Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Mar 2026

Property Address: u9/601 Elgar Rd, Mont Albert North VIC 3129

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: Thu, 26 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	U9/601 Elgar Rd, Mont Albert North VIC 3129
Client's Email Address:	
Client's Phone Number:	
Consultant:	Eddy Tsai Ph: 0406 711 777 Email: Boxhill@jimsbuildinginspections.com.au
	DB-U 102001 Carpenter Waterproofing Kitchen Bathroom & Laundry License No. 465336C
Company Name:	Jim's Building Inspections (Box Hill)
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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: 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

If you have any questions about this report or require further information, please do not hesitate to contact the inspector who conducted the assessment.
This report has been prepared in accordance with the pre-inspection agreement between the parties, which outlines the purpose, scope, and key items to be inspected.

The contents of this report reflect the inspector's professional opinion based on the documents and information provided at the time of inspection. It should be read in full and interpreted within the context of the agreed scope of services. In the event of any inconsistency between the summary and the main body of the report, the detailed findings in the main body will take precedence.

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

In summary, the building, compared to others of similar age and construction is in Good Condition with a Major and some Minor Defects found

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Concrete, Slab - Monolithic or Slab on Ground
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Garage, Party Walls
Other Timber Bldg Elements	Deck, Door Frames, Doors, Eaves, External Joinery, Fascias, Internal Joinery, Skirting Boards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Raining

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

- Fencing

- Interior

- Roof Exterior

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.

- Roof Void due to lack of access.

- 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:

- Appliances and equipment

- Above safe working height

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Mould - Health Hazard

- No safe point from which to access roof exterior

- Solar Panels

- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

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

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

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

Major Defect

Finding 2.01

Building:	Main Building
Location:	Garage
Finding:	Brick Wall – Stepped Cracking Observed (3–10mm)
Information:	At the time of inspection, stepped cracking was observed in the brick wall, with crack widths ranging approximately from 3mm up to 10mm. This type of cracking typically follows the mortar joints and is commonly associated with foundation movement, footing settlement, or differential movement within the structure. Cracks of this magnitude are considered significant and may indicate ongoing structural movement rather than superficial or cosmetic issues. Potential contributing factors may include reactive soil conditions, moisture variation, inadequate footing support, or poor site drainage. If left unaddressed, such cracking may lead to further structural movement, widening of cracks, water ingress, and potential compromise of the building's integrity. It is strongly recommended that the owner engage a qualified structural engineer to assess the extent and cause of the cracking. Remedial works may include foundation stabilisation (e.g. underpinning), crack repair, and improvement of site drainage conditions. Ongoing monitoring is also advised to determine whether movement is active.

Finding 2.02

Building:	Main Building
Location:	Garage
Finding:	Garage Floor – Severe Unevenness
Information:	At the time of inspection, the garage concrete floor was observed to be severely uneven, with an estimated slope of approximately 35mm per metre, which is considered excessive and beyond acceptable construction tolerances. This condition may be associated with foundation movement, slab settlement, poor workmanship, or subgrade failure. In some cases, it may also indicate ongoing structural movement affecting the slab.

If left unaddressed, this may result in water drainage issues, trip hazards, progressive cracking, and potential impact on adjacent structural elements.

It is recommended that the owner engage a qualified structural engineer or builder to assess the cause of the unevenness. Remedial works may include re-levelling, grinding, or structural rectification depending on severity.

Finding 2.03

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom – Shower Area Water Leaking Around Shower Screen
Information:	During the inspection, active signs of water leakage were observed around the shower screen perimeter within the bathroom.

Moisture readings taken around the shower screen frame and adjoining wall junctions indicated elevated levels compared to unaffected areas.

This condition was recorded at the time of inspection as a waterproofing defect.

The leakage was identified along the base and vertical frame of the shower screen,

particularly where the shower glass frame meets the tiled floor and wall junctions.

Water traces and mild staining were noted on the external floor tiles immediately outside the shower enclosure.

This condition is likely caused by failed or deteriorated silicone sealant, gaps between screen junctions, or inadequate drainage within the shower base.

If left untreated, water may penetrate beneath floor tiles or behind wall linings, leading to:

- Damage to the waterproof membrane;
- Water staining or swelling of adjoining walls and skirting;
- Growth of mould and mildew; and
- Deterioration of structural materials in concealed areas.

