Jim's Building Inspections

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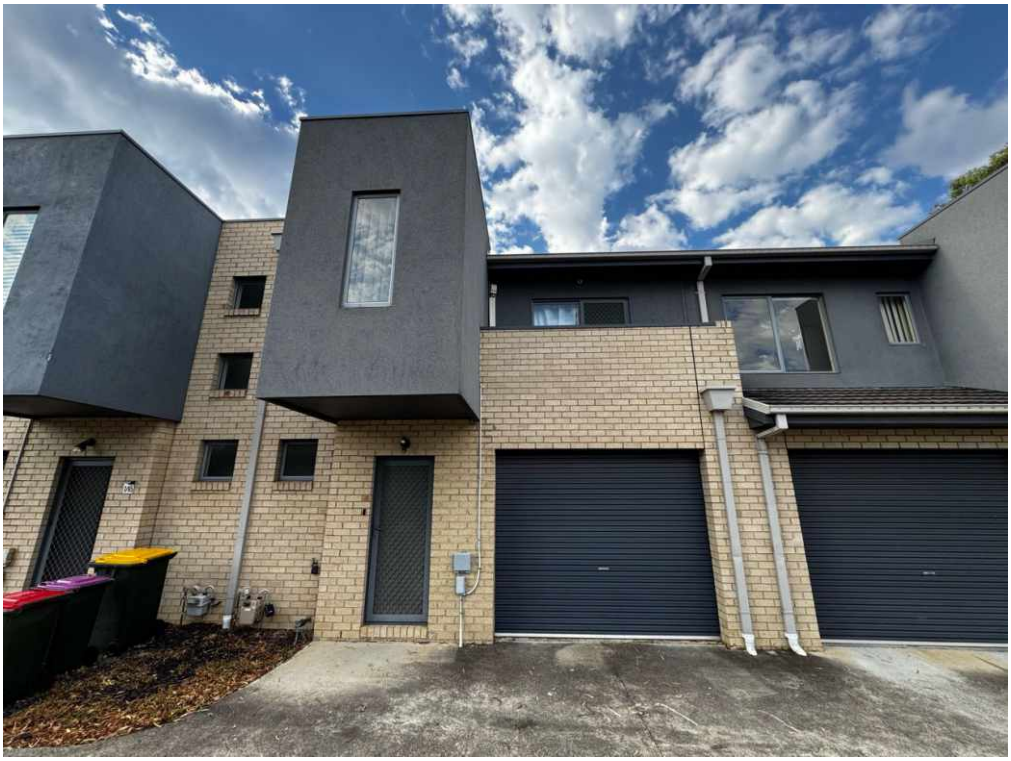
Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 6/65 Pommel Cres, Epping VIC 3076, Australia



Contents

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

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

Original Inspection Date:	Tue, 24 Feb 2026
Modified Date:	Wed, 25 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	6/65 Pommel Cres, Epping VIC 3076, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Barry Hasturk Ph: 0419 200 040 Email: Niddrie@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Niddrie
Company Address and Postcode:	Oaklands Junction 3063
Company Email:	Niddrie@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 200 040

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: Client present during inspection. Advised by client not to bother with roof void inspection.

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	Residential, Unit
Company or Strata title	Yes
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Garage, Party Walls, Porch, Balcony
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Architraves, Doors, Porch / Patio, Door Frames, Skirting Boards, Eaves, Floating Floor, Fascias, Stair Railing, Staircase
Roof	Tiled, Pitched
Storeys	Double
Walls	Brick Veneer, Light Weight Wall Clad
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Fencing

- Exterior

- Interior

- Gardens

- Roof Exterior - Part

- Landscaping Timbers

- The Site

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Exterior Roof Surface - Second Storey.

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

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Above safe working height

- Appliances and equipment

- Ceiling linings

- Floor coverings

- External finished ground level

- External concrete or paving

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Landscaping

- Porch

- 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:	Boundary wall, garage floor, front elevation > Front,Front Right,Level 1,Rear Right
Finding:	Suspected Structural Movement – Step Cracking and Garage Floor Heave
Information:	Step cracking to boundary blockwork was observed within the garage and was also visible in the first-floor storage room off the balcony. The cracks measured up to approximately 5mm in width. The step cracking to the first-floor area was clearly visible and consistent with structural movement.

A substantial crack was observed to the centre of the garage concrete floor slab. Laser level measurements indicated that the centre of the garage floor was raised by approximately 12mm. This level of heave over a relatively short span is indicative of slab movement, likely associated with reactive soil conditions, moisture variation, or foundation-related movement.

The internal garage door was also observed to be binding and difficult to operate, which is consistent with distortion of the surrounding structure due to movement.

There was evidence of previous repair to the brickwork above the garage door to the front elevation. Fresh, uncleaned mortar was visible in this area, suggesting that cracking has previously occurred and that the front façade has been affected by structural movement.

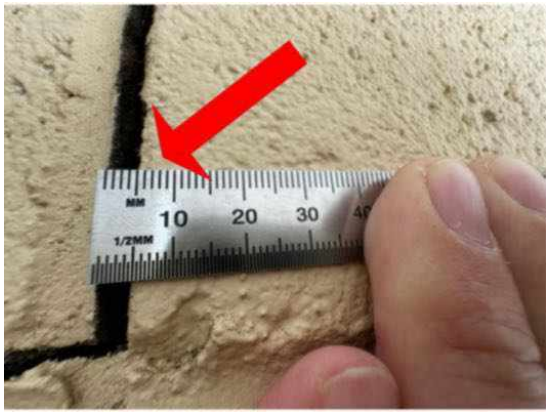
The combination of blockwork step cracking, slab heave, door binding, and evidence of prior façade repairs indicates ongoing or historical building movement. Given the elevated moisture conditions previously noted and the property being vacant for an extended period, moisture variation within reactive soils may be a contributing factor.

