Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 140 Victory Rd, Airport West VIC 3042, Australia

Contents

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

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

Original Inspection Date:	Tue, 10 Mar 2026
Modified Date:	Wed, 11 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	140 Victory Rd, Airport West VIC 3042, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Barry Hasturk Ph: 0419 200 040 Email: Niddrie@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Niddrie
Company Address and Postcode:	Oaklands Junction 3063
Company Email:	Niddrie@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 200 040

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✔
Major Defect	✔	
Minor Defect	✔	
Live Timber Pest Activity		✔
Timber Pest Damage		✔
Conditions Conducive to Timber Pest Activity	✔	
Evidence of fungal decay activity and/or damage		✔
Evidence of wood borer activity and/or damage		✔
Evidence of a previous termite management program		✔

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Driveway, Garage, Party Walls, Pergola, Porch
Other Timber Bldg Elements	Door Frames, Architraves, Floorboards, Deck, Internal Joinery, Eaves, Landscaping Timbers and Construction, Doors, Skirting Boards
Roof	Tiled, Pitched
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Fencing

- Exterior

- Interior

- Gardens

- Landscaping Timbers

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Wall Exterior

- Trees

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.

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- 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:

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- External concrete or paving

- External finished ground level

- Ceiling linings

- Fixed ceilings

- Debris in gutters

- Decking

- Duct work

- Insulation

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Furniture

- Landscaping

- Rugs

- Porch

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Interior/Exterior Walls & Ceilingsd > All Areas
Finding:	Cracking and Floor Level Variation – Suspected Building Movement (Major Defect)
Information:	Cracking was observed to several internal and external areas of the building, including the front façade brickwork and rendering, the hallway ceiling, garage walls, kitchen walls, and the rear alfresco ceiling. The cracks were visible in both plaster finishes internally and masonry or rendered surfaces externally.

In addition to the cracking, floor level variations were detected in multiple areas of the building. Measurements were taken using a laser level and indicated notable variations across relatively short spans:

• From one end of the hallway to the rear living room wall, a floor variation of approximately 42 mm was recorded.

• Across the main entrance area, a floor variation of approximately 19 mm was measured over a span of a few metres.

• Across the garage floor, a floor variation of approximately 30 mm was measured over a span of less than four metres.

Further evidence of ground movement was observed externally, where a section of concrete paving to the right-hand side of the garage had sunk and was sloping toward the garage wall.

The combination of multiple cracking locations and significant floor level variations suggests the possibility of foundation movement or settlement affecting the building. In accordance with the defect classifications under AS 4349.1–2007 (Inspection of Buildings), defects that indicate possible structural movement affecting the serviceability of the building are classified as Major Defects.

Recommendation:

It is recommended that the property be assessed by a qualified structural engineer to determine the cause and extent of the building movement and to provide appropriate rectification recommendations. Further investigation may include assessment of

foundation conditions, site drainage, soil conditions and structural elements of the building.

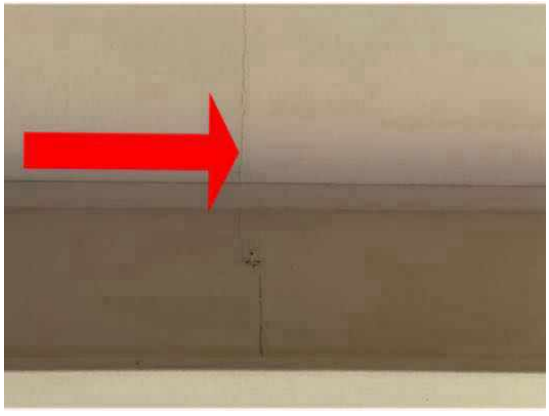
Time Frame:

Immediate – Engineering assessment is recommended as soon as practicable to determine the cause of the movement and prevent potential progression of structural damage.


