



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 20 Tandarra Cres, Lalor VIC 3075, Australia



## Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 19 Feb 2026

## The Parties

---

Name of the Client:

---

Name of the Principal(if Applicable):

---

Job Address: 20 Tandarra Cres, Lalor VIC 3075, Australia

---

Client's Email Address:

---

Client's Phone Number:

---

Consultant: Sunny Anchan Ph: 0493 185 997  
Email: Mitcham@jimsbuildinginspections.com.au

---

Level 1 Thermographer  
Cert 4 Building and Construction  
Diploma in Building and Construction

---

Company Name: Jim's Building Inspections (Mitcham)

---

Company Address and Postcode: Mitcham 3132

---

Company Email: Mitcham@jimsbuildinginspections.com.au

---

Company Contact Numbers: 0493 185 997

## 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
<b>Safety Hazard</b>		✓
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>	✓	
<b>Evidence of wood borer activity and/or damage</b>	✓	
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Masonry Foundations, Concrete Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Garage, Pergola, Fence - Post and Rail Construction
Other Timber Bldg Elements	Fascias, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Skirting Boards, Veranda Posts, Internal Joinery, Floorboards, Patio
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
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.

- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Outbuildings
- Roof Exterior
- Roof Void - Part
- Posts
- The Site
- Wall Exterior
- Subfloor - Part

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

areas accessible wherever possible for re-inspection.

## Obstructions and Limitations

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

- Debris in gutters
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- 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.
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Patio
- Rugs
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.
- 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

No evidence was found

### Major Defect

#### Finding 2.01

Building: Main Building  
Location: Subfloor  
Finding: Subfloor Structural Alterations  
Information: During inspection of the subfloor beneath the shower and bathroom areas, structural members were found to be altered and inadequately supported. A bearer had been cut to make room for plumbing, and evidence of a previous water leak was noted with a rotted joist present. New framing had been added to support the shower base; however, these timbers were only partially nailed to the older damaged joist and were not spanning properly from bearer to bearer. The joist located centrally beneath the shower base was noted cut and unsupported. In addition, a joist in another section of the bathroom had been cut to accommodate plumbing under the bath, and the joist beneath the vanity was also noted unsupported.

Cutting and inadequately supporting structural timbers compromises load-bearing capacity and may result in excessive movement, failure of wet area finishes, and further structural deterioration if not rectified. It is strongly recommended to engage a registered builder, and where required a structural engineer, to assess the extent of structural alterations and carry out compliant rectification works as a matter of urgency.





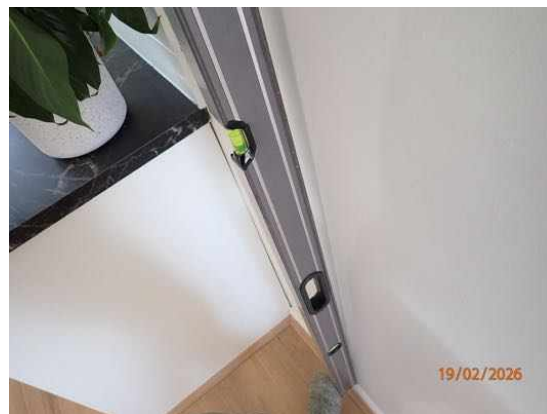
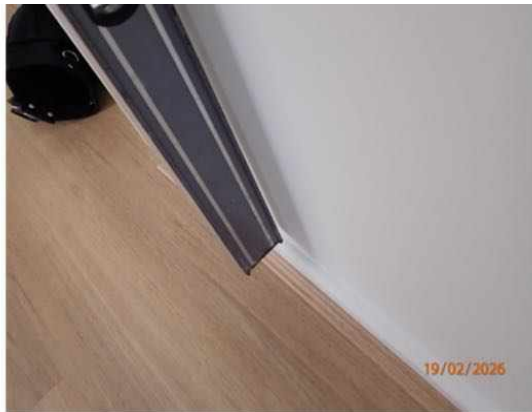
## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Entry
Finding:	Wall Leaning and Associated Brickwork Cracking
Information:	The internal wall in the entry area was noted leaning by approximately 10mm during inspection. The adjoining external wall near the kitchen was observed leaning by approximately 20mm, with a crack noted in the corresponding external brickwork. The deviation appears localised to this section only.