This condition is classified as a Major Defect under AS 4349.1 Clause 3.2,

and does not comply with AS 3740 Clause 2.4 – Continuity of Waterproofing

and AS 3958.1 – Tile Installation and Junction Sealing Requirements.

It is recommended that the owner engages a licensed plumber or waterproofing specialist to:

• Inspect and identify the leakage source;

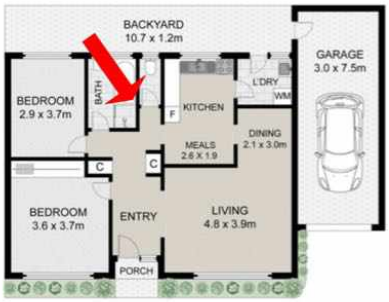
• Remove and replace all deteriorated or failed silicone sealant around the shower screen;

• Check the integrity of the waterproof membrane and floor gradient; and

• Rectify any tiling or drainage issues to ensure full waterproofing compliance.

Until repairs are completed, water usage in this shower should be minimised to prevent further leakage or hidden water damage.

All remedial works must comply with AS 3740 and AS 3958.1 standards.



Minor Defect

Finding 3.01

Building: Main Building

Location: Entry

Finding: Metal Handrail – Corrosion/Rusting Observed

Information: At the time of inspection, the metal handrail was observed to have visible signs of rust and corrosion. This condition is typically associated with exposure to moisture, weathering, or deterioration of protective coatings over time.

While the current extent of corrosion appears to be surface-level, if left untreated, it may lead to progressive material deterioration, reduced structural integrity, and potential safety concerns.

It is recommended that the owner engage a qualified tradesperson to treat the affected areas, which may include removal of rust, application of anti-corrosion treatment, and repainting or recoating. Severely affected sections may require repair or replacement to ensure durability and safety.

Finding 3.02

Building: Main Building

Location: All Internal Areas

Finding: Ceiling – Moisture Testing (Minor Moisture Detected)

Information: At the time of inspection, moisture testing to the ceiling area identified minor elevated

moisture readings. While no active leakage was directly observed, the presence of moisture indicates possible water ingress.

Based on the overall site observations, including accumulation of leaves and debris within the roof gutter system, there is a strong likelihood that blocked gutters may have caused water backflow (overflow), allowing moisture to enter the ceiling space.

If left unaddressed, this condition may lead to water staining, deterioration of ceiling materials, mould growth, and potential damage to internal building elements.

It is recommended that the owner engage a qualified roof plumber or contractor to clean the gutters, ensure proper drainage, and inspect the roof and gutter system for any defects. Ongoing monitoring of the ceiling area is also advised to confirm whether moisture levels stabilise after rectification.



















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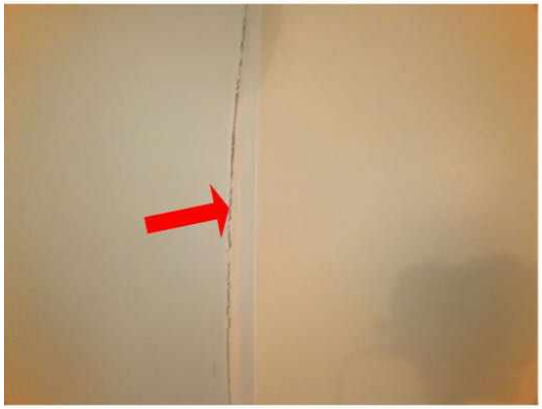
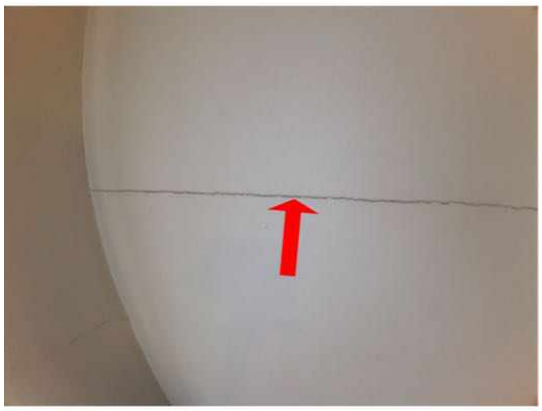
Finding 3.03

