recorded on the backside of the shower area wall, indicating possible water ingress beyond the tiled finish.

If left unaddressed, continued moisture penetration may result in damage to the wall lining, framing timbers, and adjoining building elements. Prolonged exposure to moisture can also create conditions conducive to timber decay, mould growth, and potential termite activity in concealed areas.

It is recommended that a licensed plumber be engaged to further investigate the source of moisture ingress and assess the condition of the waterproofing system.

Regrouting and/or rectification of the waterproofing membrane may be required, depending on the extent of the issue. Prompt action is advised to prevent further deterioration and concealed damage.

Finding 3.09

Building:	Main Building
Location:	Garage & Storage
Finding:	Garage and Storage Area – Suspected Non-Professional Construction, Brickwork Cracking and Corrosion
Information:	The garage and adjoining storage area appear to have been constructed or modified in a manner that may not reflect acceptable professional building standards. Certain elements of workmanship suggest informal or non-compliant alterations. Downpipes have been modified from their apparent original configuration. Brickwork deterioration was observed in multiple areas, including mortar decay and surface wear. Step cracking was identified within sections of the brickwork. Additionally, rusting and corrosion were observed to various building elements within the affected areas. Construction or alterations not carried out to appropriate standards may compromise structural performance, durability, and weather resistance. Modified downpipes can adversely affect stormwater discharge, increasing the risk of water accumulation around footings and walls. Step cracking in brickwork may indicate structural movement such as footing settlement or foundation movement. Corrosion of building

elements can weaken structural components over time and may accelerate deterioration if moisture exposure continues.

It is recommended that a registered builder be engaged to assess the garage and storage area construction and associated defects for compliance and structural adequacy. A structural engineer may be required to further investigate the cause and extent of step cracking if movement is ongoing. A licensed plumber should review the modified downpipes to ensure compliant stormwater management. Corroded components should be repaired or replaced as necessary to maintain structural integrity and prevent further deterioration.






Finding 3.10

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - deterioration
Information:	Edge deterioration and surface wear were observed in the roof tiles during the inspection of the roof void. These defects may have occurred due to natural aging, prolonged exposure to weather conditions, or general wear and tear over time. If left unaddressed, this deterioration could compromise the roof's ability to provide a watertight barrier, potentially leading to water ingress and damage to the interior structure. Additionally, weakened edges may further degrade, increasing the risk of tiles becoming dislodged during strong winds or storms.

It is recommended to engage a licensed roof plumber to assess the extent of the deterioration and undertake necessary replacement or restoration work. Prompt action will help ensure the roof remains weatherproof and structurally sound.

Finding 3.11

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Partially 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.

Finding 3.12

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Inappropriate Pipe Discharge and Termite Risk
Information:	Two pipes were observed discharging water directly into the subfloor area at the time of inspection. This arrangement allows water to accumulate beneath the dwelling rather than being directed to an approved stormwater drainage point. The source and function of the discharge pipes could not be fully determined within the scope of this visual, non-invasive inspection.

Ongoing water discharge into the subfloor can result in elevated moisture levels and persistently damp conditions. Such conditions are conducive to timber decay, fungal growth, corrosion of metal components, and structural deterioration. Excess moisture in subfloor areas significantly increases the risk of termite activity, as termites are attracted to damp environments and moisture-compromised timbers. If left unaddressed, this may lead to concealed structural damage.

It is recommended that a licensed plumber be engaged to identify the source of the discharge and redirect the pipes to a compliant stormwater drainage system. The subfloor area should be regularly monitored for signs of excessive moisture, timber decay, and termite activity.

Finding 3.13

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Uneven Ground Surface and Inadequate Ventilation
Information:	Uneven ground surface conditions were observed within the subfloor area at the time of inspection. In addition, subfloor ventilation appeared to be inadequate, with limited airflow provision noted. The assessment was conducted as a visual, non-invasive inspection only, and access restrictions may limit full visibility of all areas.

Uneven ground surfaces can allow water to pond or accumulate beneath the dwelling, contributing to elevated moisture levels. Inadequate subfloor ventilation restricts natural air circulation, preventing effective drying of moisture. These combined conditions create an environment conducive to timber decay, mould growth, corrosion of metal components, and increased termite risk, as termites are attracted to damp and poorly ventilated areas. Prolonged exposure to such conditions may adversely affect the durability and structural integrity of subfloor timbers.