This condition may be the result of substandard construction practices at the time of original construction or minor settlement over time, rather than widespread structural movement. No significant associated distortion was observed in surrounding areas at the time of inspection.

It is recommended to monitor this section of the wall for any changes, including widening cracks, increased leaning, or difficulty in operation of nearby doors or windows. Should further movement be observed, a structural engineer should be engaged to assess the area and provide appropriate advice.



### Finding 3.02

Building: Main Building  
Location: Bathroom  
Finding: Bathroom Light Fitting Loose  
Information: The bathroom light fitting was noted loose and not securely fixed during inspection. Loose electrical fittings may pose a safety risk, including potential electrical hazard or failure of the fitting if left unattended.

It is recommended to engage a licensed electrician to secure and check the installation to ensure safe and compliant operation. Rectification is advised in the short term.

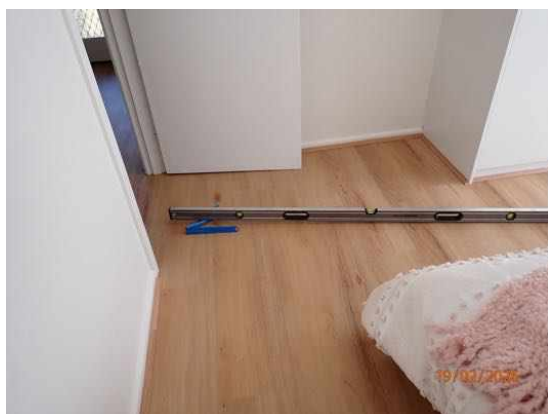


### Finding 3.03

Building: Main Building  
Location: Bedroom 2 and 3  
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. This is noted as a minor defect with major implications.

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 3.04

Building:	Main Building
Location:	All External Areas
Finding:	Brickwork - Cracking Noticeable
Information:	Minor to moderate cracking was observed on the external brickwork during the inspection. The cracks were more than hairline and are suspected to be the result of structural movement or gradual settlement of the foundation over time, which is not uncommon in older homes.

While no immediate structural issues were evident at the time of inspection, it is important to closely monitor these cracks for any signs of progression, such as widening or lengthening. If any changes are observed, or if further concerns arise, it is recommended to engage a structural engineer to carry out a detailed assessment and provide guidance on any necessary remedial measures to ensure the ongoing stability of the structure.





### Finding 3.05

Building: Main Building  
 Location: Exterior walls - rear  
 Finding: Garage Brickwork Movement & Leaning Piers  
 Information:

Cracking to the brickwork at the front of the garage was noted during inspection. Both supporting brick piers were observed to be out of plumb, leaning approximately 20mm. Separation cracking was also noted between the brickwork and the lintel, with visible movement and signs of rusting to the lintel, contributing to separation of the upper brick panel from the supporting pier.

This condition is indicative of structural movement and possible lintel deterioration, which may compromise the stability of the garage opening if left unmanaged. It is strongly recommended to engage a structural engineer to assess the extent of movement and lintel condition, with a qualified bricklayer or registered builder to carry out rectification works as directed. Prompt attention is advised.





**Finding 3.06**

Building: Main Building  
 Location: Garage  
 Finding: Cracking to Garage Slab and Disconnected Downpipe  
 Information: Cracking to the garage concrete slab was noted during the inspection. The garage downpipe was also found disconnected, allowing roof water to discharge adjacent to the slab. Continued discharge of stormwater in this manner may contribute to moisture build-up and further movement or deterioration of the concrete over time. It is recommended to engage a licensed plumber to reconnect the downpipe to an appropriate stormwater discharge point and monitor the slab cracking for any signs of progression.