Concrete shifting

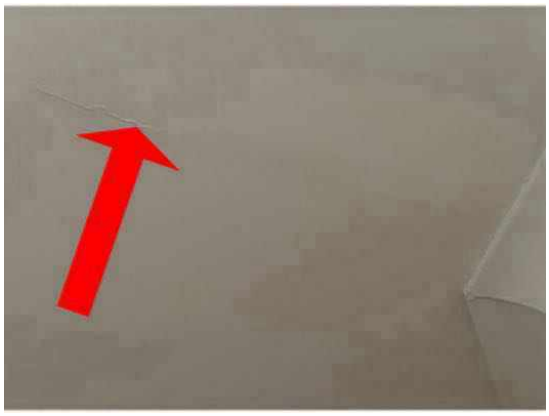

Cracks


Cracks




Internal cracks


Substandard repairs

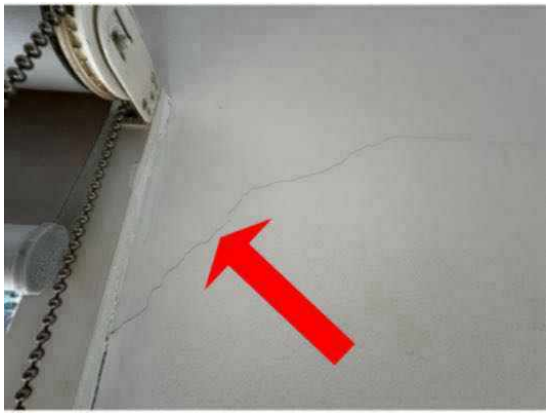


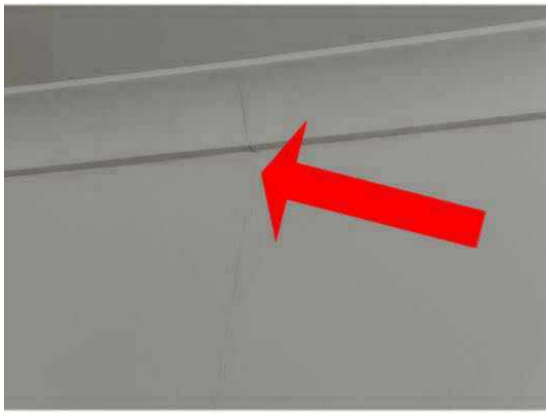

Cracks

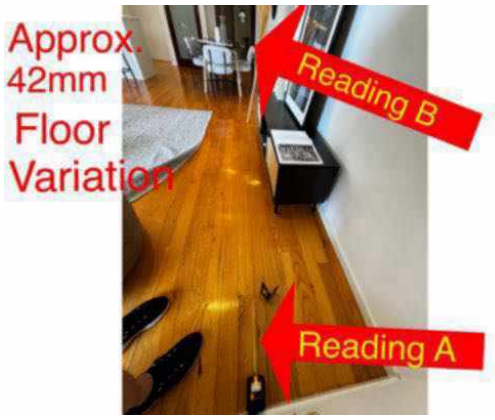

Cracks

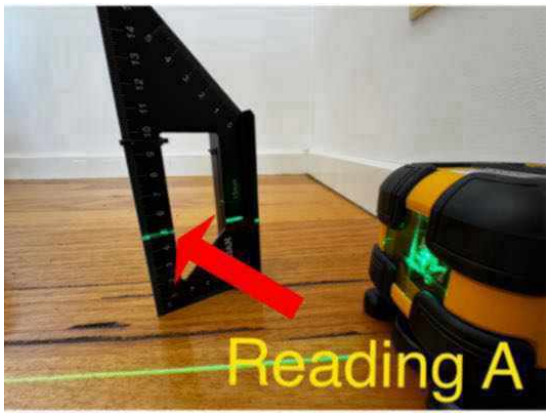

Cracks

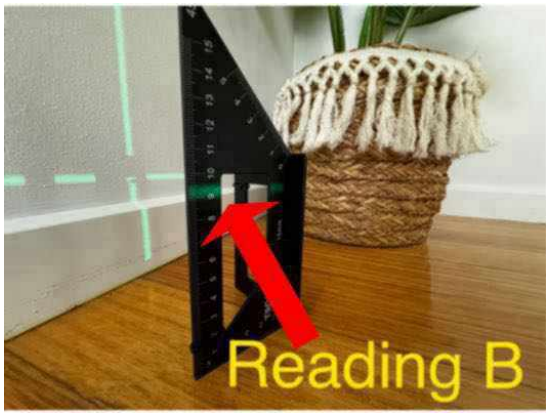

Cracks





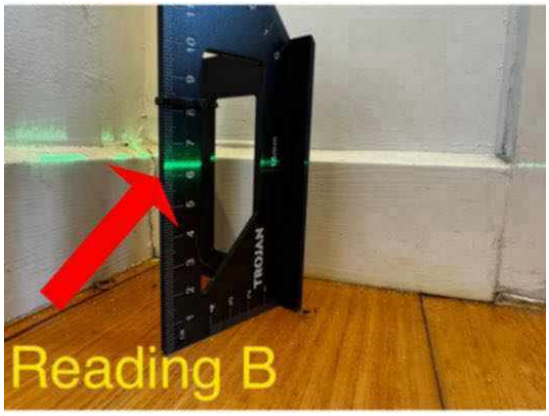

Approx.
42mm
Floor
Variation
Reading B
Reading A


Reading A

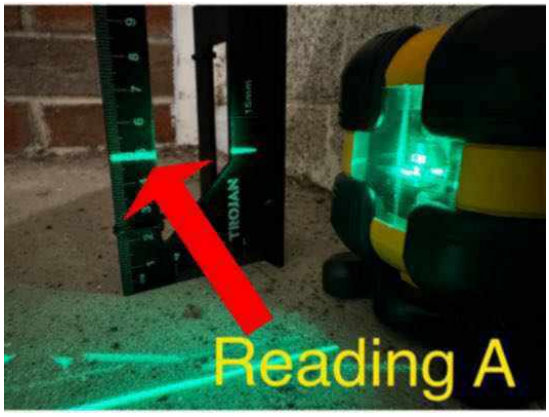

Reading B

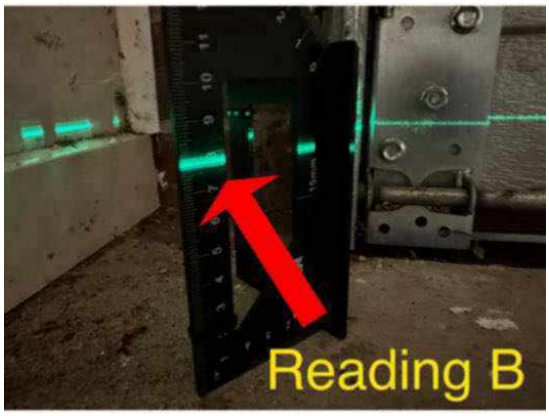

Reading B
Reading A
Approx. 19mm variation


Reading A


Reading B


Reading B
Reading A
Approx. 30mm floor variation


Reading A


Reading B

Finding 2.02

Building:	Main Building
Location:	Main entry & Wet areas > All Areas
Finding:	Suspected Moisture Damage and Elevated Moisture Readings (Major Defect)
Information:	Suspected moisture damage was observed to the entry wall on the party wall side of the building. The plaster surface in this area showed visible swelling and rippling, which is typically consistent with historical moisture exposure. Moisture testing using a moisture meter was undertaken during the inspection; however, no elevated moisture readings were detected at the time of inspection in this particular wall area.

Given the location of the affected wall along the party wall, it is suspected that moisture ingress may have previously occurred due to defects in the box gutters above or issues with flashings or cappings associated with the party wall roof junction. This could allow water to enter the wall cavity and affect the plaster lining.

Additional moisture-related concerns were identified internally. The door jamb to the main bathroom showed visible signs of moisture damage, including deterioration consistent with prolonged exposure to moisture. Moisture meter testing indicated elevated moisture readings of approximately 75% to the adjacent floor tiles.

