



Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Feb 2026

Property Address: 713 Canterbury Rd, Surrey Hills VIC 3127,
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: Thu, 26 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 713 Canterbury Rd, Surrey Hills VIC 3127, Australia

Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0419 824 486

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: N/A

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 some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South
Other Building Elements	Porch, Garage, Fence - Post and Rail Construction, Retaining Walls
Other Timber Bldg Elements	External Joinery, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Deck, Architraves, Skirting Boards, Stair Railing, Staircase, Weatherboards, Window Frames
Roof	Timber Framed, Tiled, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Weatherboards
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
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- 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:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- 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.
- Debris in gutters
- Debris or rubbish
- Duct work
- Evidence of recently painted walls or ceilings
- External finished ground level
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Overhanging vegetation
- Pipework
- Porch
- Rugs
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.
- Vegetation

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:

Location: Subfloor

Finding: Subfloor structure - Insufficient

Information: Upon inspection of the subfloor area, it was noted that there are a number of insufficient subfloor structures in place. There appeared to be a number of bearers and joists that did not have sufficient support around them and have the potential to sag.

The absence of adequate subfloor stability potentially indicates non-compliance with contemporary building practices and is likely to result in numerous minor defects, such as uneven and noisy floors. Over time, insufficient subfloor structures are likely to result in structural deterioration, as the structures do not have the capacity to bear the weight of the building.

The client is advised to seek quotations for required repairs as the potential resolution may range from rebuilding foundation areas to replacement of subfloors framing. Consultation with a structural engineer and a registered builder specialising in re-stumping is advised immediately.

Please note: it was observed that the flooring above this area was out of level and uneven





Minor Defect

Finding 3.01

Building:

Location: Living Room, Dining room and hallway

Finding: Flooring - Uneven and out of level

Information: The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.



Finding 3.02

Building:

Location: All Areas

Finding: Windows - Sash painted shut

Information: At the time of inspection, several of the windows appeared to have been inadvertently painted shut.

Where window sashes have been painted shut, it is generally indicative of poor, rushed workmanship. The window is difficult if not impossible to open and close until remedial works have been undertaken.

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.

Where windows have been painted shut the seal of the paint needs to be broken. This is generally done by breaking the seal of the paint and then maintaining the sash tracks, clearing and lubricating them with silicone. Remedial paint work will likely be required and can be completed along with the rest of the remedial works necessary by a general handyman.



Finding 3.03

Building:
 Location: Dining Room
 Finding: Window missing latches/locks
 Information: At the time of inspection the windows in these areas were missing their latches and were unable to be locked.

This has the potential to pose as a potential safety/security risk .

It is recommended the windows have latches installed as a matter of urgency by a licensed carpenter or suitably competent handyman.



Finding 3.04

Building:
 Location: Bedroom 4
 Finding: Cracking - fine
 Information: Some fine cracking was noted throughout the property.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.



Finding 3.05

Building:

Location: Bedroom 4 > Upstairs

Finding: Door - Striker plate misaligned

Information: The striker plate to this door appears to have become misaligned and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter.



Finding 3.06

Building:

Location: Bedroom 4

Finding: Door "self closing"

Information: It was noted at the time of inspection that the door to this area would not stay half open and "self closed".

This may be the result of incorrect installation or can be due the framing not being plumb.

A licensed carpenter or registered builder can be engaged to rectify these issues at the discretion of the homeowner.



Finding 3.07

Building:

Location: Ensuite

Finding: Exhaust fan - not above shower

Information: The exhaust fan in the ensuite bathroom was not positioned above the shower - it was over above the toilet. This may lead to a build up of condensation above the shower which in turn can result in the development of mould. More significant defects such as moisture damage to surrounding building materials from inadequate ventilation can also occur in extreme cases.

It is recommended that a licensed electrician be appointed to install a second exhaust fan in the area - this time above the shower.

Failure to perform works to aid the ventilation of the area may lead to the development of the above mentioned secondary defects.