### Finding 3.07

Building:	Main Building
Location:	Garage
Finding:	Garage Roof Sheeting
Information:	The garage roof sheeting was noted requiring maintenance, with missing or inadequate roof fixings and areas of rust observed during inspection. Loose or insufficient fixings may allow sheets to lift in high winds and rusted sections can lead to premature deterioration and potential water ingress over time. It is recommended to engage a licensed roof plumber to secure the roof sheets, replace defective fixings, and address rusted areas to maintain the integrity of the roofing system.

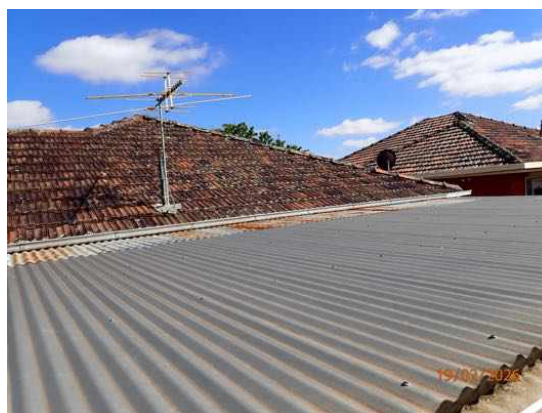


### Finding 3.08

Building:	Main Building
Location:	Pergola
Finding:	Roof sheets - Rusted
Information:	Rust on the roofing sheet was noted during the inspection. It is suspected that accumulation of debris and leaves, along with improper maintenance, may have caused water pooling, leading to the rusting of the sheeting.

This is a minor defect with major implications if not addressed immediately. If left unmanaged, the rust will continue to progress, potentially allowing water ingress into the internal roofing structures. This could lead to secondary damage of building elements and accelerate the deterioration of the roofing sheets and any associated components.

A licensed roof plumber or a roof restoration company should be engaged immediately to assess the condition of the sheets and perform any necessary rectification works. Remedial actions may include replacing severely affected roofing sheets or applying rust-retardant surface protectors to mitigate further rust development. Immediate attention is required to prevent further damage and ensure the longevity of the roofing structure.



### Finding 3.09

Building: Main Building  
 Location: Garage  
 Finding: Garage Door Binding  
 Information: The metal garage door was noted binding against the adjacent brickwork during inspection and was difficult to open and close. Damage to the brickwork caused by ongoing rubbing of the door was also observed in this section.

This condition may be due to minor movement, misalignment of the door tracks, or deformation of the opening over time. Continued operation in this condition may result in further damage to both the door and surrounding brickwork. It is recommended to engage a garage door technician or registered builder to assess alignment and carry out necessary adjustments or repairs in the short 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.

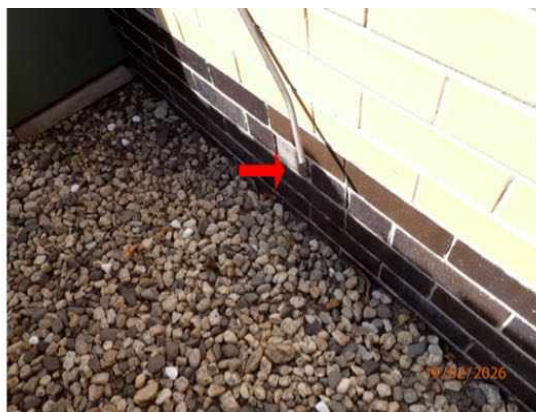


### Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	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 6.03

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 6.04

Building:	Main Building
Location:	Subfloor
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers 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 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.



