



Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Mar 2026

Property Address: 213 Somerville Rd, Yarraville VIC 3013,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 24 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

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Client's Email Address:

Client's Phone Number:

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Special conditions or instructions

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

The following apply: This inspection is a visual, non-invasive assessment carried out in accordance with AS 4349.1-2007 and AS 4349.3-2010 and is limited to accessible areas only. No dismantling, destructive testing, removal of fixed items or invasive investigation has been undertaken unless separately agreed in writing.

The inspection identifies major defects, visible timber pest activity and conditions conducive to timber pests as observed at the time of inspection. It is not a guarantee or prediction of the future condition of the property.

Areas that were inaccessible, unsafe, obstructed or concealed were excluded from inspection and may contain defects or timber pest activity not detected.

This inspection does not assess compliance with current building codes, planning regulations, structural engineering requirements or council approvals.

No cost estimates for rectification or treatment works are included.

Moisture issues, leaks and concealed defects may not be detectable at the time of inspection and may exist in hidden areas.

Timber pest inspection is limited to visible evidence only. The absence of visible activity does not guarantee the property is free of termites or other timber pests. Regular inspections are recommended.

This report does not cover maintenance items or deterioration caused by fair wear and tear, ageing, or normal usage of the property, including cosmetic defects that do not impact structural integrity or safety.

This report reflects the condition of the property only at the time of inspection. The inspector accepts no responsibility for future changes in condition.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Masonry Foundations, Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Garage, Fence - Post and Rail Construction, Driveway, Carport, Shed, Water Tanks, Pergola
Other Timber Bldg Elements	Floorboards, Landscaping Timbers and Construction, Fascias, Doors, Door Frames, Architraves, Patio, Skirting Boards, Staircase, Stair Railing, Internal Joinery, Window Frames
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer (Timber Framed)
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Outbuildings
- Posts
- Roof Void - Part
- Roof Exterior - First Floor Only
- The Site
- 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:

- Exterior Roof Surface - Second Storey.
- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Subfloor due to lack of access.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Debris in gutters
- Ceiling linings
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Duct work
- Floor coverings
- Furniture
- External finished ground level
- Insulation
- Lack of suitable access or entry point
- Patio
- Proximity of perimeter fence to building
- Rugs

- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- Wall linings
- 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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
Location: Garage
Finding: Garage wall moisture:
Information: Water staining, efflorescence and high moisture readings were noted to sections of the garage wall/brickwork during inspection. This suggests moisture ingress, possibly due to overflowing gutters, inadequate stormwater disposal and/or defective gutter plumbing. This should be addressed promptly to prevent further moisture-related damage and deterioration to adjoining building elements. A licensed plumber should be engaged promptly to investigate and rectify the source, with a registered builder to repair any resultant damage. This is noted as a minor defect with major implications if not rectified immediately.





Finding 3.02

Building:	Main Building
Location:	Garage
Finding:	Rear pergola stormwater drainage
Information:	The rear pergola roof was noted discharging toward the garage roof area, with no box gutter installed and evidence suggesting the gutters may overflow during rainfall. This may be due to inadequate stormwater design, insufficient gutter capacity and/or poor drainage arrangement. This should be checked and rectified promptly to reduce the risk of moisture entry and ongoing water damage. A licensed plumber should be engaged promptly.



Finding 3.03

Building: Main Building
Location: Exterior walls - rear
Finding: Rear shed:
Information: The rear shed was noted deteriorated, rusted and damaged during inspection. This is consistent with age-related deterioration and prolonged weather exposure. Repairs or replacement should be carried out to prevent further decline and potential safety concerns. A suitable handy person or shed contractor should be engaged in the near term.



Finding 3.04

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Pergola roof flashing: inadequate
Information:	The flashing to the rear pergola roof was noted inadequate, with a temporary self-adhesive flashing material applied. No active leakage was noted at the time of inspection; however, the current repair appears temporary only and may not provide long-term weatherproofing. A proper flashing repair is recommended. A licensed plumber should be engaged in the near term.



Finding 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven, more than what is typically expected. Uneven flooring can indicate minor defects such as movement of the foundations, but in this case, the extent of unevenness suggests potential subsidence of the associated subfloor stumps.

It is advised that further inspection of the subfloor structures and stumps be conducted to determine the cause of the excessive unevenness. This may involve a potentially invasive inspection to accurately assess the condition and stability of the subfloor components.

Based on the findings, works to repair the flooring may be required. It is recommended that a registered builder specializing in re-stumping be engaged to carry out these necessary repairs to ensure the structural integrity and levelness of the flooring.



