Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Feb 2026

Property Address: 15 Oak St, Beaumaris VIC 3193, 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 Feb 2026
Modified Date:	Wed, 11 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	15 Oak St, Beaumaris VIC 3193, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Andrew Lacey Ph: 0419 824 486 Email: Hawthorn@jimsbuildinginspections.com.au
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Company Contact Numbers:	0419 824 486

Special conditions or instructions

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

The following apply: N/A

Section A Results of Inspection - summary

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

	Found	Not Found
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 poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	South
Other Building Elements	Shed, Garage, Fence - Post and Rail Construction, Pool, Retaining Walls, Pergola, Driveway
Other Timber Bldg Elements	Architraves, Deck, Door Frames, External Joinery, Floorboards, Internal Joinery, Doors, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Timber Framed, Tiled
Storeys	Double
Walls	Rendered
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.

- Exterior

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

- Subfloor.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Debris in gutters

- Decking

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Lack of suitable access or entry point

- No safe point from which to access roof exterior

- Roof framing - not trafficable

- Subfloor was not able to be inspected - there was no access to this area.

- Vegetation

- Webbing of roof trusses - not trafficable

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:

Location: Kitchen

Finding: Electrical wires exposed within the kitchen pantry

Information: At the time of inspection, it was noted that the electrical wires at the back of the light switch in the kitchen pantry were exposed.

This exposed wiring represents a potential safety hazard due to personal contact.

A licensed electrician should be contacted immediately to inspect the area and ensure the area complies with current standards and is safe.

Finding 1.02

Building:

Location: All External Areas

Finding: Steps and handrails deteriorated/ missing - urgent safety hazard

Information: The timber step outside the laundry shows evidence of wood rot and has collapsed. It is suspected that a lack of maintenance over the years may have caused deterioration in the area resulting in rotting and collapse of the step. This poses a tripping falling hazard.

It was also noted that the handrail to the stairs from the upstairs balcony was not connected which also poses a falling hazard.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the damage should be identified and addressed in a suitable manner. Repair or replacement of affected timbers may then be a necessary step in protecting

surrounding building elements from such deterioration.

A qualified carpenter or registered builder should be engaged to replace affected building materials as a matter of urgency.

Failure to act on this defect may result in further deterioration and significant safety hazards.

Finding 1.03

Building:

Location: Garage

Finding: Steps - out of level and uneven heights

Information: At the time of inspection the steps in the garage were found to be of varying heights and uneven, creating a potential trip hazard for users of the steps. It is suspected this has developed over time as the steps have been left to deteriorate.

According to normal building practices, all steps should be measured and levelled to exact heights so as to prevent tripping. The steps as they stand at the moment are classified as a safety hazard.

It is recommended that a licensed carpenter be engaged as a matter of urgency to inspect the steps and rebuild them to be of consistent height and level.

Major Defect

Finding 2.01

Building:

Location: Exterior walls - front

Finding: Distinct Cracking - External Concrete Paving

Information: Distinct cracks were identified between the front porch paving and the wall. It is suspected that the cracking may have occurred due to subsidence and movement in the front porch - away from the house.

Expansion and contraction of the concrete may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil over a sustained period of time

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

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 2.02

Building:

Location: Laundry

Finding: Distinct Cracking and subsidence to the tiled floor in the laundry

Information: Distinct cracking and subsidence was identified to the tiled area in the laundry. It is suspected the floor underneath the tiles is damaged and is not giving enough support for the tiles. This is classified as a major defect. It is suspected the floor tiles will need to ripped up and the floor inspected underneath these tiles. It is highly likely new flooring will need to be laid before new tiles are put down.

The extent of the repairs may only be obvious once the tiles and flooring has been removed and the extent of the damage noted. The purchase should be aware that significant works may be required.

A registered builder should be engaged to perform these works as a matter of urgency.

Please note: The flooring in this area should not be walked on as there is a possibility of the floor collapsing.