### Finding 6.05

Building:	Main Building
Location:	Subfloor
Finding:	Ant caps - Not installed
Information:	Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or

piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

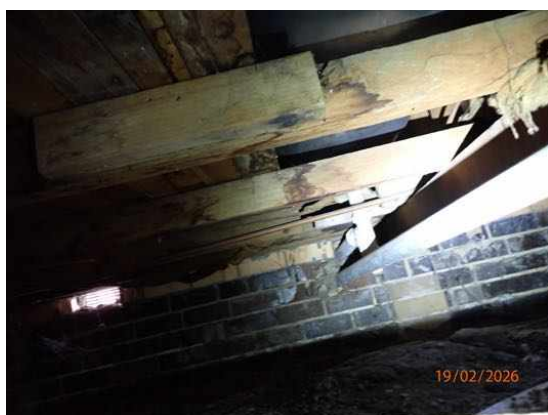
Building:	Main Building
Location:	Subfloor
Finding:	Subfloor structure - Wood rot
Information:	The subfloor structures are showing signs of deterioration and wood rot (fungal decay) of the timbers. It is suspected that this defect has developed as a result of damp conditions in the subfloor.

Damp conditions cause the timbers to fail, resulting in the subfloor structures failing to bear the load (or weight) of the building as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects.

The presence of wood rot to the subfloor structure is also conducive to termite infestation. As timber stumps are in direct contact with the ground, concealed termite is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any structural timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement of sections of the subfloor structure may be required. Consultation with a structural engineer or registered builder specialising in re-stumping

is highly advised as soon as possible.



## Evidence of wood borer activity and/or damage

### Finding 8.01

Building:	Main Building
Location:	Subfloor and roof void
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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Structural Engineer

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](http://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 major defect and a few 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 work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Of great concern are the Major defect as noted in the report for the stability of the floor structure due to the alteration made as noted in the report. A registered builder and a Structural engineer should be engaged immediately to clarify further works that are required.

Items identified as minor defects should be addressed by qualified trades promptly. While these issues may not currently pose immediate concerns, there is a high likelihood that they will develop into more serious defects if left unattended. As the defect worsens over time, the potential for extensive damage increases, which may lead to compromised structural integrity, safety risks, and functional impairment of the building elements involved. Furthermore, repair costs can escalate significantly if the issue progresses beyond a minor stage. Early intervention helps prevent further deterioration and reduces long-term maintenance expenses. It is also strongly recommended that these items be further investigated by appropriate qualified trades prior to purchase, to establish the extent of any underlying issues and obtain a clearer understanding of potential repair liabilities.

It should be noted that the property is vacant and the wet areas are unused. Moisture readings taken during inspection may not present accurate data due to these amenities not having been used under normal conditions.

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 evidence of termite activity was noted but some areas as noted in the report, were found to be conducive to termite activity.

There was limited access to the Roof cavity and 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: Living Room  
 Finding: Binding Sliding Window and Sliding Door  
 Information: The aluminium sliding window in the living room was noted binding during operation at the time of inspection. In addition, the sliding door from the living room to the outdoor area was also observed binding and not operating smoothly.

Binding of sliding components is commonly caused by minor movement, track misalignment, wear to rollers, or buildup of debris within the track. If left unaddressed, this may result in further wear to hardware and difficulty in securing the openings properly.

It is recommended to engage a qualified carpenter or door/window specialist to inspect, service, and realign the affected window and sliding door as required to ensure smooth operation and proper latching.





## Noted Item

Building: Main Building

Location: Kitchen

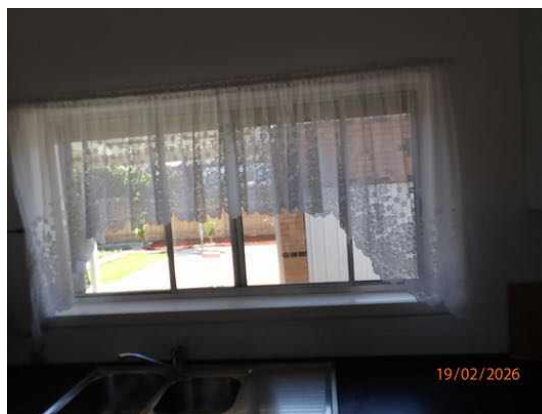
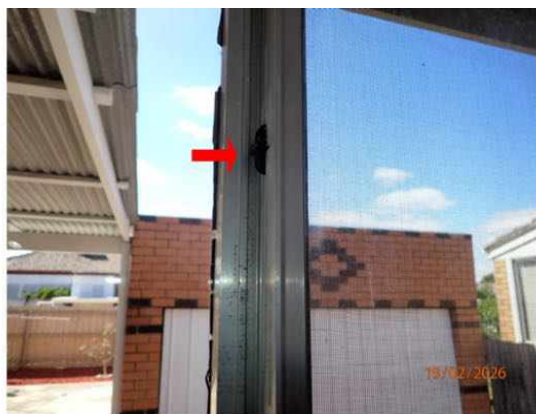
Finding: Kitchen Window Seal, Latch and Cabinet Shelf Support

