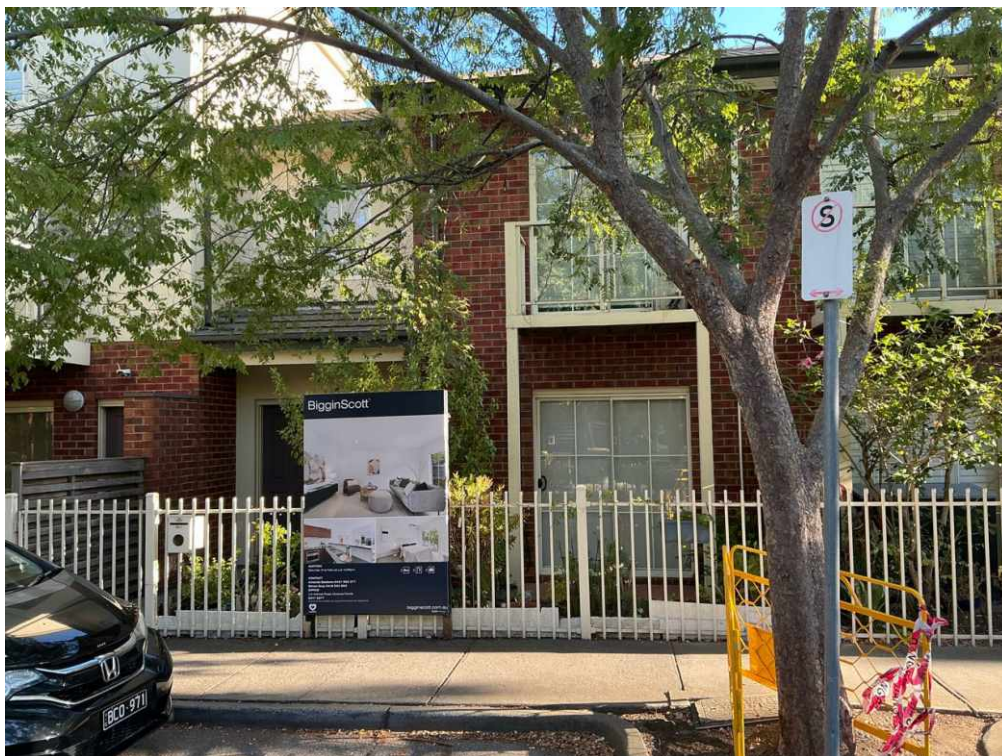




Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Feb 2026

Property Address: 93 Village way Maribyrnong



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 16 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 93 Village way Maribyrnong

Client's Email Address:

Client's Phone Number:

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Company Name: Jim's Building Inspections Port Melbourne

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Company Email: Portmelbourne@jimbuildinginspections.com.au

Company Contact Numbers: 0417855535

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Terraced, Residential, Townhouse
Company or Strata title	Unknown
Floor	Concrete, Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Footpath, Garage, Fence - Post and Rail Construction
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Stair Railing, Staircase, Veranda Posts, Window Frames, Floating Floor, Doors, Door Frames, Deck, Architraves, Architectural Trims
Roof	Timber Framed, Tiled, Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed), Rendered, Light Weight Wall Clad
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.

- Subfloor - Part
- Trees
- Wall Exterior
- Exterior
- Interior
- Fencing
- Landscaping Timbers
- Roof Exterior - First Floor Only
- Posts
- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Outside of the fencing.
- 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:

- Wall linings
- Wallpaper or Wall Coverings
- Vegetation
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.
- Debris in gutters
- Ceiling linings
- 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.
- Areas of low roof pitch preventing full inspection
- Decking
- Above safe working height
- Appliances and equipment
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Gutter Guards
- Insulation
- Furniture
- No safe point from which to access roof exterior

- Patio
- Porch
- Rugs
- Roof framing - 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:	Main Building
Location:	Balcony
Finding:	Wood rot
Information:	This balcony post 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. Contributing factors also include poor air ventilation in the area.