Similarly, elevated moisture readings were also detected to the floor tiles in the laundry and ensuite areas, suggesting the possible presence of ongoing moisture accumulation beneath the tiled surfaces. While the exact source of the moisture could not be confirmed during the inspection, potential causes may include water leakage from plumbing fixtures, wet area waterproofing failure, or moisture trapped beneath the tiles.

In accordance with AS 4349.1–2007, defects that involve moisture ingress or potential water penetration affecting building elements and serviceability are classified as Major Defects, as they may lead to deterioration of structural or building materials if left unresolved.

Recommendation:

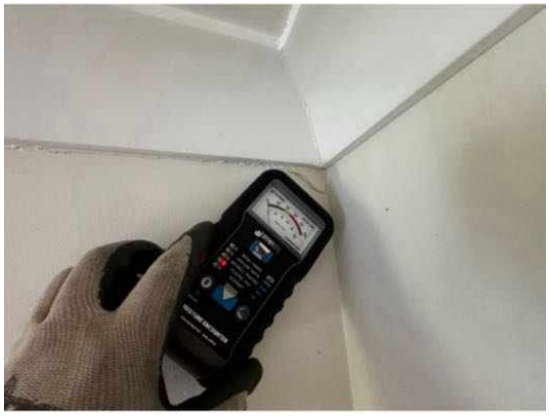
It is recommended that the source of the moisture be further investigated by a licensed plumber or building specialist, and that the wet areas and roof junctions above the party wall be inspected for potential leaks or waterproofing failures. Rectification works should be undertaken once the source of moisture has been identified.

Time Frame:

Immediate – Investigation and rectification are recommended as soon as practicable to prevent further moisture-related deterioration of building elements.


Suspected moisture damage


No moisture detected




Moisture damage - Bathroom


Elevated moisture reading

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	External Building Defects
Information:	Several external defects were observed during the inspection. Timber fencing to the front and rear yards was found to be damaged in several sections, which may require repair or replacement to restore stability and privacy.

Cracks were observed in the concrete paving and driveway areas, however the cracks were measured to be less than 5 mm in width and are consistent with typical minor movement or shrinkage commonly seen in concrete surfaces.

A small area of damage was observed to the rendered column on the front porch, likely caused by minor impact or wear and tear.

The rear timber decking was observed to feel bouncy underfoot, suggesting possible deterioration, inadequate support or movement within the substructure. Further investigation may be required to determine the exact cause.

The ceiling lining to the front porch was observed to be sagging, which may indicate

deterioration of the lining material or failure of fixings supporting the ceiling sheet.

Poor site drainage was observed to the rear yard, where the ground surface slopes towards the building instead of away from it. Surface water should ideally be directed away from the building to prevent moisture accumulation around the foundation and slab edges. It could not be confirmed during the inspection whether subsurface drainage such as agricultural drains (agi drains) had been installed beneath the soil. In the absence of adequate drainage measures, this condition may allow water to accumulate near the building and may potentially contribute to foundation movement or moisture-related issues.

In accordance with AS 4349.1–2007, most of the items listed above are considered Minor Defects relating to general maintenance. However, the site drainage issue may be considered a Major Defect if inadequate drainage results in water ponding against the building or causes foundation movement.

Recommendation:

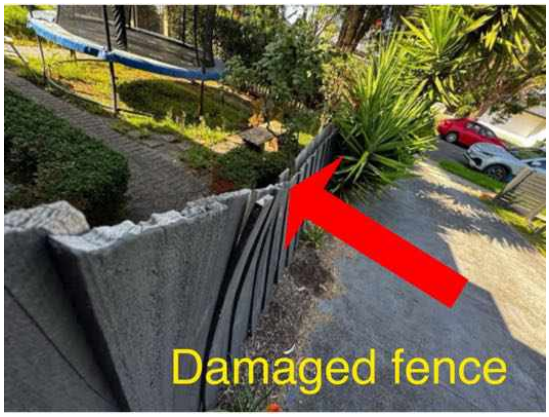
It is recommended that the damaged fencing, cracked paving and rendered column be repaired as part of routine maintenance. The rear decking should be inspected and repaired if necessary to ensure adequate structural support. The sagging porch ceiling lining should also be repaired or replaced.

It is further recommended that the site drainage to the rear yard be assessed by a suitably qualified contractor and appropriate drainage measures installed if required to ensure surface water is directed away from the building.

Time Frame:

Minor maintenance items should be addressed in the short to medium term.

Any drainage issues affecting water flow toward the building should be investigated promptly to reduce the risk of future structural or moisture-related damage.




Damaged render


Bouncy floor


Damaged fence

Finding 3.02

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Internal Building Defects
Information:	Several internal defects were observed during the inspection. Timber floorboards in the hallway area were observed to have visible gaps between boards, which is commonly associated with shrinkage of timber flooring over time due to seasonal movement, humidity changes or natural ageing of the material.

Cracks were observed in the garage concrete floor, however these cracks measured less than 5 mm in width and are consistent with typical minor shrinkage or settlement cracking commonly seen in concrete slabs.

A broken shower head was observed in the ensuite, and the shower head in the main bathroom was leaking during operation, which may lead to unnecessary water wastage and should be repaired or replaced.

In the kitchen area, a visible gap was observed around the oven provision within the joinery, indicating that the joinery may not have been fitted tightly around the appliance space. A visible gap was also observed at the benchtop join, which may allow moisture or debris to accumulate if not properly sealed.

The gas cooktop igniter was not functioning at the time of inspection and the

rangehood lights were also not operational, which may indicate faulty components or electrical issues.

General scuffs, marks and minor plaster damage were observed throughout internal wall surfaces and are considered typical wear and tear associated with normal use and occupancy.

In accordance with AS 4349.1–2007, these issues are considered Minor Defects, as they are primarily maintenance related and do not appear to significantly affect the structural performance of the building.