Finding 2.03

Building:

Location: All External Areas

Finding: Ceiling linings - Water stained with moisture noted in some areas

Information: At the time of inspection, there appeared to be some staining to various areas of the ceiling linings at the rear of the property (underneath the balcony). When the area was tested with a moisture meter, moisture was noted in one of the areas. This is classified as a major defect.

Staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

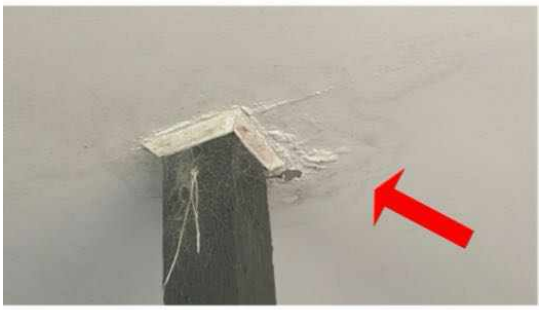
Staining can be indicative of more serious defects, which may be currently concealed. It is suspected that the staining in this instance may be from moisture entering the area via gaps / damage to the balcony surface above.

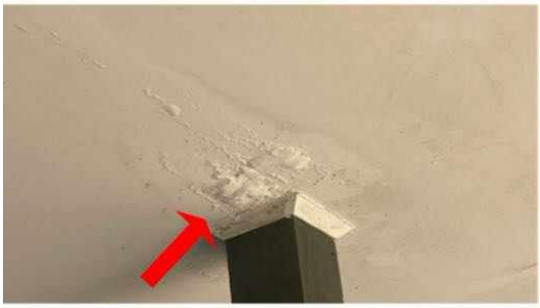
Where water staining is active (as noted in some areas here) , a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Once the water leaks have been addressed, all affected building materials may be repaired or replaced at client discretion. A registered builder may be engaged to perform this task.

This defect must be acted on and should not be left unattended.


7.3
Moisture noted here





Finding 2.04

Building:

Location: Alfresco

Finding: Ceiling - Sagging

Information: A section of the ceiling was found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the fixings (e.g. nails or glue) have become loose and require reattachment or that excess moisture has caused the ceiling to sag (as suspected in this instance) .

Where major sagging is evident, this may indicate that there are structural issues, causing surfaces to warp, twist or sag. Appointment of a registered builder is advised to further inspect the property and identify the source and rectification works required.

Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

The appropriate action should be taken by the client immediately to ensure that any potential further damage is limited.

Finding 2.05

Building:

Location: Balcony

Finding: Ceiling - Sagging

Information: A section of the ceiling was found to be sagging above the rear balcony at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the fixings (e.g. nails or glue) have become loose and require reattachment (as suspected in this instance) or that excess moisture has caused the ceiling to sag. This is a major defect.

Where major sagging is evident, this may indicate that there are structural issues, causing surfaces to warp, twist or sag. Appointment of a structural engineer is advised in that instance to further inspect the property and identify the source and rectification works required.

Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

The appropriate action should be taken by the client immediately to ensure that any potential further damage is limited.

Minor Defect

Finding 3.01

Building:

Location: All Areas

Finding: Cracking - fine

Information: Some fine cracking was noted throughout the property.

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

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

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

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








Finding 3.02

Building:
Location: Garage
Finding: Cracking - Concrete flooring within garage - Fine
Information: Fine cracks were identified in the concrete flooring of the garage . Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage.

Generally the cause of a fine crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

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

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

Finding 3.03

Building:
Location: Ensuite > Upstairs
Finding: Ceiling - Water stained and mouldy
Information: Water staining and mould was noted to ceiling linings in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. It is suspected that the bathroom immediately above this area may have leaked previously, resulting in the ceiling becoming stained. No current moisture was noted within the area when tested with a moisture meter.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active (not suspected in this instance), a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any

reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. The mould on the ceiling should also be cleaned by a mould specialist.

Finding 3.04

Building:

Location: Laundry

Finding: Moisture damage to architraves and door frame in the laundry area

Information: Evidence of moisture damage was identified to the architraves and door frame in the laundry area.