Finding 3.06

Building: Main Building
 Location: Bedroom - Master
 Finding: Master bedroom ceiling moisture staining:
 Information: Water staining and high moisture readings were noted to the ceiling of the master bedroom during inspection. The staining pattern did not appear consistent with a typical roof leak, and a concealed plumbing leak or other moisture source cannot be ruled out. This should be investigated promptly to prevent hidden damage and further deterioration. A licensed plumber should be engaged promptly, with a registered builder to repair any damaged finishes once the source is rectified.



Finding 3.07

Building: Main Building
 Location: Toilet (WC)
 Finding: Swollen architrave:
 Information: The architrave to the storage room next to the toilet was noted swollen during inspection. No elevated moisture was detected at the time of inspection; however, the damage is likely due to past moisture exposure and/or wear over time. Repair or replacement is recommended to prevent further deterioration. A qualified carpenter should be engaged in the near term.



Finding 3.08

Building:	Main Building
Location:	Laundry
Finding:	Cavity sliding door wall alignment/support:
Information:	The wall between the living room and laundry at the cavity sliding door was noted out of level and appeared inadequately supported on one side during inspection. As this may indicate an issue with the framing or support within the cavity wall, further investigation is recommended. This should be checked promptly to determine whether concealed structural defects are present. A registered builder should be engaged promptly to remove the door lining and inspect the cavity, and a structural engineer should be consulted if structural inadequacy is confirmed.



Finding 3.09

Building:	Main Building
Location:	Rumpus Room
Finding:	Squeaky upper floor:
Information:	The retreat floor on the upper level was noted squeaky during inspection. This is likely due to loosened fixings and/or movement between the flooring and supporting joists over time. Repair is recommended to improve performance and prevent further wear. A qualified carpenter should be engaged in the near term.



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:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident abutting the external walls of the property. 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.

It is recommended that the property owner be vigilant in reducing conducive conditions around the property where possible. If conducive conditions are present and not removable periodically inspections should be conducted by a licensed pest controller.



Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

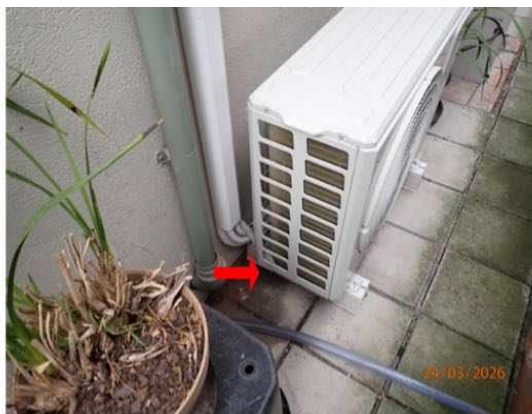
These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.04

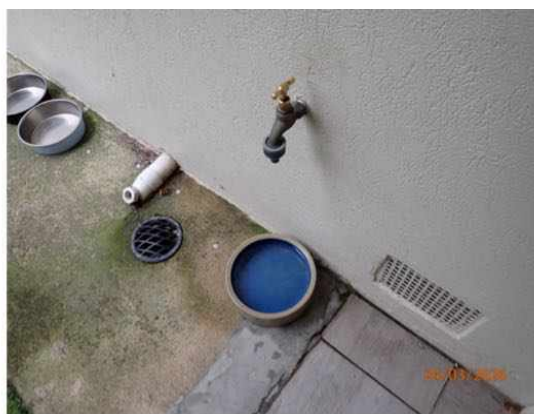
Building:	Main Building
Location:	All External Areas
Finding:	Air condition discharge - Not plumbed for drainage
Information:	The Air condition discharge is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp. These damp conditions can lead 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. These works will ensure that the area remains dry and free of any secondary defects.



Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Tap - No Drain
Information:	It was found at the time of inspection the tap at this section of the property have no drain or basin below them. This can cause excess water next to the foundation of the property and can also attract termites.

A licensed plumber should be engaged for rectification as soon as possible.



Finding 6.06

Building:	Main Building
Location:	All External Areas
Finding:	Stored Timbers and personal items
Information:	The storing of timbers and personal items in the subfloor space increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers and personal items be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- Compared to other buildings of a similar age, this dwelling is in fair condition with minor defects and maintenance issues identified as referred to in the body of the report. The relevant professional services should be engaged to rectify these works as required. Maintenance items may be attended to at the client's discretion; however, these works should not be neglected, as further deterioration may occur over time.