Recommendation:

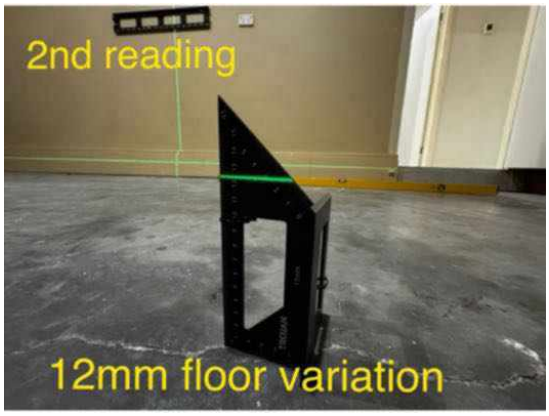
It is recommended that a qualified structural engineer be engaged to assess the extent and cause of the movement and determine whether the movement is ongoing or historical. Further monitoring of cracks, including crack gauges, may be required. Any contributing moisture issues should be identified and rectified to stabilise soil conditions.

Time Frame:

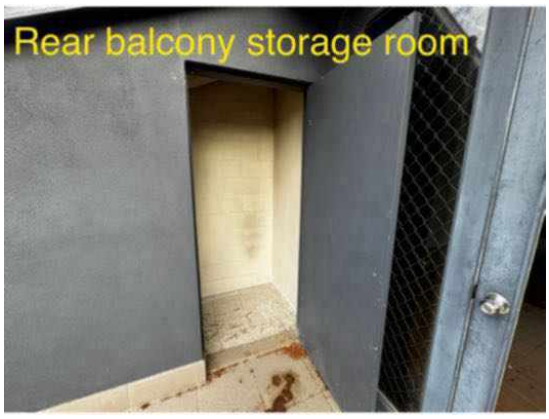
Further structural assessment recommended in the short term due to measurable slab heave and visible structural cracking.

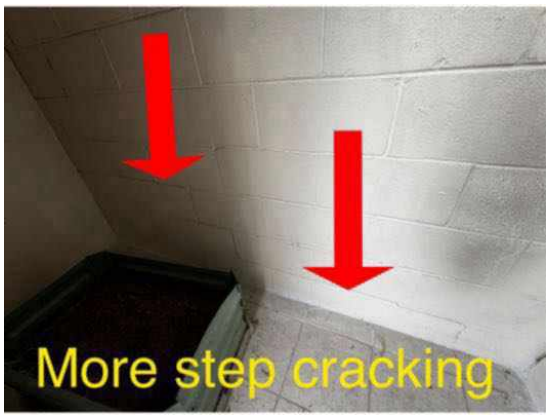


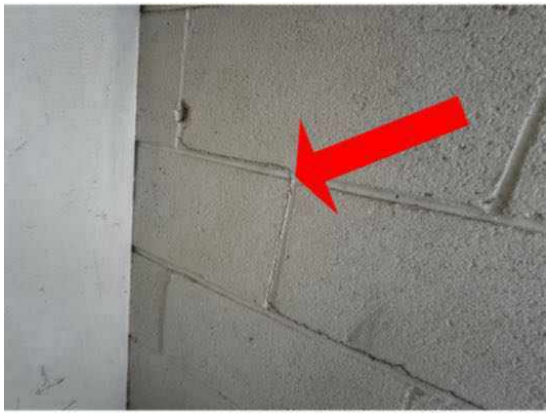

1st reading


2nd reading
12mm floor variation


Visible repair to brickwork


Rear balcony storage room


More step cracking



Finding 2.02

Building:	Main Building
Location:	Tiled areas > Ground Level
Finding:	Widespread Elevated Moisture – Ground Floor (Suspected Concealed Leak)
Information:	Elevated moisture readings were detected to the entire tiled area on the ground floor, including the bathroom, hallway, laundry, and entry. Moisture testing confirmed consistent elevated readings across these areas.

There were visible signs of moisture damage to surrounding building elements, including skirting boards, architraves, and door jambs, which exhibited swelling, deterioration, and distortion consistent with prolonged moisture exposure. Moisture damage was also observed to the rear bedroom directly adjacent to the bathroom, with skirting boards inside the robe clearly affected. Cracking to floor tiles was noted within these moisture-affected areas.

Given that the property has reportedly been vacant for over twelve months, it is suspected that an ongoing concealed water leak may be present, potentially from plumbing or waterproofing failure. However, no active water leaks were detected during the inspection.

Due to the unit being attached on both sides with party walls, the possibility of water ingress originating from neighbouring properties cannot be ruled out. Moisture migration through shared structural elements is possible in attached dwellings and

may contribute to the elevated readings observed.

The extent and distribution of moisture damage indicate a high risk of concealed structural deterioration, mould growth, and conducive conditions for termite and timber pest activity.

Recommendation:

It is recommended that a licensed plumber be engaged to conduct pressure testing and leak detection to identify any concealed plumbing leaks. Further invasive investigation may be required to determine the full extent of moisture migration. Consultation with the body corporate and adjoining property owners may also be necessary to determine whether the source of moisture originates from neighbouring properties. Damaged skirting boards and affected materials should be repaired or replaced once the source has been identified and rectified.