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

At the time of inspection no current moisture was noted when checked with a moisture meter. As a result , no further damage is likely in this area.

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

Finding 3.05

Building:
Location: Laundry
Finding: Sealant - Degraded in this area
Information: Sealant is deteriorated in this area.

Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where Sealant is damaged or missing , a tiling contractor should be appointed immediately to re-apply any silicone where necessary.

Failure to do so is likely to lead to water damage to the surrounding area.

Finding 3.06

Building:

Location: Kitchen

Finding: Sealant - Damaged or Missing

Information: Sealant is damaged or missing in this area. Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant is missing or damaged , a general handyman may be appointed to re-apply any silicone where necessary.

Failure to do so may lead to water damage to the surrounding area.






Finding 3.07

Building:

Location: Kitchen

Finding: Damage to the kitchen cupboards - edging peeling off

Information: Evidence of damage was identified to the kitchen cupboards at the time of inspection. It appears that the edging on the cupboards were peeling off.

The cupboard doors may be re edged. Failing that , replacement of the cupboard doors may need to be undertaken.

A kitchen specialist or competent handyman may be engaged to inspect the damaged areas and repair or replace any items where necessary.

Finding 3.08

Building:	
Location:	All Areas
Finding:	Sealant and grouting - degraded in bathroom
Information:	It was noted on inspection that sealant and/or grout is degraded to the tiled shower alcove area of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at various points. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

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






Finding 3.09

Building:	
Location:	Bathroom
Finding:	Shower screen seal - Leaking
Information:	Leaking was evident to the shower screen where it meets the wall at the time of inspection. It is suspected that the leaking has occurred as a result of the screen not being sealed correctly in this area. Leaking from the shower , where left unattended, can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

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

Finding 3.10

Building:

Location: All Areas

Finding: Windows - Sticking

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

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

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

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








Finding 3.11

Building:

Location: All Areas

Finding: Floor tiles - Cracked

Information: Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement in the floor foundations may also have caused movement and resulted in the cracking of tiles in this area. Impact damage to the area may also be a cause.

Cracked tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder specialising in re-stumping may be required.




Finding 3.12

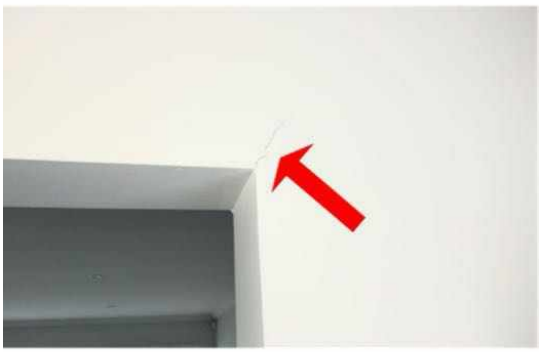
Building:
Location: Living Room > Upstairs
Finding: Cracking - Noticeable
Information: Cracking was noted within the plasterboard wall in the upstairs living area.

Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.



Finding 3.13

Building:

Location: Living Room > Rear,Upstairs

Finding: Ceiling nails - Popped

Information: Popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface 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, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

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

Finding 3.14

Building:

Location: Hallway

Finding: Door - Binding/jamming

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

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

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

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

Finding 3.15

Building:

Location: Bedroom

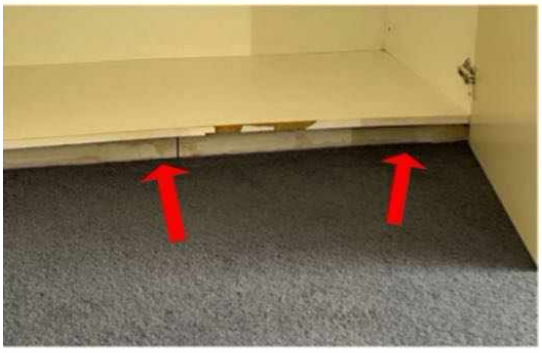
Finding: Moisture staining to the wardrobe bedroom