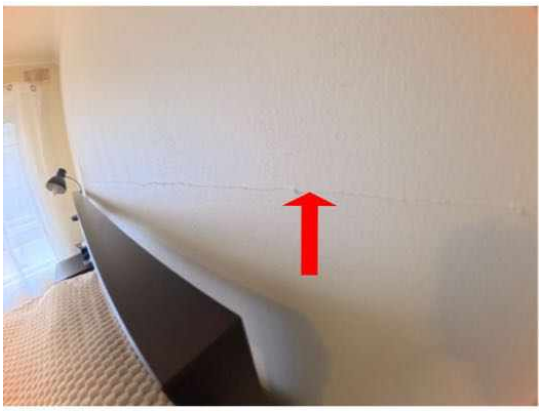
Building:	Main Building
Location:	All Internal Areas
Finding:	Wall & Ceiling – Multiple Cracks Observed (Minor 1–3mm)
Information:	At the time of inspection, multiple minor cracks (approximately 1–3mm in width) were observed to the wall and ceiling surfaces. Such cracking is commonly associated with building movement, material expansion and contraction, or minor settlement. Based on site observations, it is possible that water ingress into the ceiling space (potentially due to gutter overflow/backflow) and/or additional loading from solar panel installation on the roof may have contributed to the observed cracking.

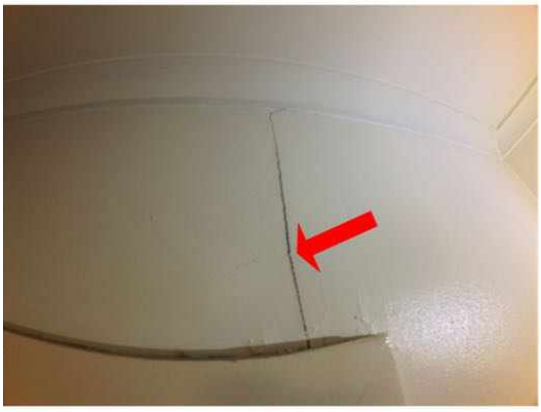
While the cracks are currently considered minor in nature, ongoing contributing factors may lead to further cracking, surface deterioration, or movement of building elements over time.

It is recommended that the owner monitor the affected areas. If cracks widen, extend, or become more numerous, further assessment by a qualified builder or structural professional is advised. Any identified water ingress issues should also be addressed to prevent ongoing damage.





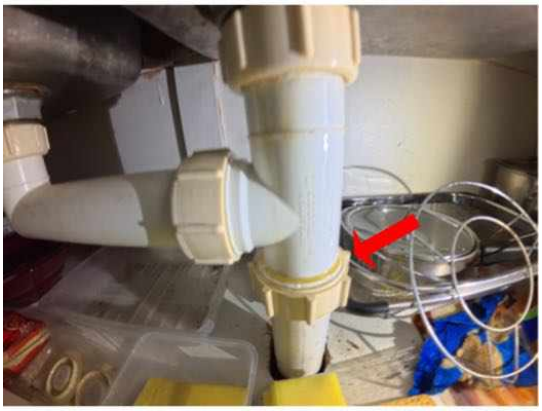




Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sink – Water Leakage Observed
Information:	At the time of inspection, a water leak was observed at the kitchen sink area, with moisture accumulation inside the cabinet beneath the sink. The leak is likely due to loose pipe connections, deteriorated sealant, or aging plumbing components. If not addressed promptly, this condition may lead to material deterioration (swelling, warping, or decay of cabinetry and surrounding finishes), mould and bacterial growth, potential electrical hazards if moisture reaches nearby outlets, and increased risk of pest activity.

It is recommended that the owner engage a licensed plumber to inspect and repair the leak. Damaged components should be replaced or resealed where necessary. Consideration may also be given to installing moisture barriers or waterproof liners within the cabinet to reduce the risk of future damage.



Finding 3.05

Building:	Main Building
Location:	Laundry
Finding:	Internal Wall Finishes – Scratches and Dents (General Wear and Tear)
Information:	During the inspection, scratches and dents were observed on the internal wall surfaces of the property.

The defects were noted in multiple areas throughout the dwelling, including common living areas and hallways, which are typically subject to regular use and contact.

The scratches and dents appear consistent with general wear and tear from everyday use rather than structural or workmanship issues.

While these imperfections are cosmetic in nature, they can reduce the overall presentation and aesthetic appeal of the property if not maintained.

It is recommended that the owner engages a qualified painter or plasterer to carry out minor surface preparation and touch-up painting where necessary.