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. 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 should be engaged to repair the post immediately



Finding 1.02

Building:	Main Building
Location:	Roof Void

Finding: Down lights not shrouded
 Information: It was observed that the downlights in the roof space were not shrouded from the insulation.

Down lights become very hot when in use and when exposed to the roof insulation have the potential to cause excessive heat and cause fire to the property.

A licensed electrician should be engaged to inspect and re-work where required immediately.



Finding 1.03

Building: Main Building
 Location: Bathroom
 Finding: Toilet seat loose
 Information: It was observed that the toilet seat was loose and unstable.

Loose seats can cause fall injury to persons while in use and lead to serious injury

A licensed sanitary plumber should be engaged to review prior to use



Major Defect

No evidence was found

Minor Defect

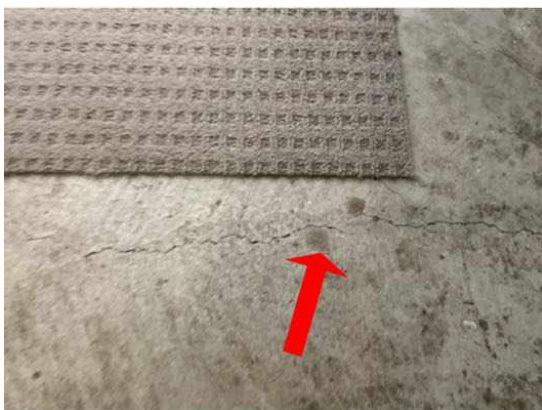
Finding 3.01

Building: Main Building
Location: Porch
Finding: Cracking - Damage Category 0 - Hairline (less than 1mm)
Information: Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

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.





Finding 3.02

Building: Main Building

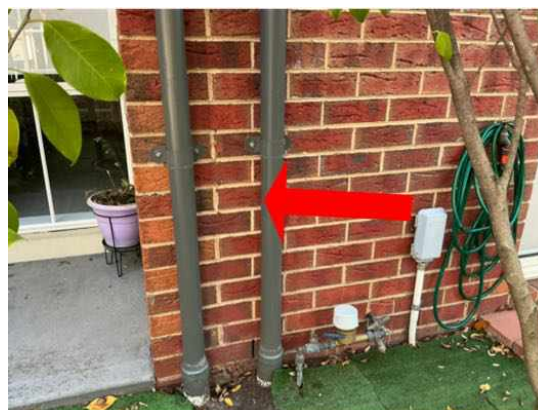
Location: Front Elevation

Finding: Brickwork - Cracking [Fine]

Information: 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 brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

Always contact a building inspector should cracks widen lengthen or become more numerous.



Finding 3.03

Building: Main Building

Location: Yard - Back

Finding: Gate binding and jamming

Information: It was noted at the time of the inspection that the gates to the rear of the property were binding and jamming. The gates were not able to be secured correctly.

An unsecured property can lead to a lack of security

A general handyman should be engaged to review at the clients discretion.



Finding 3.04

Building:	Main Building
Location:	Bedroom 2 and 3
Finding:	Windows - Stiff to slide
Information:	Several windows throughout the property were jammed and 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 pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.





Finding 3.05

Building:	Main Building
Location:	Bathroom 2
Finding:	Door catch – broken
Information:	It was observed that the door to wardrobe in bedroom two requires a door catch repair. It is not holding the door closed.

The door should be operational and unattended to the door the door and building elements could prematurely deteriorate.