Information: The kitchen window seal was noted deteriorated during inspection, and the window latch was not able to be secured in the closed position. In addition, one of the internal shelf supports within the kitchen cabinet was noted missing or not installed, resulting in inadequate support to the shelf.

Deteriorated window seals can allow moisture ingress and air leakage over time, while a non-functioning latch may affect security and weather tightness. Missing shelf supports may lead to sagging or failure of the cabinet shelf under load.

It is recommended to engage a qualified carpenter or handyman to replace the window seal, repair or adjust the window latch, and install the missing shelf support to restore proper function and prevent further deterioration.





### Noted Item

Building: Main Building  
 Location: Laundry  
 Finding: Laundry Sink Ponding & Wall Tile Condition  
 Information: Water ponding was noted at the base of one of the laundry sinks during inspection. The wall tiles above the sink were noted cracked and previously sealed and painted over, suggesting past moisture-related deterioration.

The ponding is suspected to be due to inadequate fall to the waste or improper installation. Ongoing ponding may contribute to moisture damage to surrounding building elements if not rectified.

It is recommended to engage a licensed plumber to assess and rectify the drainage issue. A tiling contractor or qualified tradesperson should also assess and repair the cracked tiles to prevent further deterioration.



### Noted Item

Building: Main Building  
 Location: Bathroom  
 Finding: Bathroom Window & Door Issues  
 Information: The sliding bathroom window latch was noted missing, preventing the window from being securely latched or locked during inspection. The sealant around the tap penetration above the bath was also noted missing, which may allow moisture ingress into surrounding building elements. In addition, the bathroom door was noted binding during operation.

It is recommended to engage a qualified carpenter or handy person to replace the window latch and rectify the door binding, and a sealant specialist or tiling contractor to reinstate proper sealant to the tap penetration to prevent potential moisture-related damage. Rectification is advised in the short term.



## Noted Item

Building: Main Building  
 Location: Bedroom 1,2 and 3  
 Finding: Bedroom Door & Window Hardware  
 Information: During inspection of Bedrooms 1, 2 and 3, several door and window hardware issues were noted. The bedroom door to Bedroom 3 was binding during operation. The sliding window latch to Bedroom 2 was not engaging, and the striker plate to the Bedroom 2 door was misaligned. In Bedroom 1, the window latch was also not latching securely.

These defects affect normal operation and security of the doors and windows. It is recommended to engage a qualified carpenter or handy person to adjust, repair, or

replace the affected hardware to ensure proper function. Rectification is advised in the short term.





**Noted Item**

Building: Main Building  
Location: All External Areas  
Finding: Cracking Concrete- Noticeable  
Information: Noticeable cracks in the concrete were observed, likely caused by factors such as age, weather-related expansion and contraction, or minor installation issues. These cracks are typically straightforward to fill and repair.

It is recommended to consult a concreter or handyman for necessary remedial work and consider installing an expansion joint to accommodate future movement. Regular monitoring is advised, and if the cracks worsen, a building inspector should be consulted for further evaluation.





### Noted Item

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

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

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



### Noted Item

Building: Main Building  
 Location: Exterior walls - left side  
 Finding: Hot Water System Rusting  
 Information: The hot water system was noted rusted during inspection. Corrosion to the unit indicates age-related deterioration and may lead to leakage or failure if not addressed over time. It is recommended to engage a licensed plumber to assess the condition of the unit and advise on maintenance, repair, or replacement as required.



### 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: 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.



## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.