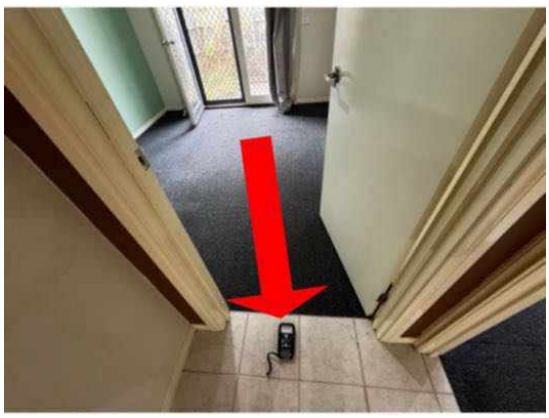
Time Frame:

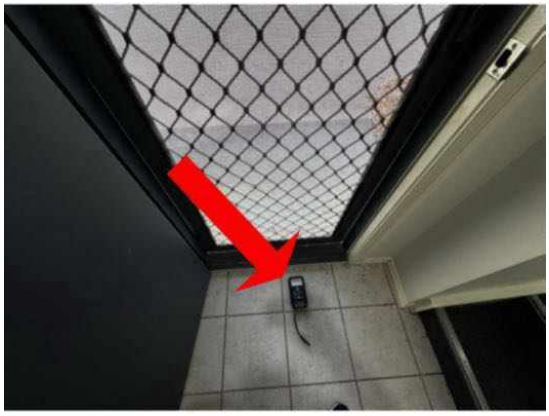
Immediate. Further investigation recommended immediately to due to widespread elevated moisture readings and high risk of concealed structural damage.


TRAMEX


TRAMEX


TRAMEX



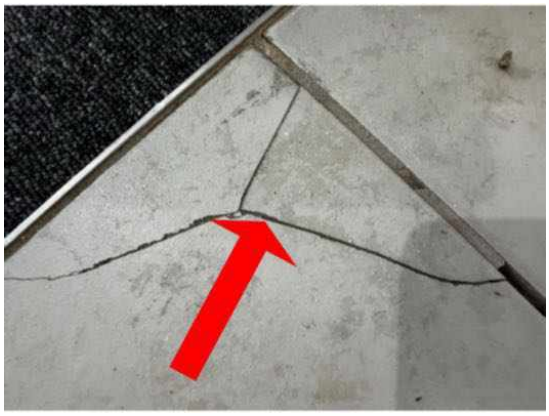



TRAMEX
MOISTURE ENCOUNTER


Moisture damage


More moisture damage


Cracked tiles



Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	External Minor Defects – Brickwork, Drainage and Joinery
Information:	The following minor external defects were observed during the inspection:

Control joints to the external brickwork were observed without sealant/caulking. Unsealed control joints may allow moisture ingress into the wall cavity and reduce the effectiveness of movement joints designed to accommodate thermal and structural movement.

A damaged downpipe was observed adjacent to the garage opening. Damaged stormwater components may reduce effective water discharge and contribute to moisture accumulation near the foundations.

A large stain was observed to the rear balcony wall. The staining may be associated with moisture exposure or inadequate drainage; however, no active water ingress was confirmed at the time of inspection.

Weathering was noted to the external timber doors and door sills, indicating the need

for maintenance to preserve the timber and prevent deterioration.

The front balcony wall was observed to be cracked and separating at a corner junction. Gaps at this location will require re-caulking to prevent moisture penetration into the building envelope.

Recommendation:

It is recommended that control joints be properly sealed with suitable flexible sealant, the damaged downpipe be repaired or replaced, and the stained balcony wall be monitored and investigated if staining worsens. Weathered timber doors and sills should be sanded and sealed. Cracked and separating balcony junctions should be cleaned and re-caulked to prevent moisture ingress.

Time Frame:

Maintenance recommended in the short to medium term to prevent further deterioration and moisture-related issues.


Stain on wall


Weathered timber


Separation
Cracking

Finding 3.02

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Internal Defects – Poor Workmanship and General Deterioration
Information:	The following internal defects were observed during the inspection:

Substandard caulking/sealant was applied to the bathtub junctions and grout lines. The finish was inconsistent and may not provide adequate waterproofing protection. Plaster above the bathtub exhibited signs of deformation and cracking, which may be associated with moisture exposure or building movement.

Substandard plaster repairs were evident to walls and ceilings throughout the property. General cosmetic damage was noted, including marks, scratches and damage to walls, ceilings, doors, architraves, staircase components, skirting boards and door jambs.

Cracked floor tiles were observed to the first-floor toilet area, and the toilet roll holder was damaged. Damage to kitchen joinery and cracked kitchen benchtops were also noted. Creaking floors were observed to the first-floor dining area, which may indicate movement in the subfloor structure or floor sheeting.

The rear bedroom fly door was damaged. The garage door was binding during operation, and the step-down transition from the hallway into the garage was found to be out of alignment and out of level. The overall standard of workmanship observed throughout the unit was poor, with multiple defects indicative of substandard installation and repairs.

These defects are largely maintenance-related and workmanship issues; however, when considered alongside previously noted structural movement and moisture concerns, they may also be symptomatic of broader building performance issues.

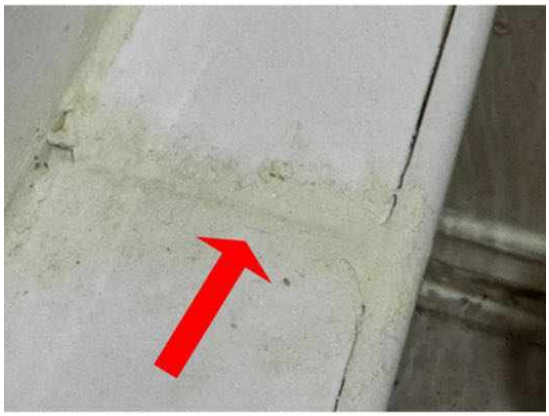
Recommendation:

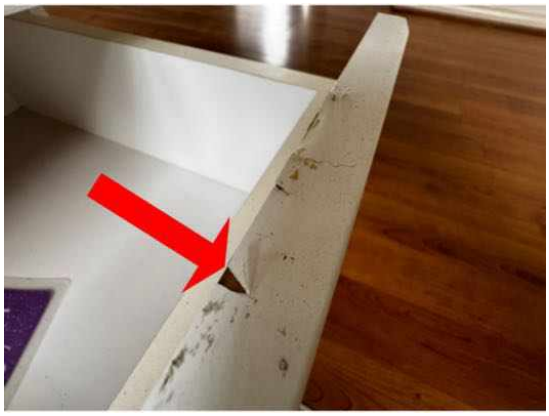
It is recommended that a qualified tradesperson rectify defective caulking, plaster repairs, cracked tiles, damaged joinery and other cosmetic defects. The garage door

alignment and step-down level difference should be assessed and corrected. Creaking floors should be further investigated if movement worsens. Any areas affected by moisture should be monitored and repaired once the moisture source is identified and rectified.