A general handyman should be engaged to review at the owners discretion

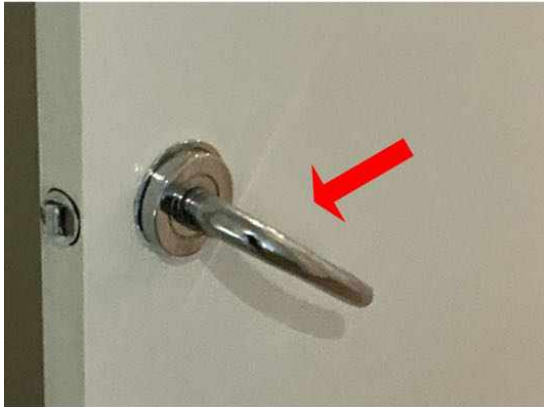


Finding 3.06

Building:	Main Building
Location:	Bathroom 2
Finding:	Door handle missing /damaged/worn
Information:	It was observed that several door handles throughout the building requires replacement or adjustment with some decorative cover rings missing.

Without the handle the door is not 100% operational which could provide lack of privacy and security

A handyman should be engaged to review at the owners discretion.

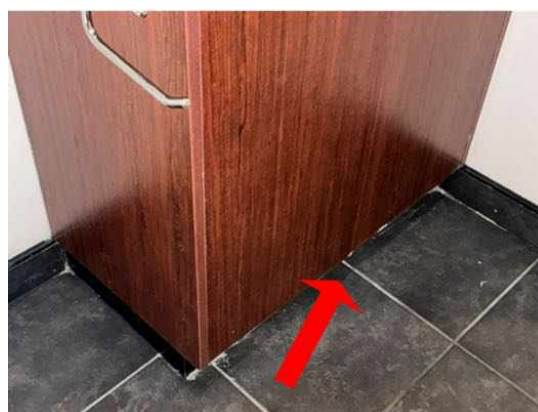


Finding 3.07

Building: Main Building
Location: Bathroom 2 and 3
Finding: Cabinet edge tape
Information: It was observed that the tape to the bathroom cabinets have sustained some previous damage

Edge tape is required to prevent the ingress of moisture to the substrate of the cabinet carcass preventing swelling and premature deterioration of the cabinet structure

A qualified cabinet maker should be engaged to review at the clients discretion



Finding 3.08

Building: Main Building
 Location: Bathrooms and WC
 Finding: Toilet roll holder - Loose
 Information: The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these

works.

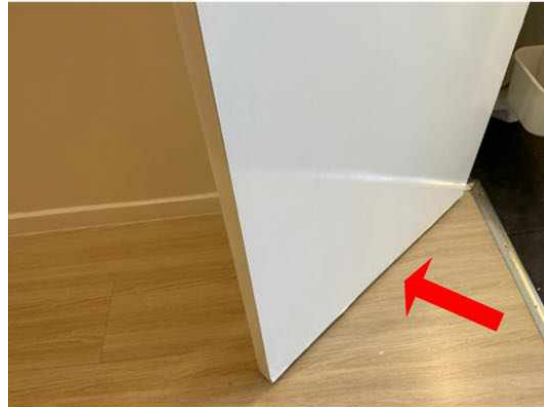
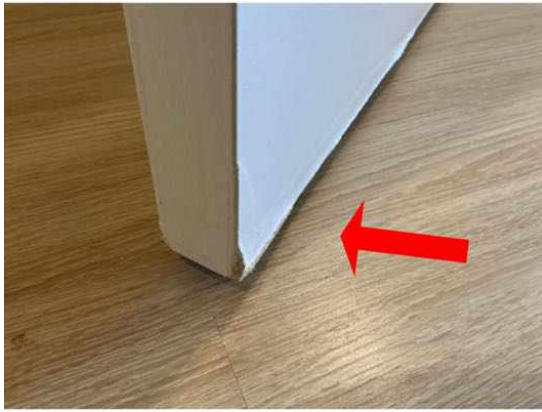


Finding 3.09

Building: Main Building
 Location: Laundry
 Finding: Door water damaged
 Information: It was observed at the time of the inspection that the doors to the laundry closet had been water damaged at the bottom. It appears that the doors were not sealed at the time of construction and overtime has wicked up water from the floor tiles and or steam from clothes washing activities

Unattended to the doors could continue to deteriorate to a point where replacement may be required.