Finding 3.08

Building:
 Location: Bathroom
 Finding: Grout and sealant - Missing or degraded within the bathroom area
 Information: It was noted on inspection that grout or sealant is degraded to areas within the bathroom.

Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

Different materials move at different rates, generally causing cracking to grout at this point. Build up of moisture in the bathroom can also cause grout and sealants to degrade and become mouldy.

Any damaged or degraded materials should be scraped out and flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that may occur. Regular maintenance and replacement of damaged or missing grout/ sealant is highly recommended to the wet areas, as this is a regular wear and tear defect. Both grout and sealant in areas that come into regular contact with water should be maintained for the long term care of your property.

A bathroom specialist or tiling contractor should be appointed to complete these works as soon as possible.



Finding 3.09

Building:
 Location: Garage
 Finding: Windows - Sticking
 Information: The windows to various areas were sticking and slightly difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

Restricted function of the window may also create potential for secondary defects to the associated building elements, such as damage to the window frames as well as a potential safety hazard if required for emergency egress from the building.

The most usual causes are swelling of timbers due to moisture, bulging or bowing of frames, or general material degeneration. Lack of maintenance can also contribute to the windows sticking.

Easement may be required, which may involve some sanding and repainting. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state



Finding 3.10

Building: Kitchen
Location: Kitchen
Finding: Sealant - Missing or degraded
Information: Sealant is missing or degraded in this area. Sealant 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 sealant is missing or degraded , a tiling contractor should be appointed immediately to re-apply any silicone where necessary. Failure to do so may lead to water damage to the surrounding area.



Finding 3.11

Building:
Location: All Areas
Finding: Floor - creaking slightly in some areas
Information: The internal flooring in these areas were creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the floorboards or the subfloor structures are coming loose from the supporting structure that they are installed on.

The areas should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause . The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.





Finding 3.12

Building:

Location: Toilet (WC)

Finding: Moisture damage to the base of the toilet vanity

Information: Evidence of moisture damage was identified to the base of the toilet vanity .

It is suspected that this has occurred as a result of excess moisture from internal spills.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged area and repair or replace any items where necessary.



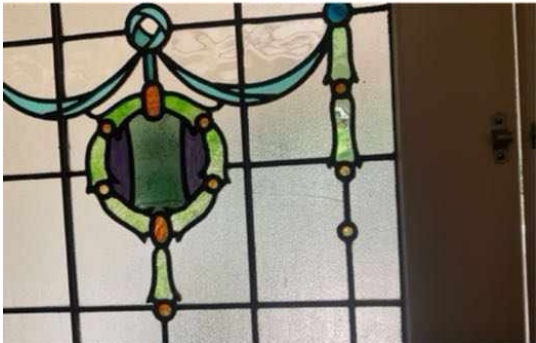
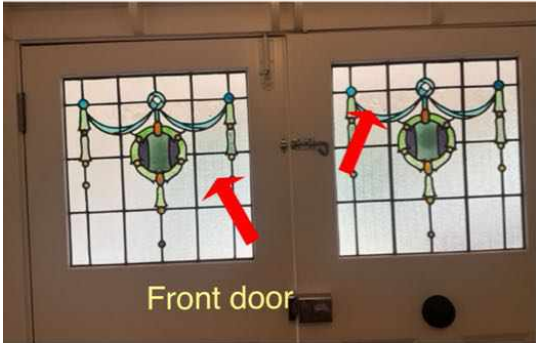
Finding 3.13

Building:

Location: All Areas

Finding: Window cracked

Information: At the time of inspection the window in this area had some significant cracking. This defect is generally the result of impact damage but may be due to other factors. Refer to photos for further information. Care should be taken in this area. The area should be monitored for further dilapidation.





Finding 3.14

Building:
Location: All Areas
Finding: Door - Binding/jamming
Information: Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues (not suspected in this instance) , a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.