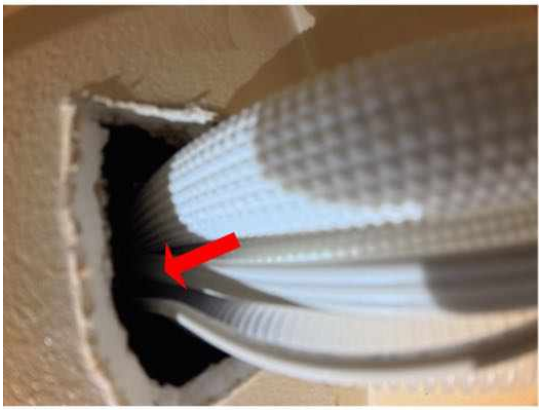
This maintenance work will help restore the wall finish appearance and maintain the property in good condition.

Finding 3.06

Building:	Main Building
Location:	Bedroom
Finding:	Wall Penetration – Not Sealed (Air Conditioning Pipe)
Information:	At the time of inspection, an air conditioning pipe penetration through the plaster wall was observed to be not properly sealed, with visible gaps around the opening.

Unsealed penetrations may allow air leakage, moisture ingress, dust accumulation, and potential pest entry into the wall cavity. Over time, this may lead to material deterioration, reduced energy efficiency, and possible internal damage within concealed areas.

It is recommended that the owner engage a qualified tradesperson to properly seal the penetration using appropriate materials to ensure a complete and durable finish.



Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Basin – Water Leakage Observed
Information:	At the time of inspection, water leakage was observed from the bathroom basin pipework, likely originating from pipe connections, trap fittings, or deteriorated seals.
	Ongoing leakage may result in moisture accumulation within the cabinet or surrounding areas, which can lead to material deterioration, mould growth, and potential damage to adjacent building elements if left unaddressed.
	It is recommended that the owner engage a licensed plumber to inspect and repair the leaking pipework, and to replace any defective components to prevent further water damage.

Finding 3.08

Building:	Main Building
Location:	Hallway
Finding:	Nails - Popping
Information:	At the time of inspection , nails are found popping out of the plasterboard, nails and screws are held by the friction between them and the surface that they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, internal wall and ceiling sheeting may become loose and unstable, increasing the rate of deterioration of these building elements and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of these, and associated, building elements. Such minor works will also help to improve the appearance of the affected area and secure the linings. These works should be performed by a qualified carpenter or plasterer at client discretion.


BACKYARD
10.7 x 1.2m
GARAGE
3.0 x 7.5m
BEDROOM
2.9 x 3.7m
BATH
KITCHEN
L'DRY
W/M
MEALS
2.6 X 1.9
DINING
x 3.0m
BEDROOM
3.6 x 3.7m
ENTRY
PORCH

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:	All External Areas
Finding:	Bridging - Vegetation
Information:	Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation. The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring. The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.




Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Finding 6.03

Building:	Yard
Location:	Back Yard / Subfloor
Finding:	Stored Items - Conducive to Timber Pest food sources
Information:	At the time of inspection, the following condition was observed: stored items were present within the garden.

The presence of stored materials can obstruct inspection access and create concealed conditions that are conducive to timber pest activity.

Stored items may retain moisture and restrict ventilation, increasing the likelihood of timber decay, mould growth, and termite infestations. In accordance with AS 4349.3, such conditions are classified as conducive to timber pest activity and may conceal existing infestations.

It is recommended that all stored items be removed from the garden to allow adequate ventilation, inspection access, and to reduce conditions conducive to timber pest activity.

The property owner should remove these stored items before further timber pest activity and damage occur, and engage a licensed Timber Pest Management company to implement appropriate pest management and control measures.

Finding 6.04

Building:	Yard
Location:	Yard - Front
Finding:	Garden Water Tap and Drain Misalignment
Information:	During the inspection, it was observed that the outdoor water tap is not properly aligned with the adjacent ground drain. As a result, discharged water does not flow directly into the drainage point and may instead accumulate around the base of the tap, creating localized damp conditions.

This installation issue reduces drainage efficiency and may lead to persistent moisture in the surrounding area. Prolonged water pooling can create a slip hazard, increase the likelihood of soil saturation near the building perimeter, and potentially contribute to moisture migration toward foundations. Ongoing damp conditions may also create an environment conducive to termite and timber pest activity, particularly where nearby timber elements or subfloor areas are present.