A qualified carpenter and painter should be engaged to review at the owners discretion



Finding 3.10

Building:	Main Building
Location:	Kitchen
Finding:	Cabinet doors require adjustment
Information:	It was noted that several cabinet to the kitchen had become loose overtime and has caused the doors to bind and become difficult to open.

Doors which catch and bind can damage laminated surfaces and allow water ingress into cabinetry elements. This can cause swelling of the chipboard substrate and premature deterioration of the structure of the cabinet.

A qualified cabinet maker should review at the owners discretion.

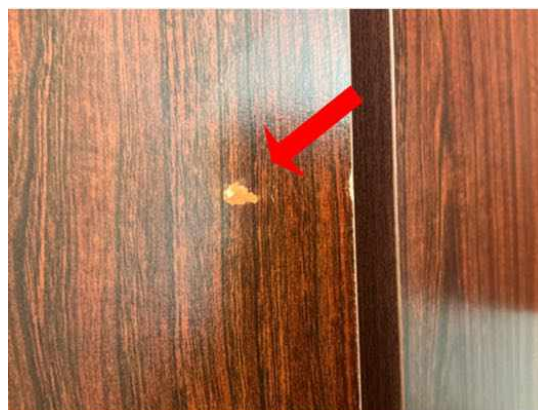


Finding 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Cabinet edge tape and minor chips to laminate
Information:	It was observed that the tape to the kitchen cabinets have sustained some previous damage

Edge tape is required to prevent the ingress of moisture to the substrate of the cabinet carcass preventing swelling and premature deterioration of the cabinet structure . There were also chips in the laminate observed.

A qualified cabinet maker should be engaged to review at the clients discretion



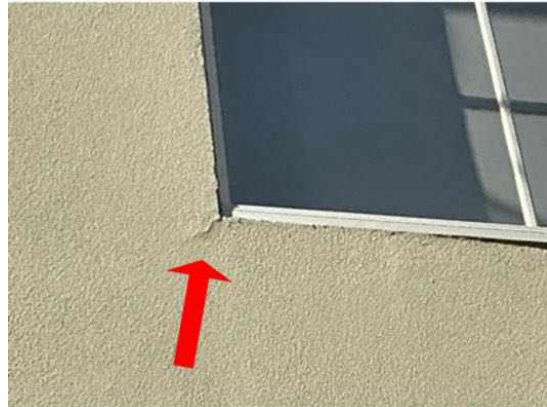
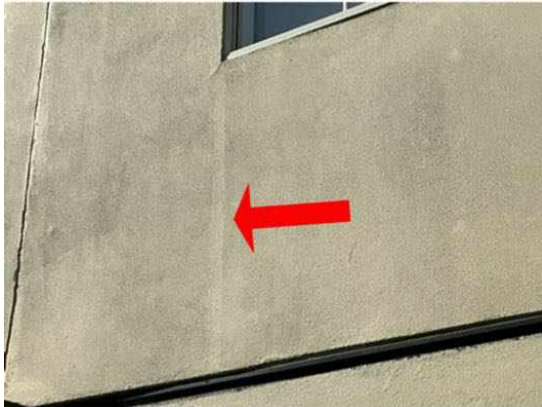
Finding 3.12

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Building elements deteriorating /blueboard/ render
Information:	It was observed at the time of the inspection that the render substrate to the first floor was a blue board cement sheet type product. It appears that the rendering was applied over unsealed joints to the board and the board has swollen and caused cracking to the joints. The cracks and damage repairs are showing signs of poor workmanship.

When blue board shows signs of this type of deterioration, often the rendering requires professional repair to prevent further deterioration.

There was also cracking observed to the rendering on the ground floor brickwork, which although is mainly a cosmetic item, detracts from the overall appearance of the building.