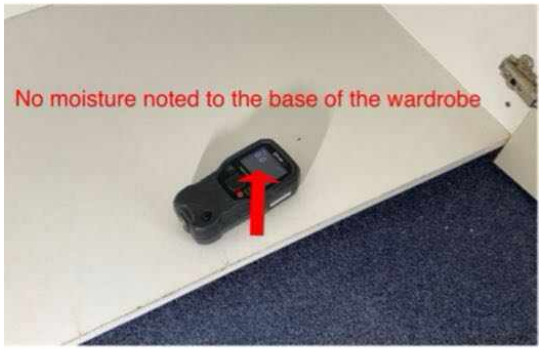
Information: Evidence of moisture staining was identified to the base of the wardrobe in the second bedroom upstairs at the time of inspection. Evidence of moisture damage was also noted to the base of the wardrobe doors. No current moisture was noted within the area when tested with a moisture meter.

It is unclear as to the cause of the staining. It may have potentially been from a leak in the pipework within the wall immediately behind the wardrobe or the piping inside the wardrobe .

The area should be monitored for any further signs of staining . Should this occur, consultation with a damp specialist should be sorted to determine the cause of the dampness. This may involve an invasive inspection of the wardrobe and possibly the flooring.

Please note there was a damp smell within the bedroom at the time of inspection




No moisture noted to the base of the wardrobe


Door swollen

Finding 3.16

Building:

Location: Ensuite

Finding: Bathroom tiles - Efflorescence

Information: Slight Efflorescence appears to be affecting the tiles in this area. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits between the tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence.

A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

Finding 3.17

Building:

Location: Bathroom

Finding: Tap - Leaking

Information: The tap in the kitchen was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the tapwear.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Please note this defect should not be left unattended. Failure to repair this leaking tap may result in further deterioration of the property.

Finding 3.18

Building:

Location: Garage

Finding: Slight dampness to small localised areas of the garage wall

Information: Dampness to small localised sections of the garage wall was identified at the time of inspection . It is suspected that this dampness may have occurred due to moisture either from any garden beds behind the wall or by moisture rising from the ground below. Garage walls did not have to have any damp proof course to prevent moisture rising up the wall , and this defect is quite common. Peeling/ bubbling painted surfaces is also an indicator of moisture within the brick surface.

Dampness and excessive moisture can also create an environment which is conducive to termite and pest infestation, along with the formation of mould.

It is recommended where possible that measures be put in place to lessen the amount of moisture within the garage. This can include moving any garden beds away from the edge of the garage or creating a waterproof barrier between the garden beds and the garage wall. Sealing the insides of the garage wall can also stop moisture coming in laterally.

A landscaper or plumber may be engaged to inspect the area and make the necessary changes. A painter or competent handyman may be engaged to scrape and re-seal the bricks before repainting.

Finding 3.19

Building:

Location: Garage

Finding: Moisture damage to skirting boards

Information: Evidence of moisture staining was identified to the skirting boards in the garage. No moisture was noted to the skirting, nor the wall around the skirting in this area.

As no current moisture was noted to any of the areas, no further damage is suspected to occur.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary. This can be carried out at the discretion of the homeowner.

Please note: the homeowner should inspect the skirting on a regular basis for any further signs of moisture. Should active moisture leaks be noted, consultation with a licensed plumber should be sought immediately to,prevent further damage.

Finding 3.20

Building:

Location: Stairs - Internal

Finding: Stairs - creaking when walked upon

Information: Some parts of the stairs were creaking when walked upon at the time of inspection.

Creaking flooring generally indicate that the treads are coming loose slightly from the supporting structures that they are installed on.

Quotations for required repairs from a qualified carpenter or Registered Builder should be sought .

The potential resolution may involve regluing and screwing the floor down through to replacement of flooring.