It is recommended that a licensed plumber be engaged to assess and rectify the installation. Rectification may involve repositioning the tap, adjusting the drainage alignment, improving surface fall, or installing an appropriate drainage or diversion system to ensure effective water discharge and minimise associated risks.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Yard
Location:	Sub-floor Entry Gate, Timber Fence
Finding:	Fungal decay - absent at the time of inspection
Information:	At the time of inspection, no evidence of fungal decay was observed within the accessible areas inspected.
	No visible signs of timber softening, discolouration, moisture-related deterioration, or fungal growth were identified during the inspection.
	This observation is based on a visual, non-invasive inspection only and reflects the condition at the time of inspection.
	Concealed areas, inaccessible sections, or areas covered by finishes were not assessed and may limit full evaluation.
	No further action is required at this stage.
	Ongoing monitoring and routine maintenance are recommended to minimise the risk of future moisture-related fungal decay.

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

- Asbestos Inspector

- Structural Engineer

- Pest Controller

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- Inspection been conducted

This building is comparable others of a similar construction and age and appears. To be mostly in good condition. It does however have some minor defects,(as described in AS4349.1) that we found which are;

Safety Hazard. X 1

1. Asbestos - Suspected ACM Identified on Site (Roof Eave sheets)

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

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

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

Major Defects. X2

1. Brick Wall – Stepped Cracking Observed (3–10mm)

At the time of inspection, stepped cracking was observed in the brick wall, with crack widths ranging approximately from 3mm up to 10mm. This type of cracking typically follows the mortar joints and is commonly associated with foundation movement, footing settlement, or differential movement within the structure.

Cracks of this magnitude are considered significant and may indicate ongoing structural movement rather than superficial or cosmetic issues. Potential contributing factors may include reactive soil conditions, moisture variation, inadequate footing support, or poor site drainage.

If left unaddressed, such cracking may lead to further structural movement, widening of cracks, water ingress, and potential compromise of the building's integrity.

It is strongly recommended that the owner engage a qualified structural engineer to assess the extent and cause of the cracking. Remedial works may include foundation stabilisation (e.g. underpinning), crack repair, and improvement of site drainage conditions. Ongoing monitoring is also advised to determine whether movement is active.

2. Garage Floor – Severe Unevenness

At the time of inspection, the garage concrete floor was observed to be severely uneven, with an estimated slope of approximately 35mm per metre, which is considered excessive and beyond acceptable construction tolerances.

This condition may be associated with foundation movement, slab settlement, poor workmanship, or subgrade failure. In some cases, it may also indicate ongoing structural movement affecting the slab.

If left unaddressed, this may result in water drainage issues, trip hazards, progressive cracking, and potential impact on adjacent structural elements.

It is recommended that the owner engage a qualified structural engineer or builder to assess the cause of the unevenness. Remedial works may include re-levelling, grinding, or structural rectification depending on severity.

For Your Information. X 10

1. Additional Photos - Obstructions and Limitations

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.

2. Roof Condition Checking – Drone Observation Report

During the inspection, the roof structure and external cladding were visually assessed using drone-assisted observation.
The inspection covered roof coverings, flashings, gutters, and downpipes, limited to areas safely accessible and visible to the drone.

In accordance with AS 4349.1 Clause 1.3 (Scope of Inspection), the inspection was non-destructive and non-invasive.

This drone operation was conducted under CASA Part 101 regulation, by a licensed operator holding:

Yi-hsuan, Tsai (Eddy)
Remote Pilot Licence (RePL, Sub-25kg) – Licence No: 1279486
Aeronautical Radio Operator Certificate (AROC)

The inspection covered the main roof, garage roof, and attached verandah roof sections, including ridge caps, valleys, gutters, and eaves junctions.
All observations were made through drone aerial imagery and visual inspection.

The roof was found to be in generally serviceable condition, with several maintenance or minor defects noted, including:
a. Debris accumulation in gutters
B. Building Paper/ Sarking Exposed

a. Debris accumulation in gutters

At the time of inspection, debris accumulation was observed within sections of the roof gutters. The

debris consisted primarily of leaves and general organic material that had collected over time.