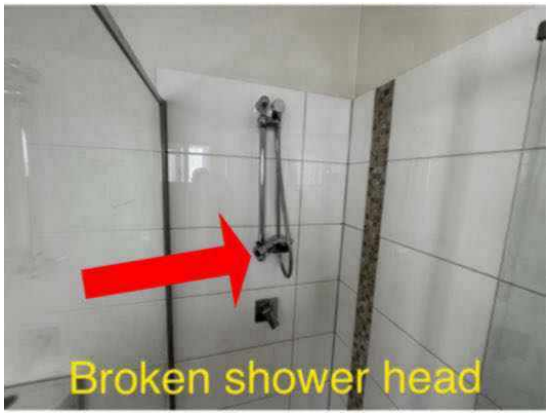
Recommendation:

It is recommended that the affected items be repaired or maintained as required, including replacing or repairing the shower heads, rectifying the cooktop igniter and rangehood lighting, sealing benchtop joins, and addressing minor plaster damage and cosmetic defects as part of routine maintenance.

Time Frame:

Maintenance recommended in the short to medium term.


Cracks in concrete


Broken shower head

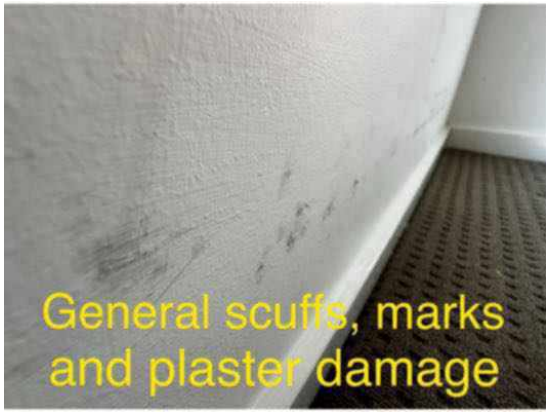

Leaking shower head


Gap in joinery


Igniter not working


Lights not working


Gap in benchtop


General scuffs, marks
and plaster damage

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Walls > All Areas
Finding:	Downpipes hard against brickwork concealing inspection zones (TP)
Information:	At the time of inspection, several downpipes were observed to be installed hard against the external brick walls. This configuration restricts visual access to the wall surface and slab edge behind the downpipes, making it difficult to identify early signs of termite activity. Effective termite risk management relies on maintaining clear and accessible inspection zones to allow early detection of termite activity. Where services such as downpipes are installed directly against masonry walls, concealed termite entry paths may develop behind these elements without being readily visible, increasing the likelihood of undetected termite ingress. As a result, the positioning of downpipes hard against the brickwork is considered to increase the risk of concealed termite entry. It is recommended that a licensed termite management or pest control contractor be engaged to assess these locations and provide advice on improving inspection access or implementing supplementary termite management measures to address the increased risk.




Finding 6.02

Building:	Main Building
Location:	Bathroom, ensuite, laundry > Ground Level
Finding:	Elevated moisture levels to bathroom, laundry & ensuite floor tiles (TP)
Information:	At the time of inspection, elevated moisture readings were detected using a moisture meter in the bathroom, laundry and the ensuite floor tiles. No active water leaks were observed during the inspection. Moisture readings in adjoining rooms were normal. It appears that the moisture is contained to these tiled areas only. Moisture damage was found to the door jamb and architrave in the bathroom. It is suspected that the moisture may be from conditions such as spills, or historic overflows or leakages from appliances or plumbing fixtures. In accordance with AS 3660.2, wet areas and plumbing-related moisture issues are recognised as increasing termite risk, as persistent dampness within building elements can create conditions conducive to termite activity and concealed access. Ongoing moisture exposure may also lead to deterioration of surrounding materials, further elevating termite susceptibility. As a result, the moisture issues identified within these areas are considered to increase the risk of termite activity and material deterioration. It is recommended that these areas are periodically monitored for ongoing moisture issues. Assessment is recommended by a licensed termite management or pest control contractor where elevated termite risk is identified.

Finding 6.03

Building:	Main Building
Location:	All Areas > Front,Rear
Finding:	Landscaping & vegetation increasing termite risk (TP)
Information:	At the time of inspection, landscaping & vegetation and mulching was observed around the property, including multiple garden beds, shrubs and plants in close proximity to the dwelling and mature trees located along the outside boundary of the property.

Environmental conditions that promote moisture retention, provide concealed shelter,

or support termite foraging activity are recognised as increasing termite risk to existing buildings. Mature trees, mulched garden beds, irrigation systems can all maintain damp soil conditions and may harbour termite colonies, allowing concealed termite activity to develop and potentially extend toward the building without early detection.

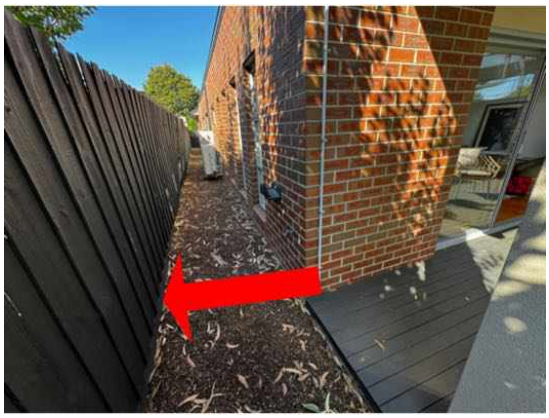
As a result, the extent of vegetation and moisture-retaining landscaping is considered to significantly increase the overall risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess the site conditions and provide advice on appropriate risk reduction measures, which may include managing vegetation and mulch, controlling moisture sources, and integrating suitable termite management strategies appropriate for the existing building and site conditions.

Finding 6.04

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Inground timber contact (TP)
Information:	At the time of inspection, in-ground timber contact was observed to the front, side and rear yards, including timber garden edging, fence posts and timber decking all in direct contact with the ground. These timber elements are positioned within the soil zone and in close proximity to the building and associated structures.

