



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 30 Aloomba St, Chadstone VIC 3148,
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: Thu, 19 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 30 Alooomba St, Chadstone VIC 3148, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Adam Zhang Ph: 0435 054 777
Email: Glenwaverley@jimsbuildinginspections.com.au

DB-U 100872; CDB-U 100977

Company Name: Jim's Building Inspections (Glen Waverley)

Company Address and Postcode: Vermont South 3133

Company Email: Glenwaverley@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 054 777

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 poor condition with major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete Stumps, Timber Stumps
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Floorboards, Skirting Boards, Stumps
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Light Weight Wall Clad, Concrete Panel
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.

- Interior
- Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Garage due to lack of access.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Ceiling linings
- Debris in gutters
- Duct work
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Lack of suitable access or entry point
- Lack of clearance - subfloor
- Insulation
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Suspected Asbestos Debris
- Vegetation
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Fencing
Finding:	Front fence – severe leaning (safety hazard)
Information:	The front fence is significantly out of plumb/leaning.

There is an increased risk of collapse, which may cause injury to pedestrians.

Arrange urgent repair or replacement by a qualified fencing contractor and restrict access to the area until made safe.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Roof Void
Finding:	Strut split
Information:	A roof strut in the roof void is split/delaminating, indicating a loss of section and reduced capacity at a key load-bearing member.

This defect may compromise the roof framing's ability to transfer loads correctly and could lead to further movement, distortion, or localized structural failure over time (major defect).

Arrange prompt assessment by a qualified structural engineer or licensed carpenter, and complete appropriate repairs/replacement and re-supporting as required.



Finding 2.02

Building:	Main Building
Location:	Subfloor
Finding:	Major Defect – Subfloor Structure
Information:	Temporary floor packers were observed supporting a split and previously repaired floor bearer within the subfloor area. The floor bearer shows visible longitudinal splitting, and the support appears improvised rather than a permanent structural solution.

Temporary packers and a compromised floor bearer may not provide adequate long-term load support. This condition can lead to further structural movement, uneven floors, and potential deterioration of the building's structural integrity.

A licensed builder or structural engineer should be engaged to assess the adequacy of the existing support system. Permanent rectification, including proper structural support and repair or replacement of the affected floor bearer, is recommended as a matter of priority.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and bargeboards in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

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

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

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

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



Finding 3.02

Building: Main Building
 Location: Roof Exterior
 Finding: Roof tiles - Weathered
 Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Efflorescence was observed on the underside of the roofing material. This is identified by the white, powdery staining that forms when moisture within the material dissolves salts, which are then carried to the surface and deposited as the water evaporates.

While efflorescence itself is not structurally damaging, it indicates that moisture is penetrating or accumulating in the roof covering. If left unaddressed, ongoing moisture exposure may contribute to deterioration of roofing materials and encourage timber decay or corrosion of fixings.

It is recommended to monitor the area for signs of active leaks and ensure roof drainage and ventilation are adequate. If moisture ingress persists, a licensed roofing contractor should be engaged to investigate and carry out necessary rectification works.







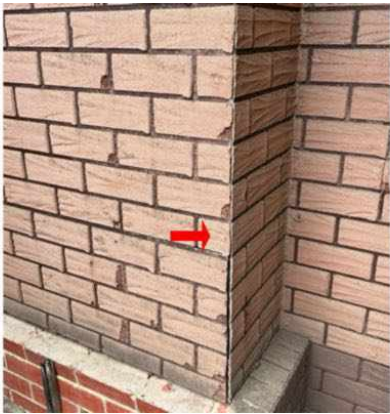
Finding 3.03

Building:	Main Building
Location:	Walls
Finding:	External wall cladding – cracking observed (various locations)
Information:	Cracking was noted to the external wall cladding at multiple areas around the property. This may be associated with minor building movement/settlement and normal thermal expansion and contraction.