Accumulated debris within gutters can restrict the proper flow of rainwater, potentially leading to water pooling, gutter overflow, and increased moisture around the roof edge and building perimeter. If left unaddressed, this condition may contribute to premature deterioration of gutter components

b. Building Paper/ Sarking Exposed

At the time of inspection, sections of building paper (sarking) were observed to be exposed within the roof space. Sarking functions as a secondary weather barrier beneath the roof covering, assisting in preventing moisture ingress and improving the overall weather resistance of the roof system.

Where sarking is exposed or displaced, it may indicate that the material is not properly installed or secured. It is also possible that the sarking may be exposed at the lower wall junctions or external eave areas, which may reduce its effectiveness in preventing the entry of moisture, dust, or wind-driven rain into the roof cavity. Although no active water leakage was observed at the time of inspection, the exposed condition may increase the risk of moisture penetration if not addressed.

In addition, no active leakage was observed at the time of inspection, although past moisture staining was evident in isolated areas.
Routine maintenance is recommended to prevent deterioration.

It is recommended that the owner engages a licensed roofer or roof plumber to:
- Clean and maintain all roof drainage components;
- properly secure or reinstate the sarking to maintain the weatherproof performance of the roof system.

If structural deformation or active leakage is later identified, a licensed roof plumber, builder or structural engineer should carry out a detailed assessment.

Notes:

Under the Civil Aviation Act 1988 (Australia) and CASA Part 101 regulations, commercial drone operations must only be carried out by individuals holding:
• A Remote Pilot Licence (RePL), and
• An Aeronautical Radio Operator Certificate (AROC).

Operating drones for commercial use without proper licensing is unlawful and may result in civil penalties, fines, or prosecution by the Civil Aviation Safety Authority (CASA).

All drone operations for this inspection were conducted in full compliance with CASA safety regulations and recorded in the official flight log.

3. Roof Space – Unable to Access (Manhole Fixed/Sealed)

At the time of inspection, the roof space could not be accessed as the manhole access point was fixed/sealed and unable to be opened.

As a result, the condition of the roof space, including roof framing, insulation, and any potential signs of water ingress, structural issues, or pest activity, could not be assessed.

It is recommended that the owner arrange for the manhole to be safely opened or reinstated for access, and a follow-up inspection be carried out to assess the roof space condition.

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1. Fungal decay - absent at the time of inspection X1

At the time of inspection, no evidence of fungal decay was observed within the accessible areas inspected.
No visible signs of timber softening, discolouration, moisture-related deterioration, or fungal growth were identified during the inspection.

This observation is based on a visual, non-invasive inspection only and reflects the condition at the time of inspection.
Concealed areas, inaccessible sections, or areas covered by finishes were not assessed and may limit full evaluation.

No further action is required at this stage.
Ongoing monitoring and routine maintenance are recommended to minimise the risk of future moisture-related fungal decay.

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Minor Defects X 9

1. Metal Handrail – Corrosion/Rusting Observed
2. Ceiling – Moisture Testing (Minor Moisture Detected)

3. Wall & Ceiling – Multiple Cracks Observed (Minor 1–3mm)
4. Kitchen Sink – Water Leakage Observed
5. Internal Wall Finishes – Scratches and Dents (General Wear and Tear)
6. Bathroom – Shower Area Water Leaking Around Shower Screen
7. Wall Penetration – Not Sealed (Air Conditioning Pipe)
8. Bathroom Basin – Water Leakage Observed
9. Nails - Popping

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Conducive Condition to Timber Pest X 6

1. Bridging - Vegetation

Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

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

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.

2. Termite Management System - no evidence of a chemical installation

The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

3. Stored Items - Conducive to Timber Pest food sources

At the time of inspection, the following condition was observed: stored items were present within the garden.
The presence of stored materials can obstruct inspection access and create concealed conditions that are conducive to timber pest activity.

Stored items may retain moisture and restrict ventilation, increasing the likelihood of timber decay, mould growth, and termite infestations. In accordance with AS 4349.3, such conditions are classified as conducive to timber pest activity and may conceal existing infestations.

It is recommended that all stored items be removed from the garden to allow adequate ventilation, inspection access, and to reduce conditions conducive to timber pest activity.
The property owner should remove these stored items before further timber pest activity and damage occur, and engage a licensed Timber Pest Management company to implement appropriate pest management and control measures.

4. Garden Water Tap and Drain Misalignment

During the inspection, it was observed that the outdoor water tap is not properly aligned with the adjacent ground drain. As a result, discharged water does not flow directly into the drainage point and may instead accumulate around the base of the tap, creating localized damp conditions.