Finding 3.21

Building:

Location: All Areas

Finding: Carpet deteriorated in some areas

Information: At the time of inspection, some areas of the carpet throughout the property showed signs of wear . This is consistent with properties of this age, in particular where the property hasn't been looked after.

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

Finding 3.22

Building:

Location: All Areas

Finding: Floor - creaking slightly

Information: The internal flooring in this area was creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the fixings for the flooring may be coming loose slightly.

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

Finding 3.23

Building:

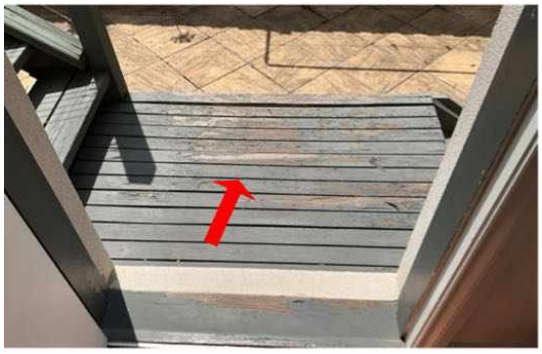
Location: All External Areas

Finding: Timber - exposed to weather

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

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

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






Finding 3.24

Building:

Location: All External Areas

Finding: Rendered wall - minor cracking

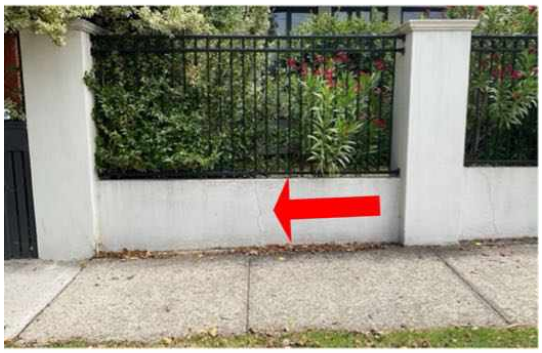
Information: Minor cracking to the rendered wall was identified at the time of inspection. It is suspected the cracking has occurred in the joins between various cement sheets on the wall.

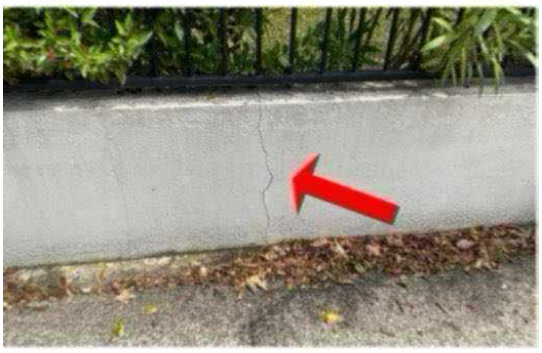
This type of cracking is often consistent with general movement of the foundations of the property and is not considered a major structural defect.

Whilst it is more of an appearance issue, repairs may be required as failure to act may allow moisture to enter the crack and cause secondary damage to other building elements.

Consultation with a suitably qualified renderer should be sought to determine costs involved with any repairs necessary.

Should cracks increase in size or number, speak with your building inspector for further advice.



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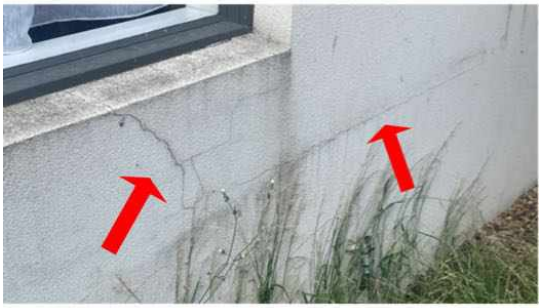
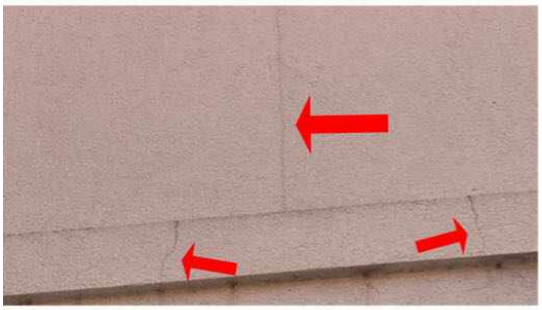
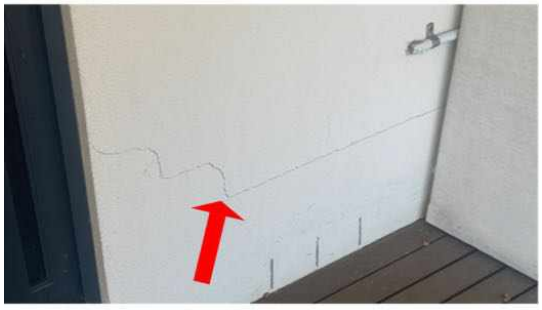