Time Frame:

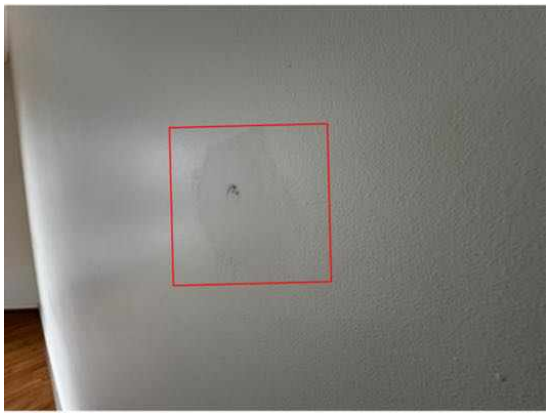
Rectification recommended in the short to medium term, with moisture-affected areas addressed as a priority.

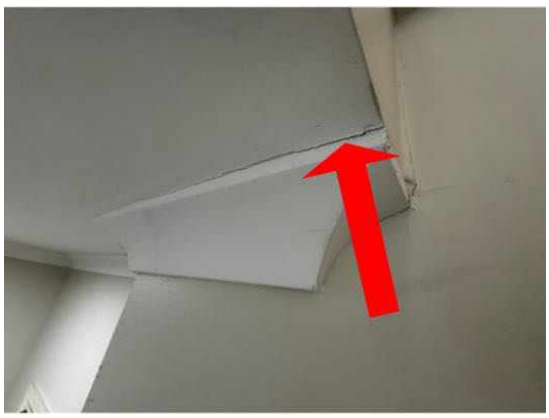





Creaky floors


Loose skirting






Garage door binding


Out of alignment


Substandard workmanship

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Yard - Front > Front Right
Finding:	Suspected Termite-Damaged Timber – Front Yard
Information:	Suspected termite damage was observed to a length of timber located on the ground beneath the boundary fence in the front yard. The damage is consistent with past termite activity, however no live termite activity was detected at the time of inspection.

Given the property is a double-storey townhouse approximately 20+ years old, with no visible termite management system or durable notice, and is located adjacent to a reserve and public park with mature trees, the overall termite risk profile of the site is considered elevated. The presence of timber in direct ground contact in the front yard constitutes a conducive condition for termite activity.

Although the affected timber does not appear to be structural to the dwelling itself, its location in close proximity to the building and within a vegetated environment increases the likelihood of termite presence in the surrounding soil.

Recommendation:

Remove all timber debris from the ground, eliminate any timber in direct soil contact, and reduce vegetation against the building perimeter. It is strongly recommended that a licensed termite management specialist be engaged to assess the property and implement an appropriate termite management system.

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Walls > Front,Rear
Finding:	Downpipes hard against brickwork concealing inspection zones (TP)
Information:	At the time of inspection, several downpipes were observed to be installed hard against the external brick walls. This configuration restricts visual access to the wall surface and slab edge behind the downpipes, making it difficult to identify early signs of termite activity.

Effective termite risk management relies on maintaining clear and accessible inspection zones to allow early detection of termite activity. Where services such as downpipes are installed directly against masonry walls, concealed termite entry paths may develop behind these elements without being readily visible, increasing the likelihood of undetected termite ingress.

As a result, the positioning of downpipes hard against the brickwork is considered to increase the risk of concealed termite entry. It is recommended that a licensed termite management or pest control contractor be engaged to assess these locations and provide advice on improving inspection access or implementing supplementary termite management measures to address the increased risk.

Finding 6.02

Building:	Main Building
Location:	Kitchen, laundry, toilet > Ground Level
Finding:	Elevated moisture levels to ground floor tiled areas (TP)
Information:	At the time of inspection, elevated moisture readings were detected using a moisture meter to the ground floor tiled areas, including the bathroom, hallway, entry, and laundry areas. No active water leaks were observed during the inspection. Moisture readings to adjoining rooms were within normal range, indicating that the elevated moisture appears to be largely contained to the tiled areas.

Moisture-related damage was observed to adjacent building elements, including skirting boards, door jambs, architraves and sections of joinery. This suggests that moisture may be migrating from the tiled surfaces into surrounding materials.

Given that the property has reportedly been vacant for over twelve months, it is suspected that the elevated moisture may be associated with an ongoing concealed leak, potentially from plumbing or waterproofing failure, rather than day-to-day occupant use. Long-term vacancy can also allow minor leaks to persist undetected, increasing the risk of deterioration.

Prolonged elevated moisture levels create conducive conditions for termite and timber

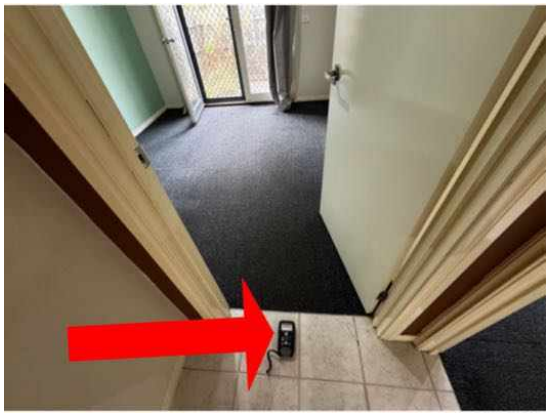
pest activity and increase the likelihood of concealed structural damage, fungal decay, and mould growth.

