



# Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 33/9 Miller St, Fitzroy North VIC 3068,  
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: Tue, 24 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 33/9 Miller St, Fitzroy North VIC 3068, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Andrew Lacey Ph: 0419 824 486  
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Company Name: Jim's Building Inspections (Hawthorn)

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Company Address and Postcode: Camberwell 3124

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Company Email: Hawthorn@jimsbuildinginspections.com.au

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

## Section B General

### General description of the property

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Building Type	Apartment, Residential
Company or Strata title	Yes
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Party Walls, Carport
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Door Frames, Doors, Architraves
Roof	Flat
Storeys	Single
Walls	Rendered
Weather	Raining

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## 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
- 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:

- Areas of skillion or flat roof - no access
- Roof Exterior.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Inclement weather conditions prevented inspection of roof exterior
- Rugs
- Stored items
- Wallpaper or Wall Coverings

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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: Bedroom

Finding: Moisture damage to skirting board and architrave at balcony door ( major defect)

Information: Evidence of moisture damage was identified to the skirting boards and door frames next to the balcony doors. Wood rot was noted within some areas of the framing. It was noted that the doors did not close properly which appears to have contributed to the moisture getting in a causing secondary damage. Water was actually sitting on the base of the frame inside the door. This defect is listed as a major defect\*

It is suspected that the damage has occurred as a result of excess moisture from external sources. Moisture was noted in some areas when tested with a moisture meter.

A licenced carpenter or competent handyman should be engaged as a matter of urgency to inspect the moisture damaged areas and repair or replace any items where necessary.

It is suspected that this may be an ongoing problem as there is no cover to prevent rain from directly hitting this area. If possible, an awning above these doors may provide some protection.

\* a major defect as per the Australian standards for residential pre-purchase building inspections (AS4349.1-2007) is defined as “a defect of sufficient magnitude where rectification needs to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property”







## Finding 2.02

Building:

Location: Bedroom

Finding: Door not closing completely

Information: At the time of inspection, both door in the bedrooms did close and lock effectively. The left hand bedroom door closed but not completely flush with the framing. It is suspected that the door may be slightly warped due to moisture. The right hand bedroom door didn't close fully - suspected striker plate misalignment.

The doors should be inspected and repairs made as a matter of urgency. Failure to rectify these defects may result in further moisture ingress within the property.





### Finding 2.03

Building:

Location: All Areas

Finding: Doors - Moisture damage and Wood rot noted

Information: Moisture damage and Wood rot was found to be affecting the external doors in this area. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the door over a prolonged period has resulted in it deteriorating at an accelerated rate, increasing its susceptibility to the development of wood rot. Constant exposure to the weather may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of this building element.

Replacement of the affected door will be necessary.

A qualified carpenter or competent handyman should be engaged as a matter of urgency to perform this task..





### Finding 2.04

Building:

Location: Bathroom

Finding: Wet area tiles - Cracked or damaged

Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring ( as was noted here)

It is suspected that the base underneath the floor tiles is also damaged or has not been installed correctly as the tiles appeared not to be stable in this area. The base may have been damaged by moisture via the leaks from the shower. It is suspected that the tiles will need to be lifted, a new base installed and new tiles laid.

If left unmanaged, water penetration in these areas will lead to further water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed as a matter of urgency.

Where water penetration has led to water damage, appointment of a relevant tradesperson will be required to repair damaged building elements.

The purchaser should be aware that this will involve a considerable cost.



## Finding 2.05

Building:

Location: All Areas

Finding: Moisture damage to the windows

Information: At the time of inspection, moisture damage was noted to the insides of the windows of the living room and also to the outside of the windows off the rear bedrooms . Wood rot was noted to the rear windows.

It is suspected that a breakdown in the sealant around the glass in the front windows may be allowing moisture to get inside the windows. Lack of maintenance of the external windows ie painting has probably contributed to the damage at the rear.

The sealant around all window should be replaced so as to ensure no further the moisture gets into the property. Repairs to damaged window frames should be carried out and all windows repainted.

A window specialist or a competent handyman maybe engaged to perform this task as a matter of urgency.







## Minor Defect

### Finding 3.01

Building:

Location: Kitchen

Finding: Moisture damage to the kitchen cupboards

Information: Evidence of moisture damage was identified to the kitchen cupboards at the time of inspection .

It is suspected that this has occurred as a result of excess moisture from internal spills. No current moisture was noted in the area when tested with a moisture meter.

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





### Finding 3.02

Building:

Location: Bathroom

Finding: Shower - Damp noted within wall of shower

Information: Damp was evident to the lower part of the tiled walls within the shower alcove when tested with a moisture meter. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause although there was no moisture noted higher up the wall nor to the wall in the bedroom or living area behind the shower.)

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess can facilitate the formation and development of mould and fungi growth. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Should the damp continue and/or staining to the walls behind the bathroom occurs, consultation with a qualified plumber or bathroom specialist would be advised immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





### Finding 3.03

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 the shower and other 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 a matter of urgency.