While generally considered a minor defect, cracking may allow moisture entry and progressive deterioration if left unattended. Due to the less common cladding profile/finish, matching materials and completing repairs may be more difficult and potentially higher cost than standard cladding systems.

Engage a qualified builder/renderer to assess the extent and cause of cracking and to provide a repair method and cost estimate (including matching). Client is advised to factor potential repair costs into their overall purchase decision.







Finding 3.04

Building: Main Building

Location: Fencing

Finding: Leaning Fence

Information: Sections of the fence were observed to be leaning and out of alignment. This may be due to footing movement, poor anchoring, or gradual deterioration over time. Although no immediate structural failure was noted, the leaning condition may worsen and could eventually compromise stability or appearance.

Recommend monitoring the fence over time. If further movement occurs or stability becomes a concern, engage a qualified fencing contractor or builder to assess and undertake appropriate rectification work.

Only a visual, non-invasive inspection was conducted. Subsurface conditions or footing integrity were not assessed.



Finding 3.05

Building:	Main Building
Location:	Bedroom
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.06

Building: Main Building

Location: Living Room

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 3.07

Building: Main Building

Location: Bedroom 2

Finding: Door stop - Missing

Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all

building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.08

Building:	Main Building
Location:	Bedroom 3
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

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



Finding 3.09

Building: Main Building

Location: Bathroom

Finding: Door handle - Not latching

Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Finding 3.10

Building: Main Building

Location: Bathroom

Finding: Deteriorated Sealant and Grout – Elevated Moisture at Shower

Information: Deteriorated sealant and grout were observed in Bathroom, particularly around the lower sections of the shower. Moisture testing recorded significantly elevated readings at the lower section of the shower, indicating that water is penetrating through gaps and reaching the underlying substrate.

Prolonged exposure to moisture may lead to substrate damage, tile movement, mould growth, or further breakdown of the waterproofing system if not addressed.

Engage a qualified tiler or damp-proofing specialist to remove deteriorated grout/sealant and properly reseal all affected areas to prevent further moisture ingress.



Finding 3.11

Building: Main Building
 Location: Bathroom
 Finding: Peeling paint was observed to the bathroom ceiling finish. Condensation
 Information: Peeling paint was observed to the bathroom ceiling finish.

This is commonly associated with ongoing high humidity/condensation and may indicate intermittent moisture exposure, which can lead to further paint failure and potential mould growth over time.

Improve ventilation (confirm exhaust fan is present and operating) and have the ceiling surface prepared and repainted with a suitable bathroom-grade moisture-resistant system after confirming no active moisture source is present.



Finding 3.12

Building: Main Building
 Location: All Areas
 Finding: Damaged Floor Tile
 Information: damaged floor tile was observed in the property. This type of damage is typically caused by the impact of a heavy object.

It is recommended to engage a licensed tiling contractor to replace the affected tile and restore the surface to its original condition for both safety and aesthetic purposes.



Finding 3.13

Building: Main Building
 Location: Kitchen
 Finding: Fitting or fixture - Loose
 Information: The fitting in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.



Finding 3.14

Building: Main Building
 Location: Laundry
 Finding: Broken pipe
 Information: When the laundry tap was turned on, water was observed leaking from a damaged external drain/pipe. This ongoing leakage can raise moisture levels in the surrounding area, which may adversely affect the footing/foundation over time, and may also allow moisture to enter the wall cavity and cause concealed damage. The elevated moisture conditions are also conducive to termite activity.

Engage a licensed plumber to investigate and repair/replace the damaged pipework and confirm all joints/connections are watertight. After repairs, monitor the area for continued dampness and consider further investigation (and a timber pest assessment if concerns persist) to check for any moisture-related damage or termite risk.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Walls
Finding:	External wall cladding hole with timber borer damage
Information:	An opening/hole was noted in the external wall cladding, exposing internal timber. The exposed timber shows evidence consistent with wood borer activity (multiple small pin-holes).