Recommendation:

It is recommended that a licensed plumber be engaged to investigate for concealed plumbing leaks and that further invasive investigation be undertaken if necessary to determine the source of moisture. A waterproofing assessment of wet areas may also be required. Damaged skirting boards, door jambs, and other affected materials should be repaired or replaced once the source of moisture has been rectified.

Time Frame:

Further investigation recommended in the short term due to high moisture readings and increased risk of concealed structural and timber pest damage.



Finding 6.03

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Landscaping & vegetation increasing termite risk (TP)
Information:	At the time of inspection, vegetation and mulching was observed around the property, including garden beds, shrubs and plants in close proximity to the dwelling and mature trees located within the common property as well as along the outside boundary of the property. The property borders a public reserve with mature trees in close proximity to the property.

Environmental conditions that promote moisture retention, provide concealed shelter, or support termite foraging activity are recognised as increasing termite risk to existing buildings. Mature trees, mulched garden beds, irrigation systems can all maintain damp soil conditions and may harbour termite colonies, allowing concealed termite activity to develop and potentially extend toward the building without early detection.

As a result, the extent of vegetation and moisture-retaining landscaping is considered to significantly increase the overall risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess the site conditions and provide advice on appropriate risk reduction measures, which may include managing vegetation and mulch, controlling moisture sources, and integrating suitable termite management strategies appropriate for the existing building and site conditions.

Finding 6.04

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Slab edge - concealed (TP)
Information:	At the time of inspection, the slab edge to most areas of the building was observed to be concealed behind concrete paving and landscaping. This condition restricts clear visibility of the slab perimeter and limits the ability to visually inspect critical inspection zones intended for the early detection of termite activity.

Where slab edges and inspection zones are concealed, concealed termite entry paths may develop without early warning. In accordance with AS 3660.2, existing buildings are required to maintain conditions that allow for effective inspection and management of termite risk, noting that obstructions such as paving, paths, or landscaping can compromise the effectiveness of termite management measures. Where inspection zones are obstructed, the likelihood of undetected termite activity is increased.

As a result, the current configuration is considered to increase the risk of concealed termite entry to the building. It is recommended that a licensed termite management or pest control contractor be engaged to assess the extent of the concealed slab edges and provide advice on rectification options, which may include modifying paving or landscaping to reinstate suitable inspection access and integrating appropriate termite management measures to suit the existing conditions.

Finding 6.05

Building: Main Building

Location: Meter Box > Front Left

Finding: Termite management system - no evidence of chemical installation (TP)

Information: At the time of inspection, there was no visible evidence to suggest that a chemical termite management system has been installed or remains effective. In addition, no durable notice was observed within the electrical switchboard to identify the presence, type, or date of any termite protection measures.

In the absence of identifiable termite management measures to the building perimeter, slab penetrations, or accessible inspection zones, the dwelling cannot be confirmed as having an active termite management system. Where termite protection cannot be verified, the building is considered to be at an increased risk of termite activity.

In accordance with AS 3660.2, where no termite management system is present to an existing building, the risk of concealed termite entry and infestation is significantly increased, as subterranean termites may gain access to timber building elements without early detection.

For this reason, the installation of a post-construction chemical termite management system is highly recommended to reduce the risk of termite activity. A durable notice should also be installed within the electrical switchboard to clearly identify the treatment provided and support ongoing inspection and maintenance.

Engagement of a licensed termite management or pest control contractor is recommended as a matter of priority to assess the site conditions, consider local termite risk, and determine the most appropriate treatment method and procedures for this property.

Finding 6.06

Building: Main Building

Location: All Areas > All Areas

Finding:	Subterranean termite management proposal (TP)
Information:	No live termite activity was found during the inspection of the property. However, based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The inspection identified several conditions that increase termite risk, including parks and reserves directly adjacent to property, the absence of a verifiable termite management system, concealed slab edges, moisture-retaining landscaping elements, in-ground timber contact, landscaping & vegetation, and suspected termite damage in rear yard. It is proposed that a licensed termite management contractor undertake a detailed site assessment to determine the most appropriate post-construction termite management solution for the property, taking into account local termite pressure, soil conditions, building configuration, and existing obstructions. This assessment should inform the installation of a suitable chemical soil treatment or alternative approved management system designed to reduce the risk of concealed termite entry to the structure. The proposed works should also include recommendations to improve ongoing termite risk management, such as reinstating or improving inspection access where practicable, managing moisture sources, addressing in-ground timber contact, and installing a durable notice within the electrical switchboard to clearly document the type and date of any termite treatment applied. Ongoing inspections and maintenance should be scheduled in accordance with the contractor's advice to ensure the long-term effectiveness of the termite management strategy and continued protection of the building.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- 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

- The property at 6/65 Pommel Crescent, Epping is a double-storey attached unit, suspected to be over 20 years old and adjoined by neighbouring units on both sides. The property has reportedly been vacant for over twelve months. Compared to buildings of similar age and construction type, the property was found to be in below-average condition, with significant moisture-related concerns, evidence of structural movement, and widespread workmanship and maintenance defects identified. The prolonged vacancy may have allowed moisture-related issues to persist undetected. Overall, the condition of the property presents elevated risk, particularly in relation to concealed moisture damage and structural movement.

Major Defects
• Structural movement evidenced by step cracking to boundary blockwork (up to 5mm wide) in the garage and first-floor storage room.
• Substantial crack to garage concrete floor with measured slab heave of approximately 12mm.
• Garage door binding and misalignment consistent with structural distortion.
• Widespread elevated moisture readings across all ground floor tiled areas (bathroom, hallway, laundry and entry).
• Moisture damage to skirting boards, architraves, door jambs and rear bedroom robe area.
• Cracked floor tiles associated with moisture-affected areas.
• Suspected concealed water leak (source undetermined).
• Possibility of moisture ingress from adjoining party walls cannot be ruled out.
• Front façade brickwork previously repaired with fresh mortar suggesting ongoing or historical structural cracking.