This installation issue reduces drainage efficiency and may lead to persistent moisture in the surrounding area. Prolonged water pooling can create a slip hazard, increase the likelihood of soil saturation near the building perimeter, and potentially contribute to moisture migration toward foundations. Ongoing damp conditions may also create an environment conducive to termite and timber pest activity, particularly where nearby timber elements or subfloor areas are present.

It is recommended that a licensed plumber be engaged to assess and rectify the installation. Rectification may involve repositioning the tap, adjusting the drainage alignment, improving surface fall, or installing an appropriate drainage or diversion system to ensure effective water discharge and minimise associated risks.

6. Weep Holes – Incorrect Height Above Natural Ground (Conducive to Timber Pest)

At the time of inspection, the weep holes to the external brickwork were observed to be positioned too close to the natural ground level, with inadequate clearance. A minimum clearance of approximately

50mm above the natural ground level is generally required to allow proper drainage and ventilation, and to maintain an effective termite inspection zone.

Where weep holes are too low or are affected by raised ground levels, moisture drainage from the cavity can be restricted and the inspection zone can be compromised. This condition may allow concealed termite entry via the wall cavity and creates a conducive environment for timber pests due to increased dampness at the building perimeter. This condition is considered non-compliant with relevant BCA/NCC requirements and represents a conducive condition to timber pest activity.

It is recommended that the owner engages a licensed builder and/or pest management professional to assess the weep hole clearance and rectify the external ground levels or surrounding landscaping as required, to reinstate compliant clearances and maintain an effective termite inspection zone.

Left unmanaged some of these defects may become costly in the future and develop into major defects over time.
It is recommended that the following contractors be engaged urgently to conduct further assessments and or repairs required

- Licensed Structure Engineer.
- Qualified Plaster and painter.
- Qualified Carpenter.
- Qualified Gutter Cleaner.
- Qualified and Licensed Timber Pest Technician.

Strongly recommended to read the report in full, then contact us if you have any further questions.

Eddy
0406 711 777

For further information, advice and clarification please contact Eddy Tsai on: 0406 711 777

Section E Attachments and Further Comments

Section D Significant Items

The following items were noted as - For your information

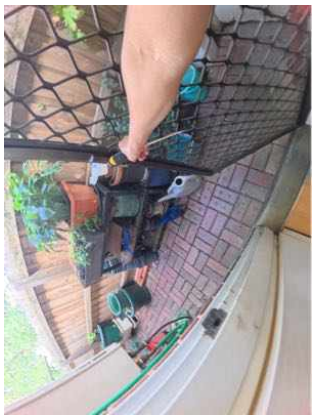
Noted Item

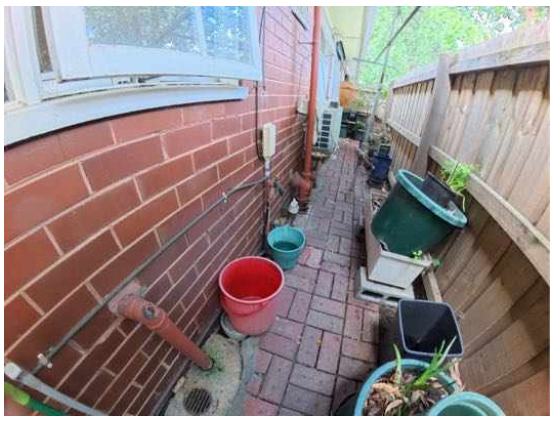
Building:	Main Building
Location:	Meter Box
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects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