The damaged timber may continue to deteriorate and the opening may allow moisture and pest/termite entry into the wall cavity.

Arrange a licensed timber pest inspector to assess the extent of borer activity and recommend treatment/rectification, then repair/replace affected timber as required and reinstate the cladding to fully close and seal the opening.



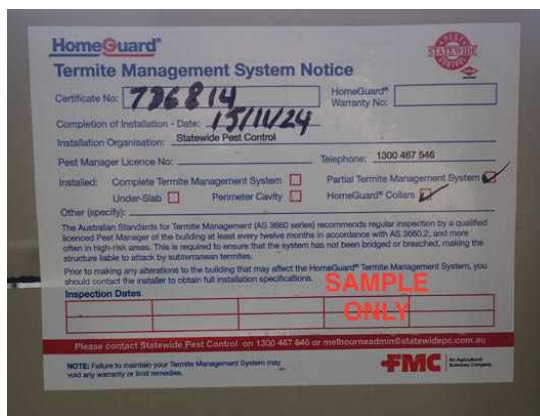
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
 Location: Electrical switchboard
 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:	Hot water/aircon unit(s)
Finding:	The air conditioning overflow pipe is not properly connected and discharges directly into the soil adjacent to the building.
Information:	This creates a conducive condition for termite activity by providing a constant moisture source near the structure. It may also lead to soil erosion, mould growth, or damage to nearby building materials.

The overflow should be redirected to an appropriate discharge point—such as a stormwater connection or designated drainage area—away from the building foundation, in accordance with plumbing and termite management standards.



Finding 6.03

Building:	Yard
Location:	Yard
Finding:	Large trees/stumps within 30m of house
Information:	There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house.

Regular inspections are recommended. Consider test drilling any large trees.

A pest controller can be contacted to carry out such testing at the owners discretion.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Walls
Finding:	Window sill / lower cladding—severe deterioration and wood decay
Information:	The window sill/lower cladding shows severe damage with advanced timber decay, likely due to prolonged moisture exposure.

Deteriorated cladding can allow further moisture entry and progressive decay, and rectification may be costly even if not currently structural.

Engage a qualified carpenter/builder to replace the deteriorated sections and investigate/rectify the moisture source contributing to the decay, and factor the likely repair cost into your purchase decision.





Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	Subfloor
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



Section D Significant Items

D4 Further Inspections

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

- Asbestos Inspector
- As identified in summary and defect statements
- Damp Proofing Specialist
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- 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

- In summary, the dwelling is in poor overall condition when compared to buildings of similar age and construction. The condition is influenced by age-related deterioration, structural defects, ongoing moisture-related issues, and timber pest risk factors, together with limited accessibility to several key areas at the time of inspection.

The external wall system comprises concrete panel / lightweight cladding, with no visible wall insulation identified. This construction type typically provides lower thermal performance, which may result in reduced comfort levels and higher heating and cooling costs.

Safety Hazards & Major Defects (Summary List)

- Front fence severely leaning, presenting a risk of collapse and injury to pedestrians (safety hazard).
- Split roof strut in the roof void, reducing load-bearing capacity and compromising roof structural performance (major defect).
- Subfloor structural defects, including a split floor bearer supported by temporary/ improvised packers, which is not considered a permanent structural solution (major defect).

Cause and Effect Relationships

- Structural splitting to roof and subfloor members may be associated with age, loading, and prolonged stress, potentially exacerbated by moisture exposure.
- Broken external drainage pipe allows ongoing water discharge into soil, leading to elevated local moisture, which may affect footings/foundations, allow moisture migration into wall cavities, and create conditions conducive to termite activity.
- Severely deteriorated window sill/lower cladding indicates long-term moisture exposure, increasing the likelihood of continued decay and higher repair costs if left unmanaged.