Finding 3.25

Building:

Location: Entry

Finding: Materials - Damaged and possibly unsuitable

Information: At the time of inspection, the panels on either side of the door were deteriorated and showing evidence of moisture damage.

The materials used may be unsuitable for their intended purpose. Generally, this occurs in older homes or homes where people have undertaken ad-hoc repairs, extensions and/or renovations.

The workmanship is consequently substandard and the use of building materials not specifically suited to the purpose is likely to result in the development of minor and major defects over time. It is highly likely that the panels will need replacement.

A registered builder should be appointed to replace unsuitable materials to ensure the longevity of the entrance panels.

Finding 3.26

Building:

Location: Yard - Front

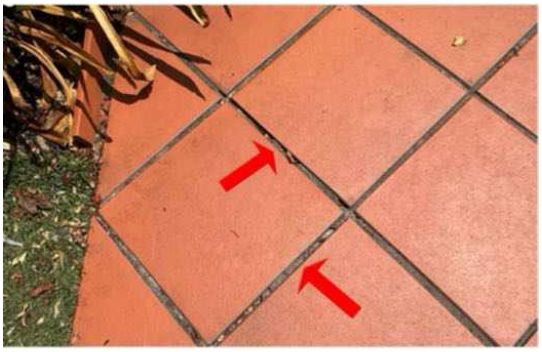
Finding: Exterior Grouting - Missing or damaged

Information: It was noted on inspection that grout is degraded to the joins within the pathway tiles at the time of inspection.

The tiles and slab can move at different rates, generally causing cracking to grout at this point.

The grout should be scraped out and fresh grout applied where necessary.

A competent handyman may be appointed to complete these works.



Finding 3.27

Building:

Location: Yard - Side

Finding: Fencing - slightly wobbly and deteriorated

Information: It was noted at the time of inspection that a section of the fencing at the side of the property was slightly wobbly. Other sections of the fence were also deteriorated.

Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

Repair of several elements of the fencing will be required.

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

Finding 3.28

Building:

Location: Garage

Finding: Drains blocked

Information: At the time of inspection, the channel drains at the rear of the garage door was blocked with weeds, which can reduce its effectiveness in channelling water away from the garage and causing flooding and potential water ingress.

It is highly recommended that all drains be kept clear of weeds and other vegetation to ensure effective drainage of the area.

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

Finding 3.29

Building:

Location: Garage

Finding: Distinct Cracking - Garage Concrete floor

Information: Distinct cracks were identified in concrete paving of the garage . Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

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

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

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.30

Building:

Location: Roof Exterior

Finding: Fascia - Wood rot noted

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

It is likely that this wood rot has developed as a result of faults in the roof cover or plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 3.31

Building:

Location: All External Areas

Finding: Ceiling - Water stained

Information: Water staining to ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time.

The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active (not suspected in this instance), a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

Please note: no moisture was evident to the stained areas when tested with a moisture meter.

Finding 3.32

Building:

Location: Roof Exterior

Finding: Gutters - Blocked

Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 3.33

Building:

Location: All Areas

Finding: Roof tiles - fair condition but with some maintenance required

Information: Upon inspection of the exterior roofing, the roof tiles appeared weathered but were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, some maintenance works are required.