Of greater concern are the the significantly out-of-level flooring to the living room, kitchen, dining and laundry areas, and the wall around the cavity sliding door between the living room and laundry, which appeared out of level and may be inadequately supported. These defects may be associated with substandard building practices and/or movement to the supporting structure over time. A registered builder should be engaged promptly to further assess these areas, and a structural engineer should be consulted if required to determine the extent of movement and any rectification works needed.

Also of concern were the moisture-related defects noted during inspection. Water staining, efflorescence and high moisture readings were noted to the garage walls, suggesting moisture ingress likely associated with inadequate gutter plumbing, overflowing gutters and/or defective stormwater disposal. In addition, water staining and high moisture readings were noted to the master bedroom ceiling, which may indicate a concealed plumbing leak or other hidden moisture source. The rear pergola roof drainage arrangement was also noted inadequate, with no box gutter installed and signs that gutters may overflow during rainfall. A licensed plumber should be engaged immediately to investigate and rectify all moisture-related issues, and a registered builder should be engaged thereafter to repair any damaged building elements.

The recently renovated master ensuite shower was also noted without a water stop at the shower entry. This can allow water to migrate out of the shower area and may result in moisture damage to adjoining finishes and concealed building elements. A registered builder and tiling contractor should be engaged promptly to rectify this defect and reduce the risk of further moisture damage.

Minor defects were also noted, including minor cracking to the external rendered walls, misaligned doors, swollen architrave, and minor plaster cracking throughout the internal areas. Although these defects are currently minor in nature, they should be monitored and repaired in a reasonable time frame, as further movement or deterioration may result in more significant defects developing. A registered builder, qualified carpenter and other relevant qualified trades should be engaged as required.

Maintenance defects were noted throughout the property, including the cracked and leaning front brick fence, minor cracking to the driveway and front paving, deteriorated and rusted rear shed, temporary flashing repairs to the pergola roof, damaged plasterboard to the living room, squeaky flooring to the upper level retreat, and binding windows to the top level. These items are considered maintenance in nature and should be repaired as part of ongoing property upkeep to prevent further deterioration and possible functional issues. A handy person, qualified carpenter, licensed plumber or registered builder should be engaged as applicable.

It should also be noted that most windows throughout the house were locked at the time of inspection and their operation could not be checked. As such, defects may exist that were not observable at the time of inspection. Once access is made available, the windows should be tested and repaired as required by a qualified carpenter or handy person.

The accessible areas of the building were inspected for timber pest activity using sounding techniques, moisture meter and thermal imaging.

At the time of inspection, no observable evidence of termite activity was able to be found in the accessible areas to the best of my ability. Some areas as noted in the report, were found to be conducive to termite activity.

There was limited access to the Roof cavity and no access to subfloor due to obstructions and a full inspection was not able to be carried out. Please also note the obstructions listed in the report restricted a full inspection of the property allowing some defects to be present and not detected. If at all feasible should be removed and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

A termite management system has not been installed at the property. This requires regular inspections and the application of chemicals at certain times. It is highly suggested that a pest management company be contacted to implement a pest management plan.

Please read the report in full.

For further information, advice and clarification please contact Sunny Anchan on: 0493 185 997

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Exterior walls - front
Finding:	Front fence:
Information:	Cracking and slight lean were noted to the front brick fence during inspection. This is likely due to age, weathering and/or minor movement over time. The fence should be monitored and repaired as required to prevent further deterioration. A registered builder or suitable handy person should be engaged in the near term.



Noted Item

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Driveway slab: Minor crack/s
Information:	Minor crack/s were noted to the concrete driveway slab during inspection. These are minor in nature and are commonly associated with age, shrinkage and/or minor ground movement. The affected areas should be monitored and repaired if cracking worsens. A registered builder or suitable concrete repair contractor should be engaged as required.



Noted Item

Building: Main Building
Location: All External Areas
Finding: External rendered wall cracking:
Information: Minor cracking was noted to the external rendered walls during inspection. Although some cracks were diagonal, they appear minor in nature at the time of inspection and may be associated with minor movement and/or render shrinkage. These areas should be monitored for any increase in width or further movement. A registered builder should be engaged for repairs, and a structural engineer should be consulted if cracking worsens.





Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Internal plaster cracking:
Information: Minor plaster cracking was noted to internal wall surfaces throughout the house during inspection. This is commonly associated with minor settlement, movement and/or normal age-related building movement. These areas should be monitored and repaired as required. A handy person or registered builder should be engaged if repairs are desired, and a structural engineer should be consulted if cracking worsens.





Noted Item

Building: Main Building
 Location: Living Room
 Finding: Living room plasterboard damage:
 Information: Damaged plasterboard was noted in the living room during inspection, likely due to impact damage and general wear and tear. Repair is recommended to maintain the finish and prevent further deterioration. A handy person or qualified carpenter should be engaged in the near term.



Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Window operation not checked:
 Information: Most windows throughout the house were noted locked during inspection, and their operation could not be checked. As a result, defects may exist that were not visible at the time of inspection. The owner should unlock these windows and have them checked. A handy person or qualified carpenter should be engaged if operation issues are later identified.



Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Misaligned doors:
Information: Misalignment was noted to the striker plates/door latching to the master bedroom, bathroom, master wardrobe and living room doors during inspection. This is likely due to minor movement, wear and tear and/or poor adjustment of the door hardware. Adjustment and repair are recommended to ensure proper door operation. A qualified carpenter or suitable handy person should be engaged in the near term.





Noted Item

Building: Main Building
Location: Ensuite - Master
Finding: Water stop not visible in shower
Information: During the inspection in the bathrooms, the water stop to the shower area was not visible. Water stops are essential components of waterproofing systems designed to prevent water or moisture from escaping the wet area and causing damage to other materials and structural building elements.

The absence of visible water stops suggests potential issues with the waterproofing of the shower areas. Without proper waterproofing, water leakage can occur, leading to damage to surrounding materials and compromising the structural integrity of the building.

This observation is noted for your reference. Depending on the time the house was built, current regulations may not have been applicable. However, it is recommended to further investigate the waterproofing system of the shower areas to ensure they meet appropriate standards and to address any deficiencies promptly to prevent water damage issues in the future. If necessary, consulting a qualified building inspector or waterproofing specialist for an assessment and potential remediation is advised.





Noted Item

Building: Main Building
 Location: All areas
 Finding: Binding windows:
 Information: Windows in the laundry, rumpus and bathroom were noted binding during inspection. This may be due to minor movement, swelling of timber components, hardware wear and/or poor adjustment. Repair or adjustment is recommended to restore proper operation. A qualified carpenter should be engaged in the near term.





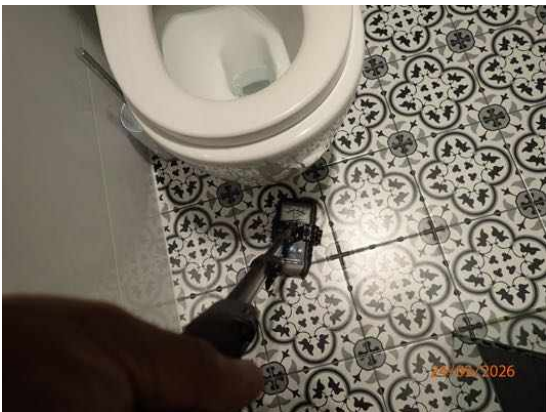
Noted Item

Building: Main Building
Location: Exterior walls - front
Finding: Front paving cracks:
Information: Minor cracking was noted to the front paving/paved tiles during inspection. This is likely due to minor movement of the base, age and/or substandard installation. The affected areas should be monitored and repaired as required to prevent further deterioration and trip hazards. A suitable paving contractor, registered builder or handy person should be engaged in the near term.



Noted Item

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





Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Electrical Switch Box
 Information: All electric wiring, meter boxes and appliances need to be checked by a licensed Electrician ensuring any work completed as part of a renovation or extension has been issued with a Certificate of electrical Safety (CES). The checking of any electrical items is out side the scope of this inspection.

Photos are added here for your information.



Noted Item

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



Noted Item

Building: Main Building

Location: Roof Void

Finding: Additional Photos - Obstructions and Limitations Roof Void

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the Roof Void 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: Subfloor

Finding: Additional Photos - Obstructions and Limitations Subfloor Areas

Information: Access to the subfloor was restricted, with an opening height of approximately 220 mm noted during inspection. Due to this limited clearance, a full subfloor inspection was not possible at the time of inspection. As a result, the condition of subfloor elements such as stumps, bearers, joists, plumbing, and moisture conditions could not be adequately assessed. A further inspection is recommended once safe and adequate access is provided.

These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor areas 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.

The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Evidence of a previous termite management system was identified
Information:	Drill marks with plastic plugs were noted in the external concrete at the front and left-hand side of the house, which may indicate a previous termite management treatment. No durable notice was observed during the inspection.

Where a termite management system is present, it is important to confirm the type of barrier installed, the date of installation, warranty conditions, and any supporting documentation from the builder or previous owner. The company that carried out the treatment should be contacted to confirm whether the system remains current or under warranty.

It should be noted that most chemical termite management systems have a limited effective lifespan and require periodic reapplication, while physical barriers are generally designed to deter concealed termite entry rather than eliminate activity.





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.