Minor Defects

- Unsealed control joints to brickwork.
- Damaged downpipe adjacent to garage opening.
- Staining to rear balcony wall.
- Weathered external timber doors and door sills.
- Cracking and separation to front balcony wall junction requiring re-caulking.
- Substandard caulking and grout to bathtub junctions.
- Deformed and cracked plaster above bathtub.
- Substandard plaster repairs throughout.
- General cosmetic damage including marks, scratches and wear to internal finishes.
- Damaged kitchen joinery and cracked benchtops.
- Creaking floors to first-floor dining area.
- Damaged fly door to rear bedroom.
- Damaged toilet roll holder.
- Overall poor workmanship observed throughout the dwelling.
- Step-down transition from hallway into garage found out of level and misaligned.
- Cracked tiles to first-floor toilet area.

Termite and Timber Pest

No live termite activity was identified at the time of inspection. However, suspected termite damage was observed to the rear timber fencing, indicating termite presence within the surrounding area.

No evidence of a termite management system or durable notice was found on site.

Conducive conditions for termite and timber pest activity include:

- Elevated internal moisture levels to ground floor tiled areas.
- Downpipes installed hard against building concealing inspection zones.
- Landscaping and vegetation in close proximity to the structure.
- Public reserve with large mature trees to the rear of the building increasing termite pressure in the area.
- Concealed slab edges due to garden beds and paving.

Although no active infestation was found, the combination of moisture, concealed slab edges and absence of a visible treatment system increases the overall risk of termite activity. The risk of concealed damage is considered moderate to high.

Inspection Limitations

The inspection was visual and non-invasive in accordance with AS 4349.1–2007. Concealed areas

including wall cavities, plumbing lines and waterproofing membranes were not accessible.

The property has reportedly been vacant for over twelve months, and no active water leaks were detected at the time of inspection. However, the inspection was undertaken during dry conditions, and the absence of visible leaks does not eliminate the possibility of intermittent or concealed plumbing or waterproofing failures.

Given the widespread elevated moisture readings, measurable slab movement, and attachment to neighbouring units via party walls, the risk of undetected defects is considered High, particularly in relation to concealed moisture migration and structural movement.

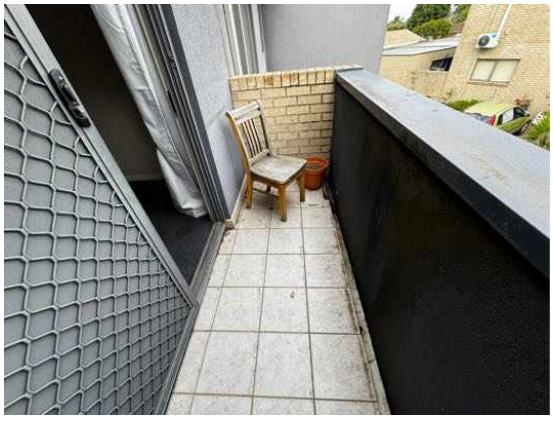
For further information, advice and clarification please contact Barry Hasturk on: 0419 200 040

Section D Significant Items

The following items were noted as - For your information

Noted Item

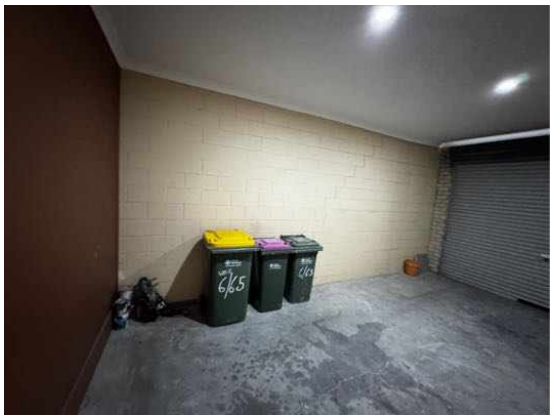
Building:	Main Building
Location:	All Areas > All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an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











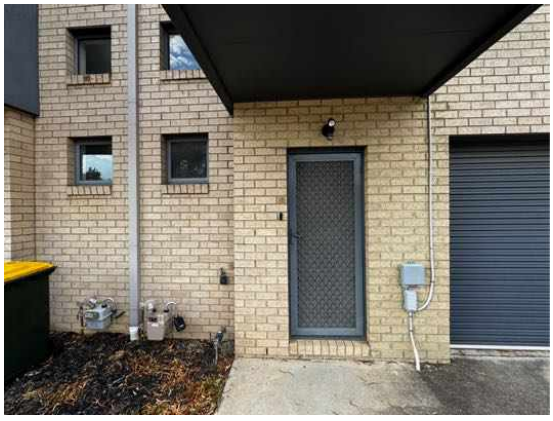

Noted Item

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


brivis


Owners Corporation
No PS 547081W
Stockdale&Leggo
Managing Agent
Stockdale & Leggo Bundoora Pty Ltd
591 Grimshaw Street
Bundoora 3083
Phone (03) 9467 3333