Areas of minor chipping of tiles was noted. Fine cracking to mortar around the ridge capping was also noted. Evidence of some previous repairs were also observed.

Repairs to cracked mortar and minor chipped or cracked tiles is required.

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




Finding 3.34

Building:

Location: Yard - Back

Finding: Retaining wall - leaning

Information: The retaining wall in this area was found to be leaning at the time of inspection. Generally, leaning retaining walls are caused by poor original design or material use, however they may also be a result of substandard construction, poor site drainage or increased load behind the wall.

If the retaining wall continues to move and lean further, repair or replacement should be expected.

Where retaining walls are considered structural walls (not in this instance) , a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper may be appointed to repair or replace the wall, when required, at the discretion of the client.

Finding 3.35

Building:

Location: Balcony

Finding: Tiled Floor - creaking slightly

Information: The tiled flooring on the balcony was creaking slightly when walked upon at the time of inspection. It is unclear as to the reason for this , however damage to the subfloor substrate may be an option. Creaking tiled flooring can also indicate that the fixings for the flooring may be coming loose slightly.

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

Finding 3.36

Building:

Location: Bedroom

Finding: Window - Cracked/ chipped

Information: A chip/crack was identified in the window in this area. Cracking and chipping in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.

Finding 3.37

Building:

Location: All Areas

Finding: Additional Photos - minor defects

Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	
Location:	Yard - Side
Finding:	Overflows - Not plumbed for drainage
Information:	The overflows are not plumbed or connected to suitable drainage, which may result in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow or at least redirect it away from the edge of the house. These works will ensure that the area remains dry and free of any secondary defects.

Finding 6.02

Building:

Location: All External Areas

Finding: Trees and Garden Beds - Conditions Conducive to Termites

Information: Trees and Garden beds were found to be evident around and against the property. These areas can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress.

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

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

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

Finding 6.03

Building:

Location: All External Areas

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

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

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

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

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:

Location: All External Areas

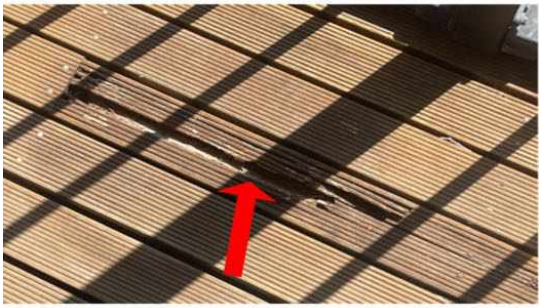
Finding: Wood rot

Information: This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Repair or replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may be engaged to replace affected building materials where necessary.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

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

Several Major defects (sagging ceiling linings , staining to ceilings with active moisture, subsided floor tiles within the laundry, distinct cracking and movement to concrete porch) were noted, along with a number of urgent safety hazards (uneven steps in the garage, rotted steps and missing hand rails on the balcony steps and exposed wiring in the kitchen pantry cupboard) were noted .

A large number of minor defects were also noted throughout the property. The purchaser should be aware that a significant amount of money will need to be spent on the property to attend to these defects.

There were also a number of items which need to be monitored moving forward eg moisture staining noted to various areas throughout he property. There was a distinctive damp smell within the property.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. Several conditions conducive to timber pest activity was noted, along with evidence of fungal decay (wood rot) noted. Given this, the property would be considered a higher risk for timber pest activity.

Please note only limited access was possible within the roof space due to the roof framing and ducting blocking access . There was no access to the subfloor. There was also a number of items relating to dampness and moisture found within the property. As not areas of the property could be inspected, the risk of undetected defects is listed as high.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:
Location: All Areas
Finding: Termite inspection - no termite activity found
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

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

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

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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

Noted Item

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.