Finding 3.15

Building:

Location: All Areas

Finding: Floating floorboards - slight lifting and damage to the flooring in this area.

Information: At the time of inspection, there was some evidence of suspected moisture damage to the flooring, as noted where the floor boards were lifted slightly.

It is suspected this has occurred due to moisture possibly from mopping the floor.

The flooring should be monitored for any further damage or changes and should that occur, consultation with a flooring specialist should be sought.

This may require the flooring to be lifted and replaced in severely damaged areas.



Finding 3.16

Building:

Location: All External Areas

Finding: Weatherboards - Rotting

Information: Some of the external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly

necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.





Finding 3.17

Building:

Location: All External Areas

Finding: Timber - exposed to weather

Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future.

Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Please note: other timbers around the property may be weathering slightly but not showing here



Finding 3.18

Building:
Location: Front porch
Finding: Front porch slopes towards house
Information: At the time of inspection, it was noted that the boards on the front porch slope back towards the house. This is not ideal as it may allow any rain that may get onto the front porch to flow back and sit against the house.

The boards should be monitored for any signs of water pooling on the boards or against the house. Should this occur, it is highly recommended the boards be lifted and the decking re laid to slope away from the house.

A licensed carpenter or registered builder may be engaged to carry out this task.



Finding 3.19

Building:

Location: Yard - Back

Finding: Fencing - leaning with some areas of deterioration

Information: It was noted at the time of inspection that sections of the side fencing either side of the property were leaning slightly. Some areas of deterioration were also noted.

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.

The fencing should be monitored for further changes.

Should further damage occur, repair of several elements of the fencing may be required. Replacement may also be a consideration.

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





Finding 3.20

Building:

Location: Yard - Back

Finding: Paving - Uneven with some lifting and subsidence noted in some areas

Information: Sections of the external paved area on the right hand side of the property are uneven with some lifting and subsidence noted in some areas. It appears as though the area may have been subject to poor installation, or that paving sections have shifted due to movements in the foundation of the property.

Where paving becomes very uneven it may create a trip hazard.

Monitoring of the area is recommended . Should pavers become further uneven, re-paving of the area would be required to remedy this situation.

Further consultation with a specialist landscaper would then be advised.



Finding 3.21

Building:

Location: Roof Exterior

Finding: Roof plumbing - possible incorrect fall

Information: At the time of inspection, the guttering in this area was observed to be hanging down slightly, which means that the angle of fall is not adequate to facilitate movement of

rainwater. This has resulted in pooling of water in the gutter, creating the potential for water damage to associated building elements.

Without adequate roof drainage, premature rust and decay of the roof plumbing structures may occur. The development of such deterioration can lead to the formation of secondary defects to adjoining wall sections and roofing elements.

It is recommended an inspection and possible adjustment by a roofing plumber be carried out to improve the fall of the guttering to prevent any secondary damage to the surrounding area.



Finding 3.22

Building:
Location: Roof Exterior
Finding: Roof tiles - fair condition but with some maintenance required
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, some minor maintenance works are required.

Areas of fine cracking of the mortar around the ridge and hip capping was noted. Some tiles had shifted slightly from their original fixings.

Repairs to damaged tiles is required. Any gaps between tiles should also be attended to.

Consultation with a roofing contractor is advised to gain advice on remedial works that will be required . Where left unmanaged, damage can lead to a number of secondary defects, including water leaks and weather exposure to internal roofing structures.

Finding 3.23

Building:
Location: All Areas
Finding: Additional Photos - minor defects
Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.





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:
 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.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.





Finding 6.02

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

Plants against or very close to buildings can also provide cover/ shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing this from occurring.

Where removal of any such materials that may be conducive to termite activity is not possible or practical regular monitoring of the areas should be carried out to minimize the risk of potential termite attack.





Finding 6.03

Building:

Location: Subfloor

Finding: Stored timbers - subfloor space or external area

Information: The storing of timbers in the subfloor space increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack.