In accordance with AS 3660.2, conditions that facilitate termite access or provide a direct food source are recognised as increasing the risk of termite activity to existing buildings. Timber elements in direct contact with the ground are particularly vulnerable, as they can attract subterranean termites and support concealed foraging activity, potentially allowing termite colonies to establish and migrate toward nearby structures without early detection.

As a result, the presence of in-ground timber elements is considered to increase the risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess these conditions and provide advice on appropriate risk mitigation measures, which may include removal or replacement of timber elements with non-susceptible materials, isolation of timber from soil contact, and integration of suitable termite management measures to suit the existing site conditions.



Finding 6.05

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Slab edge - concealed (TP)
Information:	At the time of inspection, the slab edge to most areas of the building was observed to be concealed behind concrete paving, landscaping and timber decking. This condition restricts clear visibility of the slab perimeter and limits the ability to visually inspect critical inspection zones intended for the early detection of termite activity.

Where slab edges and inspection zones are concealed, concealed termite entry paths may develop without early warning. In accordance with AS 3660.2, existing buildings are required to maintain conditions that allow for effective inspection and management of termite risk, noting that obstructions such as paving, paths, or landscaping can compromise the effectiveness of termite management measures. Where inspection zones are obstructed, the likelihood of undetected termite activity is increased.

As a result, the current configuration is considered to increase the risk of concealed termite entry to the building. It is recommended that a licensed termite management or pest control contractor be engaged to assess the extent of the concealed slab edges and provide advice on rectification options, which may include modifying paving or landscaping to reinstate suitable inspection access and integrating appropriate termite management measures to suit the existing conditions.

Finding 6.06

Building:	Main Building
Location:	Roof Exterior > Rear,Rear Right,Centre Right
Finding:	Blocked gutters (TP)
Information:	At the time of inspection, organic debris was observed to the roof areas with partially blocked gutters and downpipes. These conditions promote prolonged moisture retention and reduced effectiveness of roof drainage, the issue is suspected to be associated with a lack of routine maintenance.

In accordance with AS 3660.2, conditions that promote ongoing dampness, moisture accumulation, or inadequate drainage are recognised as increasing termite risk to existing buildings, as elevated moisture levels can create environments conducive to termite foraging and concealed activity. Blocked gutters and downpipes may allow water to overflow or discharge against building elements, increasing moisture exposure to adjacent materials and reducing the effectiveness of termite risk management through visual inspection.

As a result, the observed organic debris and drainage issues are considered to increase moisture-related deterioration and elevate the overall risk of termite activity. It is recommended that an appropriately qualified roof plumber be engaged to clean and service the gutters and downpipes and that roof surfaces be maintained to reduce moisture retention, with ongoing monitoring and advice from a licensed termite

management or pest control contractor where elevated termite risk is identified.




Finding 6.07

Building:	Main Building
Location:	Walls > Centre Right,Rear Right
Finding:	Uncontrolled discharge from air conditioner and hot water unit (TP)
Information:	At the time of inspection, the air conditioner and hot water unit located to the side of the building was observed to have an overflow pipe discharging directly onto the ground, rather than being connected to a suitable drainage system. This condition allows ongoing moisture to accumulate at the base of the building and surrounding soil.

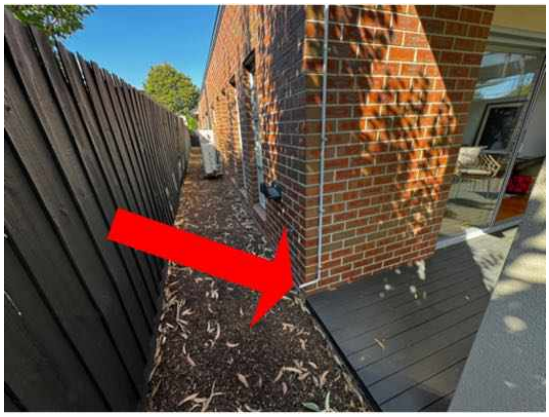
Conditions that promote persistent dampness or poor drainage around a building are recognised as conducive to termite activity, as elevated moisture levels can attract subterranean termites and support concealed foraging activity. Uncontrolled discharge from hot water system overflows may therefore increase moisture-related deterioration and termite risk.

As a result, the discharge from the air conditioner and hot water unit overflows is considered to contribute to conditions conducive to termite activity. It is recommended that a licensed plumber be engaged to connect the overflow pipe to an appropriate drainage point, ensuring that water is not discharged directly onto the

ground adjacent to the building, with further advice from a licensed termite management or pest control contractor where elevated termite risk is identified.








Finding 6.08

Building:	Main Building
Location:	Meter Box > Front Right
Finding:	Termite management system - no evidence of chemical installation (TP)
Information:	At the time of inspection, there was no visible evidence to suggest that a chemical termite management system has been installed or remains effective. In addition, no durable notice was observed within the electrical switchboard to identify the presence, type, or date of any termite protection measures.

In the absence of identifiable termite management measures to the building perimeter, slab penetrations, or accessible inspection zones, the dwelling cannot be confirmed as having an active termite management system. Where termite protection cannot be verified, the building is considered to be at an increased risk of termite activity.

In accordance with AS 3660.2, where no termite management system is present to an existing building, the risk of concealed termite entry and infestation is significantly increased, as subterranean termites may gain access to timber building elements without early detection.

For this reason, the installation of a post-construction chemical termite management system is highly recommended to reduce the risk of termite activity. A durable notice should also be installed within the electrical switchboard to clearly identify the treatment provided and support ongoing inspection and maintenance.

Engagement of a licensed termite management or pest control contractor is recommended as a matter of priority to assess the site conditions, consider local termite risk, and determine the most appropriate treatment method and procedures for this property.

Finding 6.09

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Subterranean termite management proposal (TP)
Information:	No live termite activity was found during the inspection of the property. However, based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The inspection identified several conditions that increase termite risk, including the absence of a verifiable termite management system, concealed slab edges, moisture-retaining landscaping elements, blocked gutters, in-ground timber contact, extensive landscaping & vegetation, and large trees within close proximity to building.