Noted Item

Building:

Location: All Areas > Upstairs

Finding: Windows opening wider than current regulations

Information: The upstairs external windows of the property appear to open wider than current standards allow for second storey windows. Windows at this height should only be allowed to open up to 125mm , to prevent any falling hazards

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and windows are definitely one of those crucial regulations. This defect can create a potential safety hazard for young children and caution should be taken around these areas.

Opening limiters or safety screens can be retro fitted to ensure safety in this area and bring the windows up to current standards. This may be considered by the homeowner as additional safety measures.

Noted Item

Building:

Location: Garage

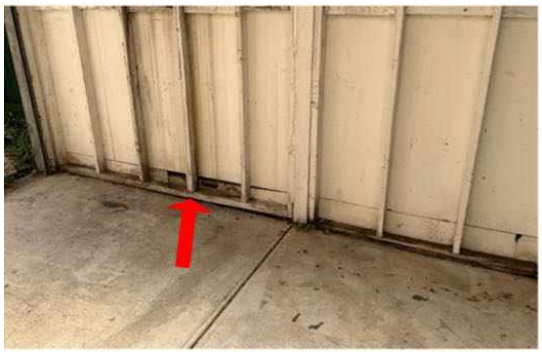
Finding: Asbestos - Suspected ACM Identified on Site

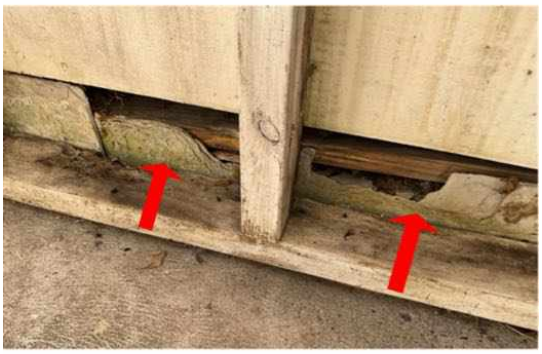
Information: The Cement sheet on the side wall of the garage may potentially be an Asbestos Containing Material (ACM). The observable areas of cement sheet were found to be damaged / deteriorated at the base. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

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.





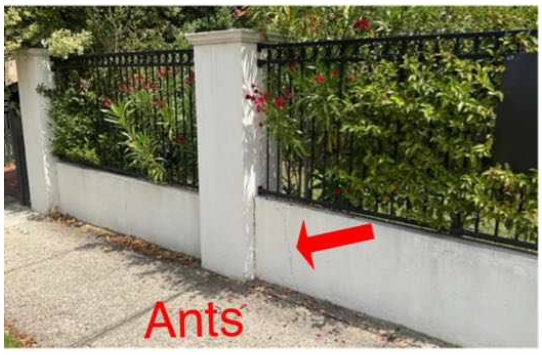
Noted Item

Building:
Location: Pool Area
Finding: Pool , equipment and fencing
Information: Please note that this inspection does not cover pool, spa, any equipment or fencing.

It is highly advised that a pool specialist be appointed to inspect the pool and associated equipment and provide advice on compliance and any rectification works that may be required.

Noted Item

Building:
Location: Exterior walls - front
Finding: Additional Photos for your information - trails of ants
Information: Additional photos are provided for your general reference.



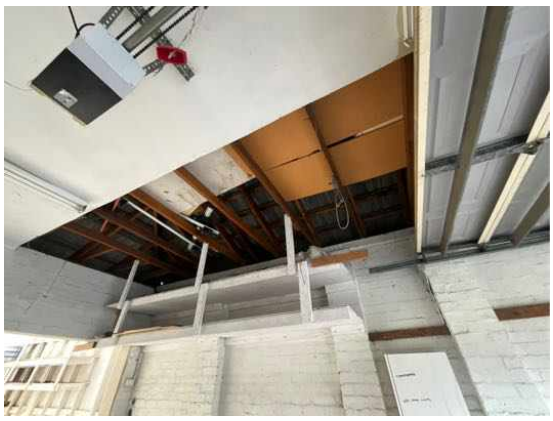
Noted Item

Building:

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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



Definitions to help you better understand this report

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

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