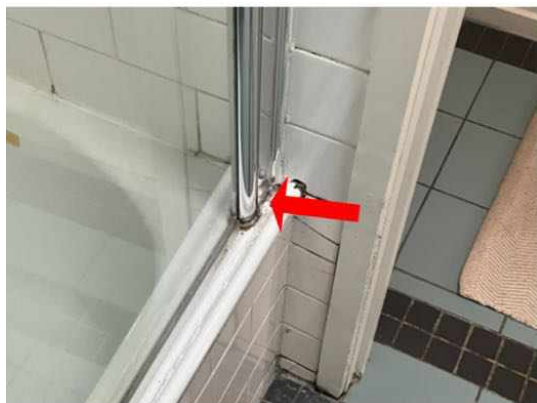


### Finding 3.04

Building:  
 Location: Bathroom  
 Finding: Shower screen seal - Leaking  
 Information: Leaking was evident to the shower screen close to where it meets the wall at the time of inspection. It is suspected that the leaking has occurred as a result of the screen not being sealed correctly in this area.

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

Appointment of a tiling contractor or competent handyman is required to repair / replace the sealant. Such works should be performed immediately to ensure that no further damage occurs.



### Finding 3.05

Building:  
 Location: Kitchen  
 Finding: Grout/ sealant - Missing or degraded  
 Information: Grout/ sealant is missing or degraded in this area. Grout and 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 grout or sealant is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary.

Failure to do so may lead to further deterioration of the grout or sealant which in turn can lead to water damage to the surrounding area.



### Finding 3.06

Building:

Location: All Areas

Finding: Aluminium Window - Sticking slightly when opened

Information: At the time of the inspection, the windows in this area were sticking slightly when opened. 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 of sticking with aluminium windows is slight misalignment of window within frame, buckling of the frame, or stiffness from lack of use. Easement may be required, which may involve slight adjustment to the window frames. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state.

A competent handyman can be engaged where necessary to address this issue.



**Finding 3.07**

Building:  
 Location: All Areas  
 Finding: Carpet deteriorated in some areas  
 Information: At the time of inspection, some areas of the carpet throughout the property showed signs of wear . This is consistent with properties of this age.

The carpet may be replaced at the discretion of the homeowner.

Please note other areas of the property may have deteriorated carpet but not be shown here



### Finding 3.08

Building:  
Location: All Areas  
Finding: Floor - very noisy when walked on  
Information: At the time of inspection, the internal flooring in this area was very noisy when walked on.

Noisy/ creaking floors may indicate that the flooring is coming loose from the supporting structure that they are installed on, or may be caused by more major issues with the supporting structures.

It is recommended that an invasive inspection of the flooring be made to determine the cause of the defect. Potential resolutions may involve regluing and screwing the floor down through to complete replacement of base of the flooring.





### Finding 3.09

Building:	
Location:	All Areas
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 3.10

Building:

Location: Bathroom

Finding: Moisture damage to door frame and possible lack of a water stop.

Information: Evidence of moisture damage was identified to the door frame in the bathroom. It is suspected that this has occurred as a result of excess moisture from internal spills and possible moisture getting into the frame from under the tiles.

There also appeared to be a small gap at the end of the water stop in this area.

A water stop is a barrier which prevents moisture that may have seeped under the floor tiles to move out of the wet area into the hallway. This barrier forms part of the

waterproofing system in the bathroom. Having gaps at either end means the water stop is not complying with current standards. Standards have changed however over the years and bathrooms only needed to meet the standards that were applicable at the time of installation.

It is highly recommended a Tiler be engaged to inspect the area to improve the water tightness of the bathroom and prevent moisture exiting. This could involve sealing the ends of the water stop, through to installing new stops.



**Finding 3.11**

Building:

Location: Balcony  
 Finding: Balcony drain blocked  
 Information: At the time of inspection, the drain within the balcony was blocked, which can reduce its effectiveness in removing water from the balcony. This can potentially lead to flooding of the balcony which in turn can caused secondary defects to surrounding areas. Pooling water was noted in the area.

It is highly recommended that all drains be kept clear of leaf litter to ensure effective drainage of the area.

Clearing of all drains should be carried out by the homeowner as a matter of urgency.



### Finding 3.12

Building:  
 Location: Balcony  
 Finding: Fine Cracking - External Paving ( probable owners corporation issue)  
 Information: Fine cracks were identified in external paving. 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 in existing paving such is indicative of expansion and contraction. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the pavers. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the base may create cracking and other secondary defects.

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



### Finding 3.13

Building:

Location: Balcony

Finding: Small amounts of water pooling on balcony pavers ( suspected owners corporation issue)

Information: A small amount of water appears to be pooling on the paving tiles on the balcony area at the time of inspection. It is suspected that this may be the result of the pavers not having the correct fall to drain off properly.