An experienced rendering contractor should be engaged to review at their own discretion.



Finding 3.13

Building: Main Building

Location: Bathroom

Finding: Tap - Loose

Information: The tap to the bathroom basin has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.



Finding 3.14

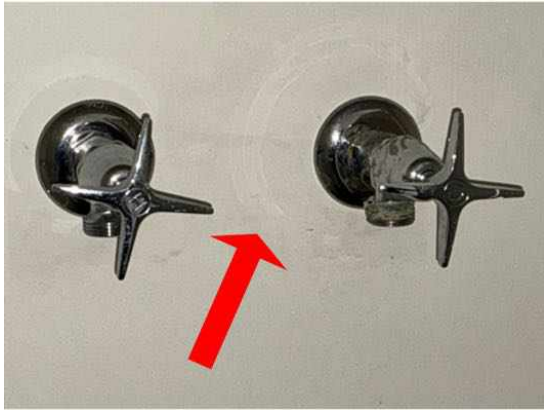
Building: Main Building
Location: All Internal Areas
Finding: Paint finish - Incomplete/sub standard work
Information: The paint finish in any areas was identified as being incomplete and substandard at the time of inspection.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.





Finding 3.15

Building: Main Building
 Location: Linen Cupboard
 Finding: Door - Binding/jamming
 Information: Binding and/or jamming of the linen cupboard 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.

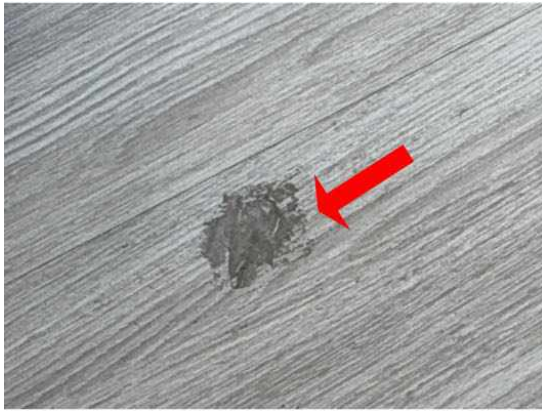
For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.16

Building: Main Building
 Location: Kitchen
 Finding: Damaged floating floor elements
 Information: It was noted at the time of the inspection that there was some minor impact damage to the floating floorboards. Although this is an anaesthetic defect, it attracts from the overall appearance of the building.

An experienced flooring contractor should review at the owners discretion



Finding 3.17

Building: Main Building
 Location: Entry
 Finding: Paint deterioration
 Information: It was observed at the time of the inspection that the paint to the bottom of the front door has deteriorated due to excessive moisture. Unattended to the excessive moisture ingress could prematurely deteriorate the door and eventually require replacement.

A general handyman should be engaged to review at the owners discretion.



Finding 3.18

Building: Main Building
 Location: Yard - Front
 Finding: Metal gate binding
 Information: It was observed at the time of the inspection that the metal gate to the front yard was binding on the post and causing some damage to the powder coating finish. Unattended to the finish or gate could prematurely deteriorate.

A general handyman should be engaged to review at the owners discretion



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:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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



Finding 6.02

Building:	Main Building
Location:	Yard - Front
Finding:	Site drainage - Inadequate
Information:	The site drainage in the front yard area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Excessive ground moisture is conducive to termite infestation

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





Finding 6.03

Building: Main Building
 Location: All External Areas
 Finding: Trees/large/termite
 Information: It was observed that there were several large trees next to or nearby the building.

The trees have the potential to provide conducive conditions for termite infestation

It is recommended that periodic 12 monthly inspections by a registered pest control contractor be undertaken and further reinstatement of outdated termite barriers as soon as possible.



Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Bridging or breaching of termite barriers - adjacent internal flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

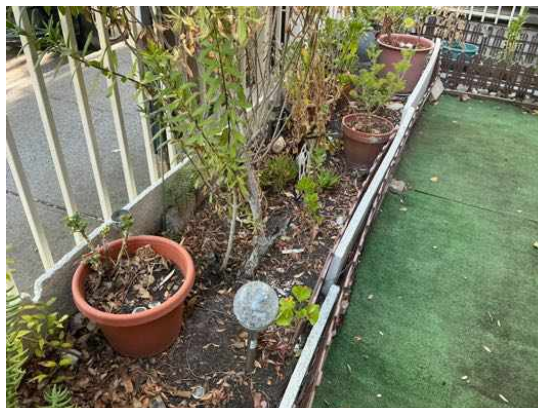
It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.





Finding 6.05

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



Finding 6.06

Building:	Main Building
Location:	All External Areas
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 6.07

Building:

Main Building

Location:	All External Areas
Finding:	Untreated or non-durable timbers in a hazardous environment
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.





Finding 6.08

Building:	Main Building
Location:	Front Elevation
Finding:	Air conditioner condenser pipe not connected
Information:	The A/C Condenser overflows were found to be disconnected from the stormwater system and is creating excessive moisture to the surrounding area.

Such leaking creates an environment which is conducive to an array of defects including water damage to associated building materials and the attraction of termites or timber pest infestation.

A Licensed plumber should be engaged to review as soon as possible



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Deck
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. Contributing factors also include poor air ventilation in the area.

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. 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 also be required to replace affected building materials.



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

- Licensed Electrician
- Termite and Timber Pest Technician / Licensed Pest Controller
- Registered/Licensed Builder

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

- Building:

Compared to other buildings of a similar age, this dwelling at the time of inspection was found to be in a good condition. Significant items have been identified. These have been noted in the body of the report and will require addressing. General wear is also evident throughout the property.

There were three Safety Hazards observed on the property.

- 1/ Loose toilet seat
- 2/ Downlights not shrouded in roof void
- 3/ Decayed structural balcony post.

There were no Major Defects observed on the property.

Maintenance work items and minor defects needing attention may be performed at the clients discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as gutters being cleaned, wet area's kept sealed and exterior timbers kept painted would help with any further deterioration to these elements.

A residual current device was in place (safety switch) for electrical power.

Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques and a moisture meter. Termite activity (past or active) is likely on the property, and this damage may be concealed.

The provision of a termite management system to prevent termite attack is highly recommended for all properties. The client may consider gaining further advice from a licensed Timber Pest Technician as to the costs and procedures involved with this application.

Evidence of a previous Termite Management plan was not noted.

No observable evidence of termite activity was found in the accessible areas at this time.

No evidence of borer damage was found in the accessible areas at the time of inspection.

Some areas, as noted in the report, were found to be conducive to termite activity. These items should be addressed as best as possible to prevent any potential Termite activity.

Fungal decay was evident at the time of inspection.

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Defects and/or timber pest may be present and not detected.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

NOTED ITEMS

1. Once I have left the property, my report is outdated.

2. Minor defect could become a Major Defect if left unattended. A maintenance plan should be put in place once the clients take possession of the property.

These are just some examples

- Blocked Gutters
- Cracked/Weathered Roof Tiles
- Signs of previous leaks

3. Due to lack of clearance, pipes, ducts, debris a full inspection of the subfloor could not be done, so the condition of some areas are unknown.

4. Due to lack of clearance, insulation, ducts, heating unit, roof frame and pipes, a full inspection of the roof void could not be done so the condition of some areas is unknown.

5. All electrical and plumbing of the property, should be inspected by a licensed electrician and plumber. This will include all appliances and plumbing and electrical components of the property to make sure they are working in a safe and compliant manner.

6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.

For further information, advice and clarification please contact Cliff Hall 0417855535

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Section E Attachments and Further Comments

- Terms and Conditions

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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







Noted Item

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













Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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