It is proposed that a licensed termite management contractor undertake a detailed site

assessment to determine the most appropriate post-construction termite management solution for the property, taking into account local termite pressure, soil conditions, building configuration, and existing obstructions. This assessment should inform the installation of a suitable chemical soil treatment or alternative approved management system designed to reduce the risk of concealed termite entry to the structure.

The proposed works should also include recommendations to improve ongoing termite risk management, such as reinstating or improving inspection access where practicable, managing moisture sources, addressing in-ground timber contact, and installing a durable notice within the electrical switchboard to clearly document the type and date of any termite treatment applied. Ongoing inspections and maintenance should be scheduled in accordance with the contractor's advice to ensure the long-term effectiveness of the termite management strategy and continued protection of the building.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Termite and Timber Pest Technician / Licensed Pest Controller

- Structural Engineer

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 140 Victory Road, Airport West is a single-storey brick veneer dwelling constructed on a concrete slab with a tiled roof and single garage, estimated to be approximately 10–15 years old (not verified). The dwelling is attached to a mirror-image house on the adjoining side, forming a duplex-style configuration with a shared wall. When compared with buildings of a similar age and construction type, the property was found to be in fair condition overall, however safety hazards, major defects and minor maintenance issues were identified during the inspection.

Safety Hazards

No significant safety hazards were identified during the inspection that presented an immediate risk of injury to occupants. However, some conditions such as the bouncy timber decking structure should be monitored and repaired if structural deterioration worsens.

Major Defects

Evidence of building movement and floor level variation

Cracking was observed to both internal and external building elements, including cracks to the front façade brickwork and render, hallway ceiling, garage walls, kitchen walls, and rear alfresco ceiling.

Laser level measurements identified significant floor level variations across several areas of the dwelling:
- Approximately 42 mm variation from the hallway to the rear living room wall
- Approximately 19 mm variation across the main entry area
- Approximately 30 mm variation across the garage floor over a span of less than four metres

Additionally, external paving to the right-hand side of the garage had visibly sunk and was sloping toward the garage wall, which may indicate ground movement in the area.

These findings suggest suspected foundation movement affecting the building, and this condition is considered a Major Defect under the definitions of AS 4349.1–2007.

Suspected moisture damage and elevated moisture levels

Suspected historical moisture damage was observed to the entry wall on the party wall side, with visible swelling and rippling to the plaster surface. Although moisture testing did not detect active moisture in this area at the time of inspection, the condition may have been caused by a previous leak from the box gutter, flashing or capping at the party wall roof junction.

Additional moisture-related issues were detected internally. Moisture damage was observed to the main bathroom door jamb, and elevated moisture readings of approximately 75% were recorded to the adjacent floor tiles. Similar elevated readings were also detected to the laundry and ensuite floor tiles, indicating potential moisture accumulation beneath the tiled surfaces.

The source of the moisture could not be confirmed during the inspection but may be related to plumbing leaks, waterproofing failure in wet areas, or concealed moisture beneath the floor tiles. Due to the risk of deterioration to surrounding building elements, this condition is considered a Major Defect.

Minor Defects

Several minor defects and maintenance issues were observed throughout the property, including:
- Damaged timber fencing to the front and rear yards
- Cracks to concrete paving and driveway areas measuring less than 5 mm in width
- Minor damage to a rendered column on the front porch
- Sagging ceiling lining to the front porch
- Bouncy timber decking to the rear yard
- Shrinkage gaps between timber floorboards in the hallway
- Cracks to the garage concrete floor less than 5 mm wide
- Broken shower head in the ensuite and leaking shower head in the main bathroom
- Gaps in kitchen joinery around the oven provision and benchtop joins
- Gas cooktop igniter and rangehood lights not functioning
- General scuffs, marks and plaster damage throughout internal areas

These defects are generally maintenance-related and cosmetic in nature.

– – – – – – – – – – –

Requires Verification

• Poor site drainage to the rear yard, with the ground sloping toward the building rather than away from it. Requires confirmation of any subsurface drainage. In the absence of adequate drainage, this may be classified as a MAJOR DEFECT.

Termite and Timber Pest

A termite and timber pest inspection was carried out at the time of the building inspection. No evidence of termite activity or termite damage was detected in accessible areas of the property.

However, no active termite management system was identified, and no durable notice was located in the meter box during the inspection.

Several conditions conducive to termite and timber pest activity were observed, including:
• Downpipes installed hard against brickwork, concealing inspection zones
• Elevated moisture levels detected to bathroom, laundry and ensuite floor tiles
• Landscaping and vegetation around the building, including large trees close to the structure
• In-ground timber contact
• Concealed slab edges around the building perimeter
• Partially blocked gutters
• Uncontrolled water discharge from air-conditioning and hot water unit overflow pipes

While no termite activity was detected, these conditions increase the risk of future termite attack and should be addressed where possible.

Inspection Limitations

The inspection was visual and non-invasive in nature, conducted in accordance with the general principles of AS 4349.1 – Inspection of Buildings. Areas concealed by wall linings, floor coverings, cabinetry, insulation, stored items, landscaping and other obstructions could not be fully inspected. Structural elements within walls, floors and ceilings are typically concealed and cannot be assessed without invasive investigation.

Additionally, the inspection represents the condition of the property at the time of inspection only, and conditions such as moisture or structural movement may change over time. The risk of undetected defects should therefore be considered High, particularly in concealed or inaccessible areas.