It is recommended that a registered builder assess the subfloor area and implement measures to improve drainage and ground grading to prevent water accumulation. Additional compliant subfloor ventilation should be installed as required to promote adequate airflow in accordance with current standards. Ongoing monitoring of the subfloor environment is advised to ensure moisture levels remain within acceptable limits.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

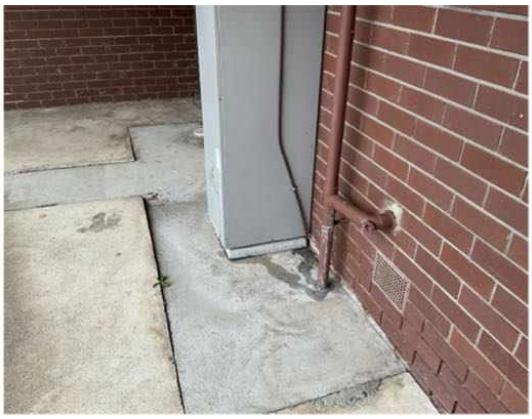
Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site 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.

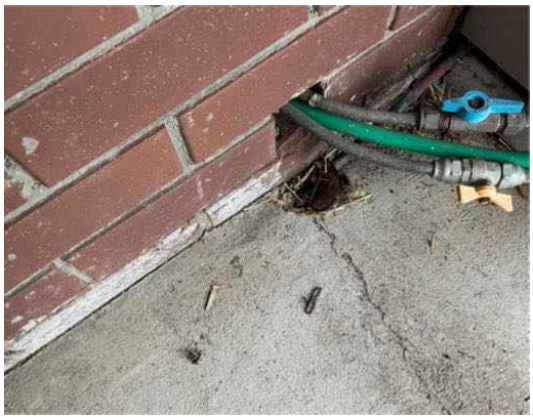
Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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





Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for

termites into the building or by passing around a termite management system.

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

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

Finding 6.04

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 6.05

Building:	Main Building
Location:	All External Areas

Finding: Building materials in direct ground contact - conducive to termites

Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

Finding 6.06

Building: Main Building

Location: Roof Exterior

Finding: Gutters - Partially Blocked - Timber Pest Risk

Information: During the inspection, debris accumulation was noted in the guttering and downpipes. Blocked gutters can cause water to pool and overflow, leading to excessive moisture around eaves, fascia boards, and exterior walls. Where gutter guards are installed, regular maintenance is essential to remove any debris that may settle on top or filter through. Prolonged exposure to moisture in these areas creates conditions conducive to timber decay and potential termite or timber pest activity.

Excess moisture resulting from blocked gutters can accelerate timber deterioration, increasing the risk of fungal decay and attracting timber pests such as termites. Moisture-damaged timber is highly susceptible to infestation, as pests are drawn to damp and softened wood. If left unaddressed, this issue can lead to structural weakening and costly remediation work.

It is strongly recommended that all blockages in the gutters and downpipes be cleared immediately to maintain dry conditions and reduce the risk of timber pest activity. Homeowners or a general handyperson can perform routine cleaning; however, a licensed plumber should be consulted for further assessment and any necessary

remedial work. Ongoing gutter maintenance is crucial in preventing future moisture-related timber issues.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Registered/Licensed Builder

- Licensed Plumber

- 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

- Compared to other buildings of a similar age, the brick veneer dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified.

There was a safety hazard found at the time of inspection.
1. Flue pipe was suspected to contain asbestos at the time of inspection. Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. An asbestos inspector or asbestos needs to be engaged immediately.

There was a major defect found during the inspection.
1. Swelling to the kitchen sink cabinet base and surrounding joinery was observed at the time of inspection. A licensed plumber needs to be engaged to identify the internal water leak as soon as possible.

There were some minor defects found, which are mentioned in the body of this report and need to be attended as recommended.

This brick veneer dwelling is highly susceptible to timber pest activity. No live timber pest activity was observed during the inspection.

There are areas that are conducive to timber pest activity and should be eliminated if possible without delay.

There was no evidence of a previous termite management plan on this property. It is highly recommended that a pest control company be contacted and the pest management plan be implemented.

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.

Disclaimer:

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. Any recommendations provided herein are made to the best of professional judgement, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is encouraged that clients undertake periodic maintenance and inspections to ensure the continued integrity of the property.

For further information, advice and clarification please contact Nihar Joshi on: 0432 905 298

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - External areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the external areas 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.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas 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:	Roof Void
Finding:	Obstructions and Limitations - Roof Cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the roof cavity of the main building 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:	Subfloor
Finding:	Obstructions and Limitations - Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor of the main building at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Definitions to help you better understand this report

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

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