Order of Activity (Priority-Based)

1. Address immediate safety hazards, including the unstable front fence.
2. Engage appropriate specialists to assess and rectify major structural defects to the roof framing and subfloor structure.
3. Repair plumbing defects contributing to moisture ingress and termite-conducive conditions.
4. Rectify moisture-related deterioration to external cladding, window sills, and other affected elements.
5. Progressively attend to minor defects and maintenance items as outlined in the body of the report.

Limitations & Inaccessible Areas

- Parts of the roof exterior, roof void, subfloor, garage, and wall exteriors were inaccessible or partially obstructed at the time of inspection.
- These limitations create a high risk of undetected defects, including concealed structural issues, moisture damage, or timber pest activity.

Minor Defects & Additional Items

Numerous minor defects, maintenance issues, and serviceability concerns were identified. These items are detailed in the body of the report and must be read in full to gain a complete understanding of the property's condition.

Further Inspections & Key Considerations

- Further specialist inspections are recommended as identified in the report, including structural, plumbing, timber pest, dampness, and asbestos assessments.
- Suspected asbestos-containing materials were noted. If asbestos is confirmed through testing, removal and remediation costs may be significant and should be factored into future works and budgeting.

For further information, advice and clarification please contact Adam Zhang on: 0435 054 777

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

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

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





Noted Item

Building: Main Building
 Location: Living Room
 Finding: For your information
 Information: This is provided for your information only. No immediate action is required at the time of inspection; however, monitoring or future attention may be beneficial depending on use, condition, or preferences.

This wall appears to have been added later (likely to create an additional bedroom). The adequacy of supporting structure/footing capacity beneath this wall could not be confirmed at the time of inspection.

If the wall is not adequately supported, differential movement may occur, which can lead to settlement and cracking over time.

Monitor the wall for any signs of movement (e.g., noticeable settlement, new or widening cracks, sticking doors/windows). If movement is observed, engage a qualified builder/structural engineer promptly to assess and carry out repairs as required.



Noted Item

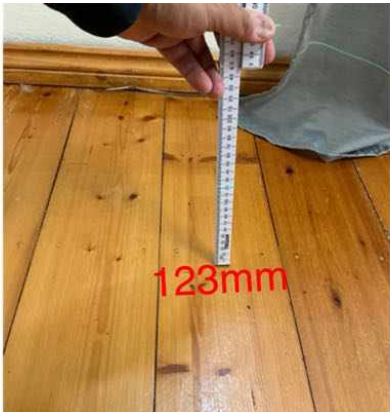
Building:	Main Building
Location:	All Areas
Finding:	floor unevenness - v4
Information:	The standard laser level was positioned 125 mm above the floor, as shown in the photo. The measured floor deviation across the room ranges from the lowest point to the highest point by approximately 10mm

Considering the age of the property and no visible significant cracks were observed at time of inspection. This degree of settlement is generally within an acceptable range for a building of its era. However, for buyers who have higher expectations regarding floor levelness or sensitivity to uneven floors, it should be noted that restumping or re-leveling can involve a considerable cost. This should be taken into account when planning the overall purchase budget.

For further information or investigation, contact a licensed builder for cost estimation and a structural engineer to assess the extent of settlement and the condition of the stumps.

Additional Note:

All laser level readings were taken on surfaces of the same material type to ensure consistency in measurement. For example, if the laser line in the photo shows readings taken off the tile, the laser device itself was also positioned on a tiled surface during testing. This ensures that the recorded floor deviation accurately reflects level variation within that specific flooring material and area.



Noted Item

Building: Main Building
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
 Finding: For your information
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.





Noted Item

Building: Main Building
Location: Cabinetry plumbing
Finding: For your information
Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.



Noted Item

Building: Main Building
Location: Hot water unit
Finding: For your information

Information: The HWS appeared to be in good condition at the time of inspection. For the date of manufacture - (see attached photo)

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off fast.

Section D Significant Items

Undefined Defects

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. Arrows and highlights have been included to identify minor defects. The purchaser can discuss further with the building inspector.







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.