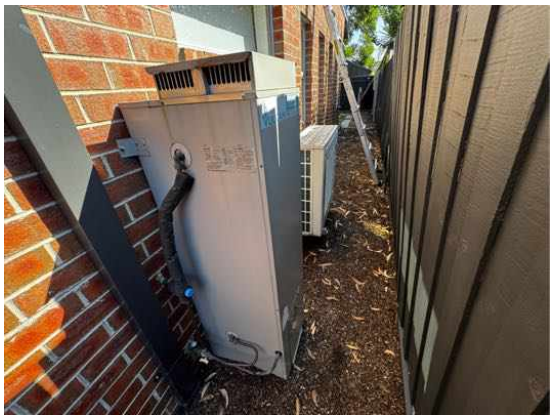
For further information, advice and clarification please contact Barry Hasturk on: 0419 200 040

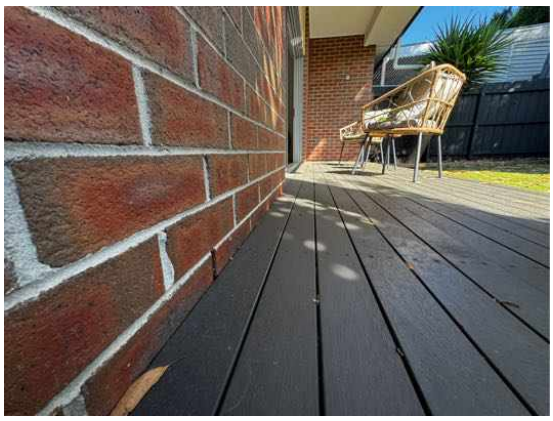
Section D Significant Items

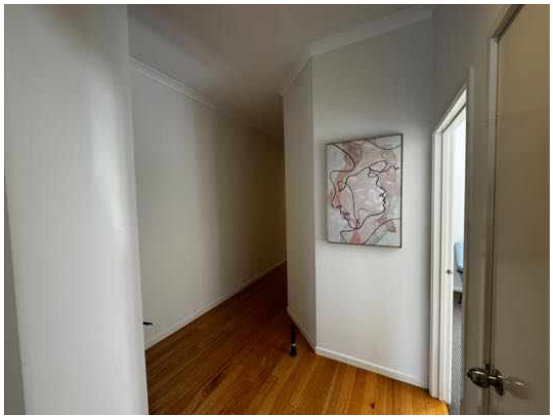
The following items were noted as - For your information

Noted Item

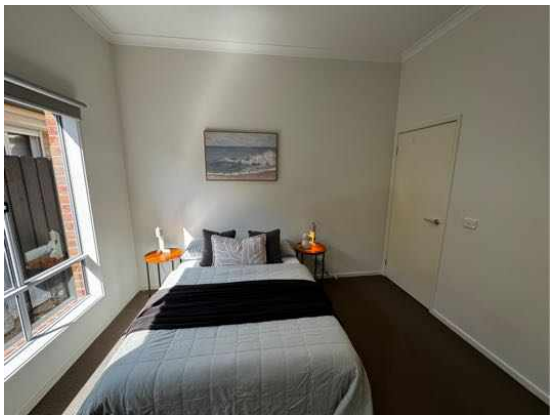
Building:	Main Building
Location:	All Areas > All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an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

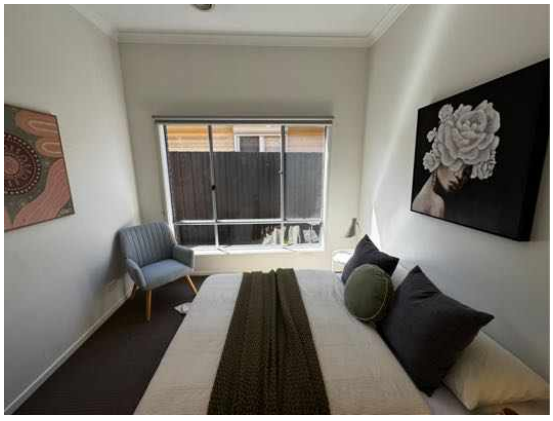




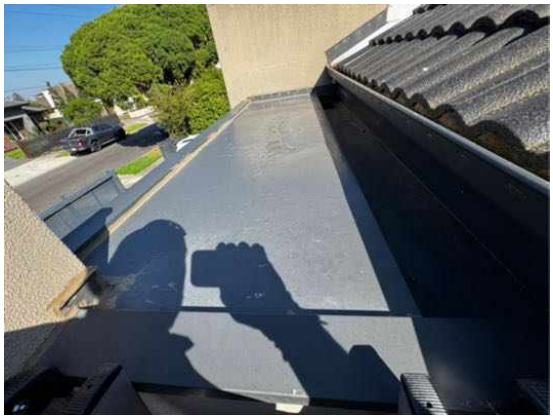






Noted Item

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



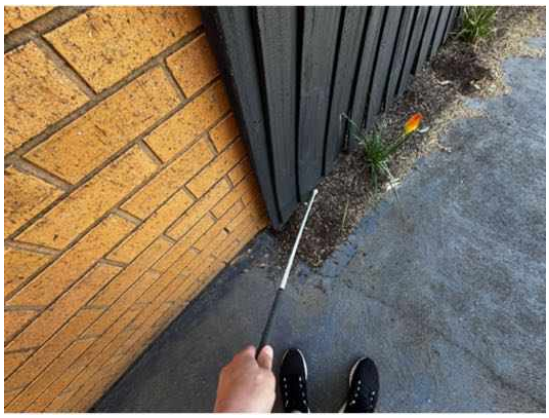
Noted Item

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Termite investigation techniques (TP)
Information:	All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity.

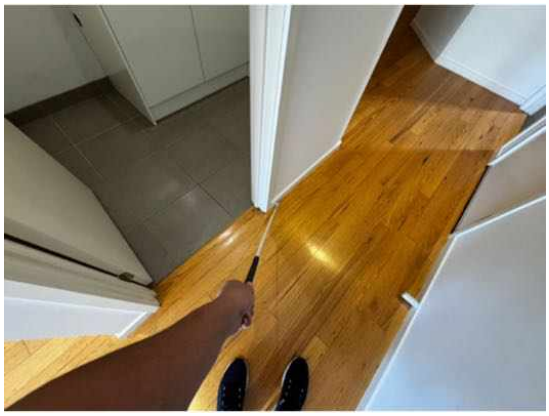
In an attempt to identify concealed or hidden timber pest activity, a range of inspection techniques were adopted. These included the use of a moisture meter to assess susceptible areas, sounding of timber elements using a handheld probing device, and visual assessment of materials for signs commonly associated with termite activity. These signs include moisture-related deterioration, deformation of timber, termite mud leads or bridging, and irregular or regular shaped holes within timber elements that may indicate pest-related damage.