This pooling of water can cause a slipping hazard, along with allowing mould to build up in the area.

It is suspected this defect would be covered by the owners corporation. A tiler may be engaged to inspect the area and make any necessary repairs/ improvements.



### Finding 3.14

Building:

Location: All External Areas

Finding: Brickwork - Step cracking ( possible owners corporation issue)

Information: Step cracking was identified to the external walls in these areas at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of

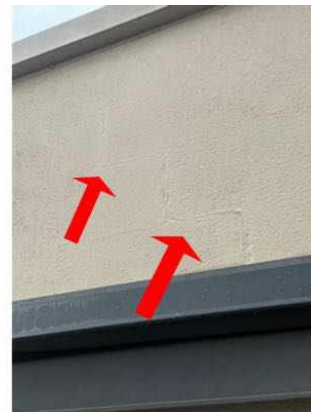
possible causes. However, the most common is movement in the wall or the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected block work indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe or is coupled with other forms of cracking to the brickwork, the client is advised to consult a structural engineer (not noted in this area)

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

It is highly recommended that the cracking be monitored for a period of time e.g. six months, to determine if there is any further cracking or active movement within the bricks. Should no further cracking or movement occur, the bricks may be patched by qualified bricklayer.





### Finding 3.15

Building:	
Location:	Driveway
Finding:	Cracking - Noticeable cracking to driveway paving ( probable owners corporation issue)
Information:	Noticeable cracks were identified in the concrete paving of the driveway. These noticeable cracks may lead to the development of tripping hazards and secondary defects if they develop further.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the driveway may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the driveway. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Noticeable cracks may also be due to subsidence of soils.

The area should be monitored for any changes that may occur and potentially cause tripping hazards. Should this occur, repair or replacement of the concrete paving may

be necessary.

Please note: it is suspected this would be covered by the owners corporation. Your own enquiry should be made to determine whether this is the case.



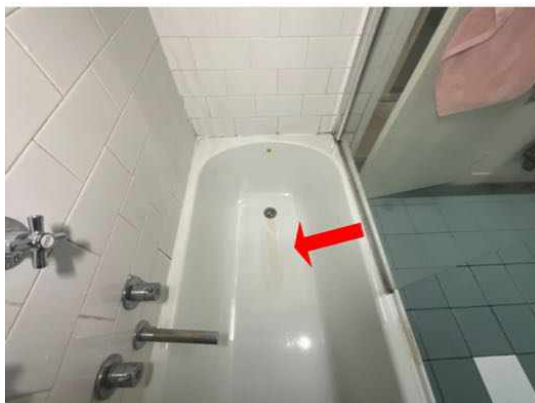
### Finding 3.16

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

No evidence was found

## Evidence of fungal decay activity and/or damage

### Finding 7.01

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

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

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



## **Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

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

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

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

Some major defects were noted relating to moisture , those being

- moisture damage to the door frame and skirting around the entrance to the bathroom.
- Moisture damage to the window and door frames and also skirting in both bedrooms.
- Uneven and cracked tiles in the bathroom

It is suspected that the bathroom will need to be completely gutted and renovated.

It is suspected that the moisture damage to the bedroom skirting door and window frames will be difficult to fix permanently as this area is always exposed to direct rainfall. ( note there is an awning above the doors and is recommended that a permanent cover be erected to prevent moisture getting directly onto these doors.

These major defects should be attended to as a matter of urgency and should not be left unattended.

A range of other minor defects and maintenance items were also noted throughout the property.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. No evidence of any previous chemical treatments were noted.

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.

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: Bathroom

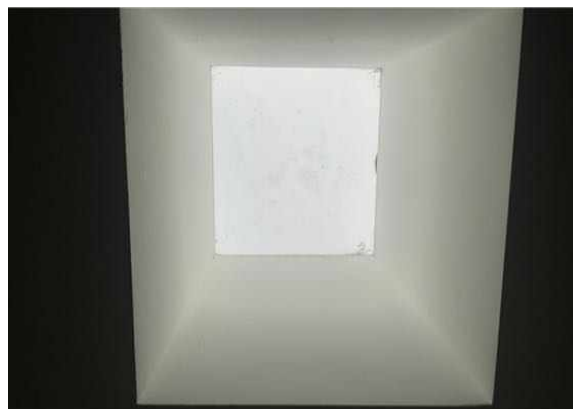
Finding: Skylight present within the property

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: Laundry

Finding: Additional Photos - suspected owners corporation issues

Information: Additional photos are provided for your general reference.

1. The solid wall on the balcony railing was damaged and loose at the time of inspection. This can pose a safety hazard as it make break completely.
2. The caulking in the expansion joints was deteriorated and needs replacing.
- 3.



### Noted Item

Building:  
 Location: All Areas  
 Finding: Termite inspection techniques  
 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 house 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.

Please noted: Wall paneling, wallpaper, carpet fixed cabinetry and stored items can

obscure termite activity.

**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.







## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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