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





Finding 6.04

Building:

Location: Subfloor

Finding: Subfloor - stored items

Information: An array of stored items and debris were found in the subfloor area at the time of inspection. Stored items and debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Any stored items and debris in the subfloor should be removed as soon as possible.

Please note: stored items and debris prevented full access to the subfloor area to inspect for any pest activity or defects.





Finding 6.05

Building:

Location: Exterior walls - right side

Finding: HWS Overflow pipe - Not Connected

Information: The Hot Water System (HWS) overflow pipe was not connected to the system . This has the potential to create leaks causing damp conditions around the unit and also allow pest to get inside the connection causing blockages.

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 undermine the foundation of buildings as well as also potentially attracting termite

activity to this area.

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

Please note: where possible overflow pipes should be plumbed into stormwater drainage or diverted away from the edge of the building to prevent build up of moisture in the surrounding areas. Consultation with a licensed plumber should be sought to determine the best course of action .



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	
Location:	All Areas
Finding:	Fungal decay - conditions conducive to timber pest attack
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.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Decaying timbers can create an environment conducive to timber pest attack. It is recommended that the decaying timbers be repaired / replaced to lessen the risk of timber pests.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The property at the time of inspection presented on the surface in a good condition when compared with properties of a similar age characteristic.

They were however some defects noted which may potentially be significant.

The floor in the living and dining area was out of level and uneven. Upon subsequent inspection of the subfloor underneath this area, it was noted that some of the supporting structures may not be sufficient and may have contributed to the flooring being uneven and out of level. It is highly recommended a licensed builder specialising in subfloor structures being engaged to inspect the area and make any necessary repairs.

There were also a number of minor defects noted consistent with a property of this age.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. No evidence of any previous termite management system was noted. There were several conditions conducive to timber pest activity – those being timber building elements within ground contact, garden beds around and against the property, hot water system overflow not plumbed into stormwater drainage, stored timbers within subfloor etc . The property would be classified as a medium to higher a risk for timber pest activity.

Details of all defects should be read in full within the body of the report. Action should be taken as per the recommendations listed within.

Please note: the risk of undetected defects is listed as high due to the inability to inspect all areas of the property including roof void and subfloor areas. This doesn't necessarily mean there are defects present within these areas, it just means the ability to inspect those areas for defects was limited hence the increased risk of undetected defects.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:

Location: Bedroom 4

Finding: Skylight present within the property

Information: It was noted the property has skylights present.

Whilst no evidence of any moisture leaking was noted during the inspection, skylights are notorious for leaking. The seals and/or flashing around the skylights can deteriorate allowing moisture to enter.

The ceilings around the skylights should be regularly monitored for any evidence of moisture leaking eg staining or bubbling of paint.

Where moisture damage is evident, a plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.



Noted Item

Building:

Location: All Areas

Finding: Termite inspection - no termite activity found

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the property at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation. No high levels of moisture were noted in any areas.

Wall paneling, wallpaper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

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.



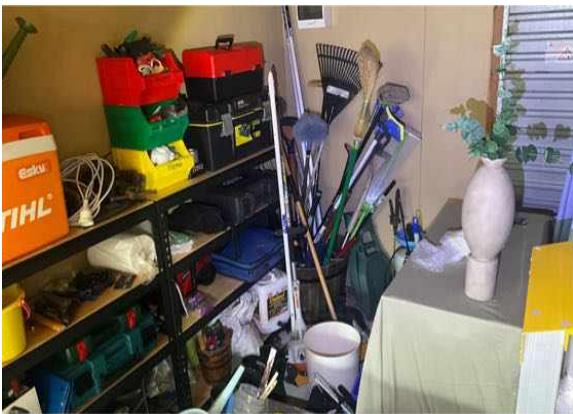
Noted Item

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:

Location: All Areas

Finding: Additional Photos - for your information

Information: Additional photos are provided for your general reference.

Water escapes under the shower door when the shower was operated in the main bathroom



Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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