EARTH'S
AGENTS
FOR
SALE



Noted Item

Building: Main Building

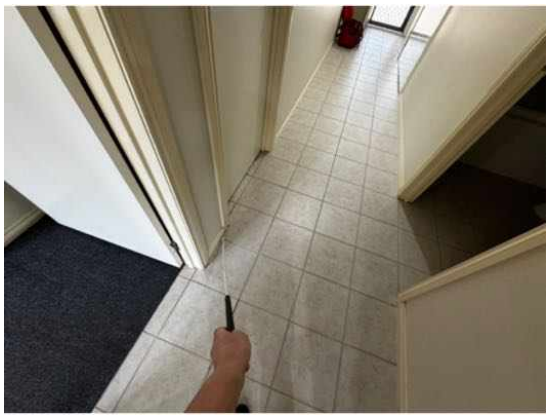
Location: All Areas > All Areas

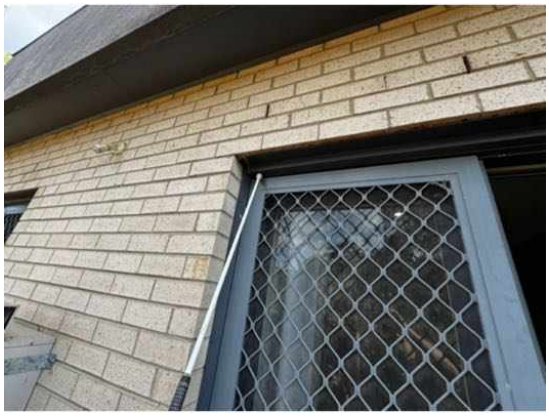
Finding: Termite investigation techniques (TP)

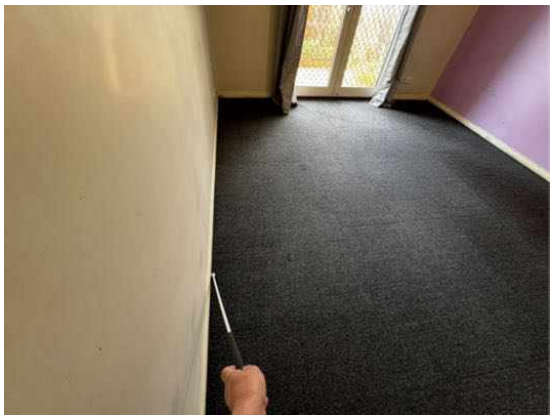
Information: All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity. No evidence of termite activity was identified within the interior of the dwelling at the time of inspection.

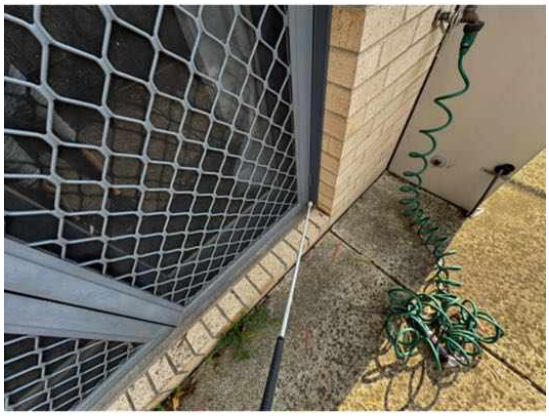
In an attempt to identify concealed or hidden timber pest activity, a range of inspection techniques were adopted. These included the use of a moisture meter to assess susceptible areas, sounding of timber elements using a handheld probing device, and visual assessment of materials for signs commonly associated with termite activity. These signs include moisture-related deterioration, deformation of timber, termite mud leads or bridging, and irregular or regular shaped holes within timber elements that may indicate pest-related damage.

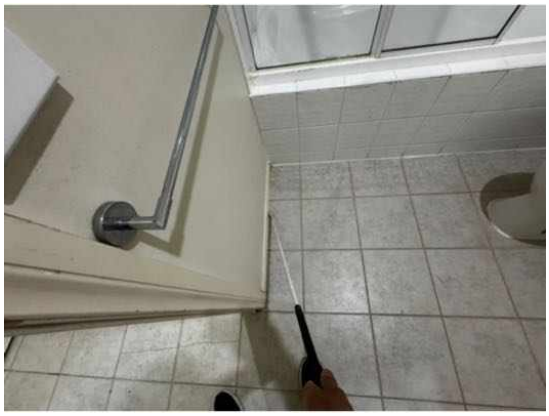
It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, and fixed cabinetry such as bathroom fit-offs, can conceal termite activity and limit the effectiveness of visual inspection. As a result, the absence of visible evidence at the time of inspection does not eliminate the possibility of concealed termite activity within inaccessible or obstructed areas of the building.