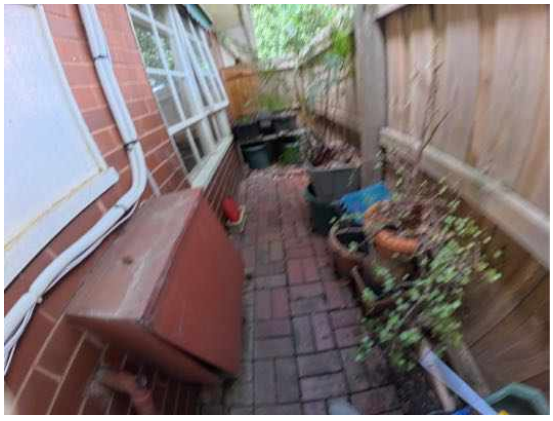


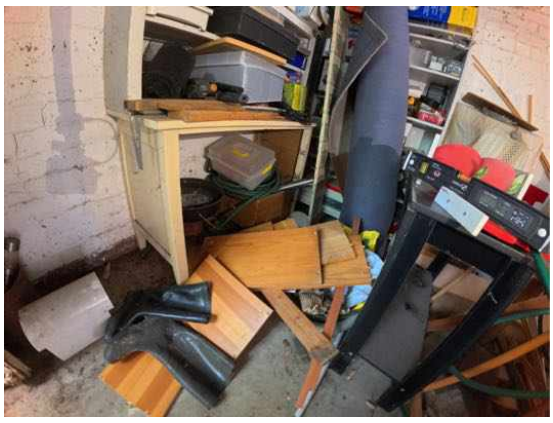




Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Condition Checking – Drone Observation Report
Information:	During the inspection, the roof structure and external cladding were visually assessed using drone-assisted observation.

The inspection covered roof coverings, flashings, gutters, and downpipes, limited to areas safely accessible and visible to the drone.

In accordance with AS 4349.1 Clause 1.3 (Scope of Inspection), the inspection was non-destructive and non-invasive.

This drone operation was conducted under CASA Part 101 regulation, by a licensed operator holding:

Yi-hsuan, Tsai (Eddy)

Remote Pilot Licence (RePL, Sub-25kg) – Licence No: 1279486

Aeronautical Radio Operator Certificate (AROC)

The inspection covered the main roof, garage roof, and attached verandah roof sections,

including ridge caps, valleys, gutters, and eaves junctions.

All observations were made through drone aerial imagery and visual inspection.

The roof was found to be in generally serviceable condition, with several maintenance or minor defects noted, including:

a. Debris accumulation in gutters

b. Building Paper/ Sarking Exposed

a. Debris accumulation in gutters

At the time of inspection, debris accumulation was observed within sections of the roof gutters. The debris consisted primarily of leaves and general organic material that had collected over time.

Accumulated debris within gutters can restrict the proper flow of rainwater, potentially leading to water pooling, gutter overflow, and increased moisture around the roof edge and building perimeter. If left unaddressed, this condition may contribute to premature deterioration of gutter components

b. Building Paper/ Sarking Exposed

At the time of inspection, sections of building paper (sarking) were observed to be exposed within the roof space. Sarking functions as a secondary weather barrier beneath the roof covering, assisting in preventing moisture ingress and improving the overall weather resistance of the roof system.

Where sarking is exposed or displaced, it may indicate that the material is not properly installed or secured. It is also possible that the sarking may be exposed at the lower wall junctions or external eave areas, which may reduce its effectiveness in preventing the entry of moisture, dust, or wind-driven rain into the roof cavity. Although no active water leakage was observed at the time of inspection, the exposed condition may increase the risk of moisture penetration if not addressed.

In addition, no active leakage was observed at the time of inspection, although past moisture staining was evident in isolated areas.

Routine maintenance is recommended to prevent deterioration.

It is recommended that the owner engages a licensed roofer or roof plumber to:

- Clean and maintain all roof drainage components;

- properly secure or reinstate the sarking to maintain the weatherproof performance of the roof system.

If structural deformation or active leakage is later identified, a licensed roof plumber, builder or structural engineer should carry out a detailed assessment.

Notes:

Under the Civil Aviation Act 1988 (Australia) and CASA Part 101 regulations, commercial drone operations must only be carried out by individuals holding:

• A Remote Pilot Licence (RePL), and

• An Aeronautical Radio Operator Certificate (AROC).

Operating drones for commercial use without proper licensing is unlawful and may result in civil penalties, fines, or prosecution by the Civil Aviation Safety Authority (CASA).

All drone operations for this inspection were conducted in full compliance with CASA safety regulations and recorded in the official flight log.


Debris


Missed Wall Cap


Tree Leaves

Noted Item

Building:	Main Building
Location:	Hallway
Finding:	Roof Space – Unable to Access (Manhole Fixed/Sealed)
Information:	At the time of inspection, the roof space could not be accessed as the manhole access point was fixed/sealed and unable to be opened.

As a result, the condition of the roof space, including roof framing, insulation, and any potential signs of water ingress, structural issues, or pest activity, could not be assessed.

It is recommended that the owner arrange for the manhole to be safely opened or reinstated for access, and a follow-up inspection be carried out to assess the roof space condition.

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.