It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, and fixed cabinetry such as bathroom fit-offs, can conceal termite activity and limit the effectiveness of visual inspection. As a result, the absence of visible evidence at the time of inspection does not eliminate the possibility of concealed termite activity within inaccessible or obstructed areas of the building.

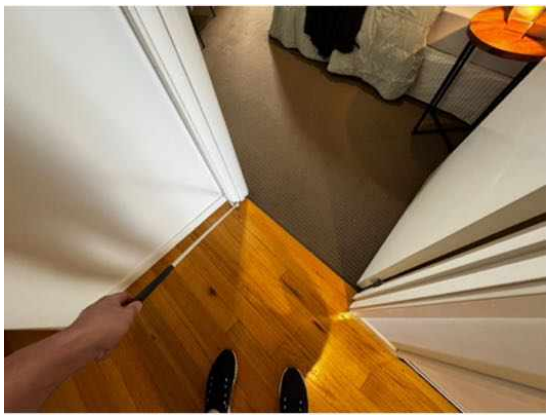


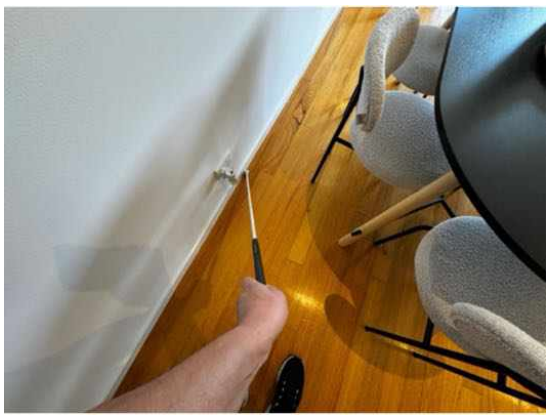



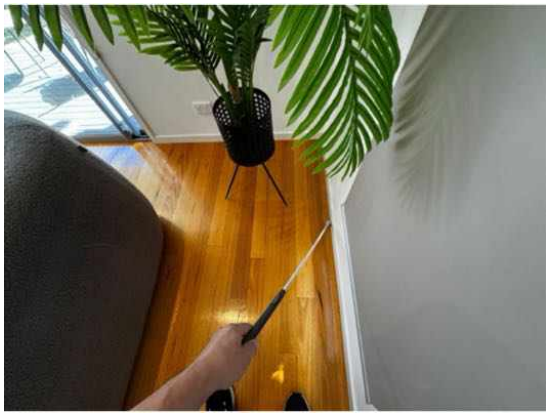


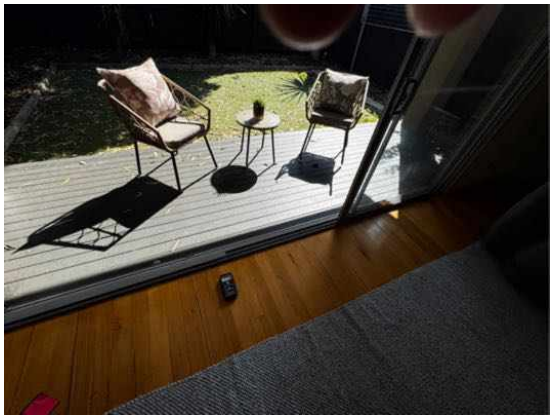


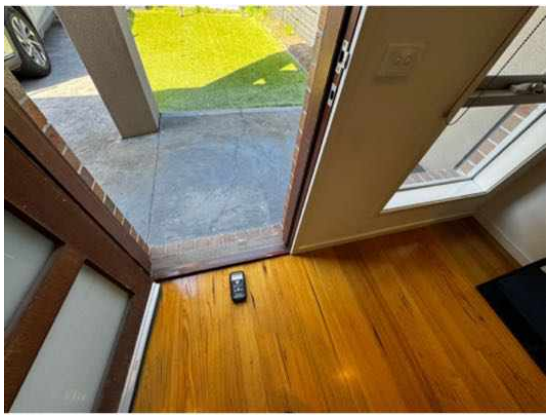


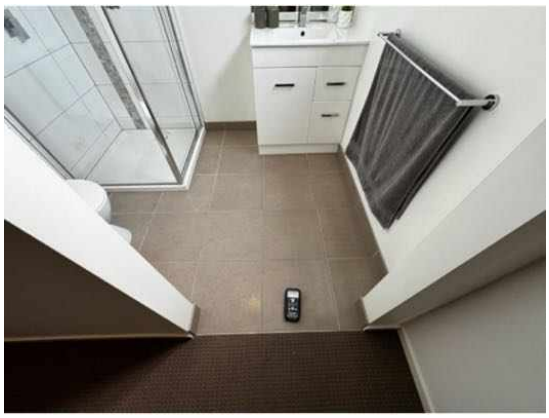


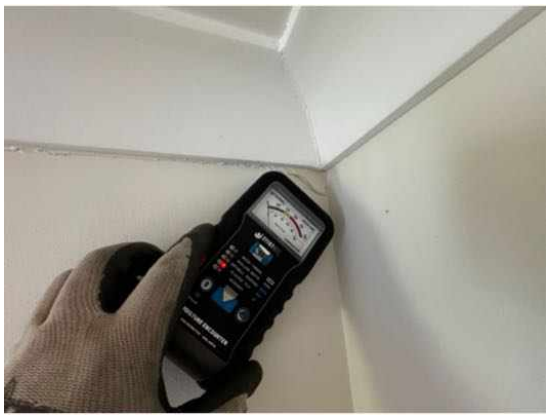













Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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