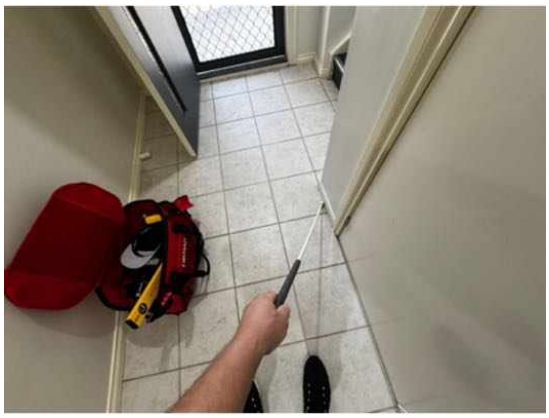


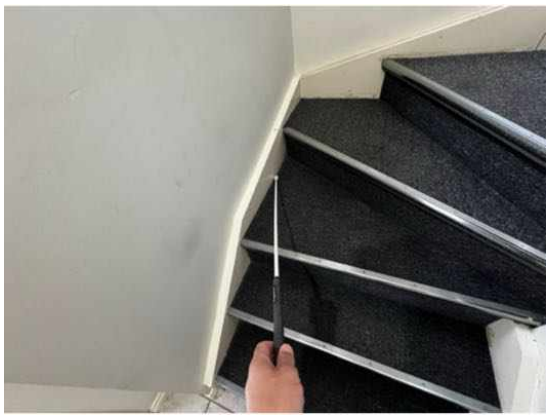


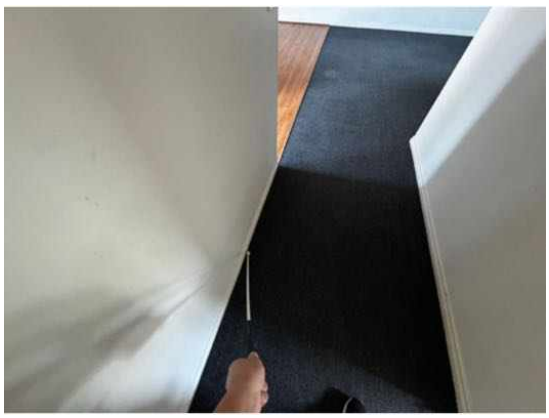


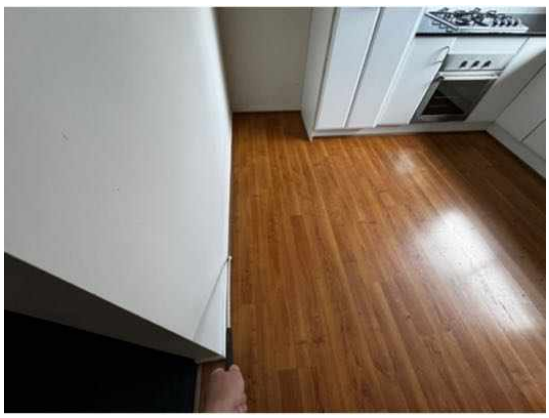


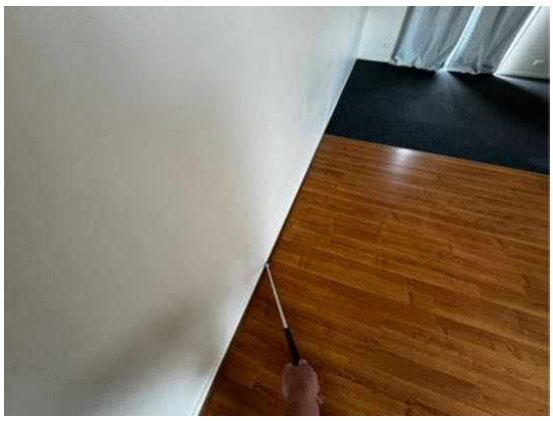


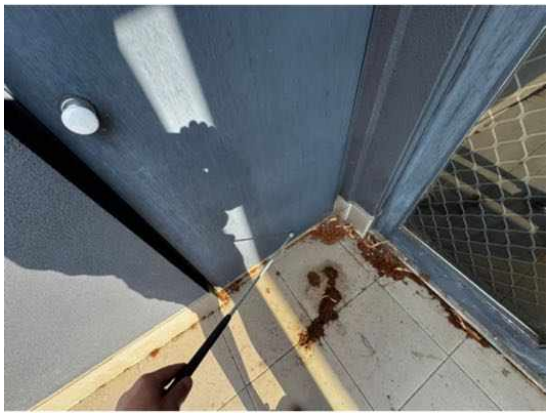


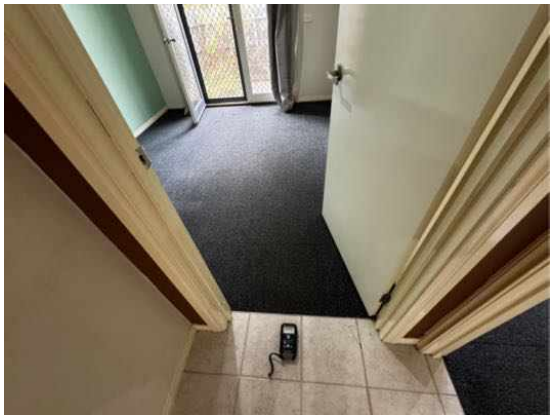


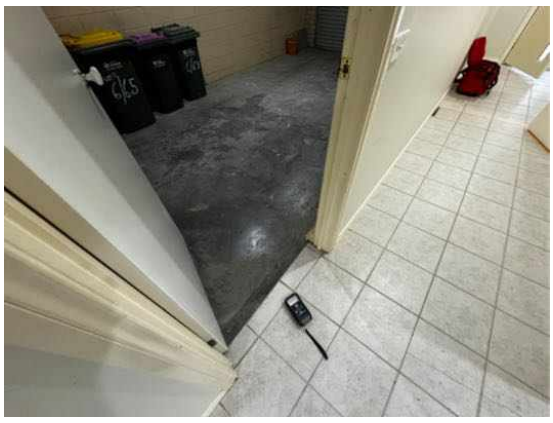


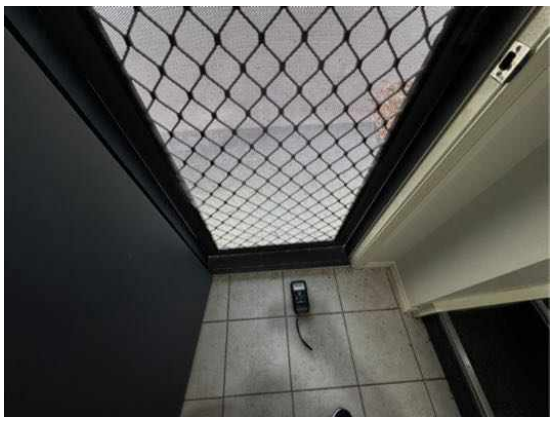


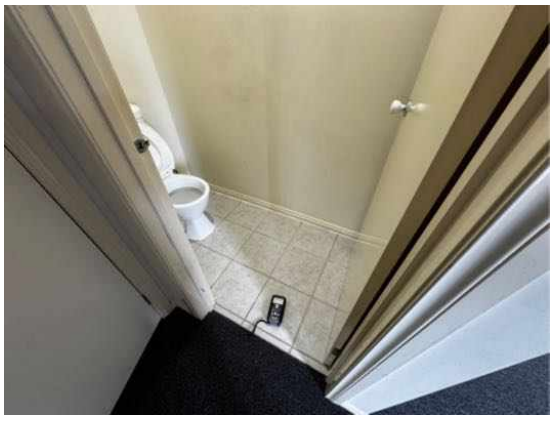












Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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