Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 5 Mar 2026

Property Address: 155 Eglinton St, Kew VIC 3101, 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: Thu, 5 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	155 Eglinton St, Kew VIC 3101, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Peter Phokos Ph: +61405 336 666 Email: Mosman@jimsbuildinginspections.com.au
	Diploma in Building & Construction - Certificate III in Construction Waterproofing Certificate IV in Building & Construction -
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Company Address and Postcode:	Seaforth 2092
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Company Contact Numbers:	+61405 336 666

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: To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report.

The report was commissioned for the sole use of the “Client” and the liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.
To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This is recommended to be carried out asap by the owners.

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.

Building Standards changed significantly in the 1970's when the Building Act was passed and again in 1990 when the Building Code of Australia was introduced. Materials and construction techniques are constantly changing and Building Legislation must change to address the latest developments.

Unless a dwelling has been constructed recently it may not comply with current standards. That does not necessarily mean that established dwellings are poorly constructed. Generally this assessment is based on the building standards that were current when the dwelling was constructed, which may be different from the current requirements of the Building Act.

This report is based on the the inspection carried out on the tenancy only mention in the address on page 1 of the report.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in Fair condition with 0 major structural defect, 3 safety hazard, minor defects and some maintinance items to be reviewed.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete Stumps
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Footpath, Driveway, Shed, Water Tanks, Porch
Other Timber Bldg Elements	Doors, Internal Joinery, Door Frames, Architraves, Skirting Boards
Roof	Pitched, Coated Metal
Storeys	Single
Walls	Light Weight Wall Clad, Timber Framed and Clad, Weatherboards
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.

- The Site

- Trees

- Wall Exterior

- Landscaping Timbers

- Interior

- Gardens

- Fencing

- Exterior

- Roof Void - Part

- Subfloor - Part

- Roof Exterior - 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:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Ceiling linings

- Decking

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Duct work

- Furniture

- Insulation

- Lack of clearance - subfloor

- Evidence of recently painted walls or ceilings

- External finished ground level

- Heating ducting to the subfloor.

- Rugs

- Stored items

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

When the risk of undetected defects is medium or high we strongly recommend further inspection

once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

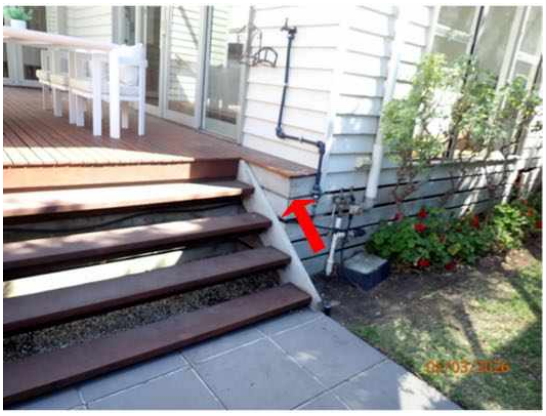
Building:	Main Building
Location:	Yard - Back Left
Finding:	Head Height - Suspected Non Compliance
Information:	The head clearance to the clothesline to the back hard side access in question was measured and found to be less than the present building regulation requirement.
	As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.
	This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.
	A registered builder should be contacted to discuss possible rectification solutions b by raising the clothes line high to restrict personal injury.

Finding 1.02

Building:	Main Building
Location:	Porch & External Wall > Front Right,Centre Left
Finding:	Electrical Wires Exposed
Information:	Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact.
	Contact a licensed electrician urgently for further inspection investigation and rectification.

Finding 1.03

Building:	Main Building
Location:	Yard - Side & Rear
Finding:	Handrail - Missing
Information:	The handrail to the external stairs was missing at the time of the inspection. Absence of the handle rail limits the operation of the the stairs and may pose as a safety risk. The installation of the hand rail should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected stairs and improve the safety of the stairs.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Bedroom 1 > Front Left,Front Right
Finding:	Door Hinges - Loose Hinge
Information:	The hinges to this door appears to be loose and can result in the door's operation being compromised. This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware. The re-installation of the hinge is recommended. Works such as these can be completed by a general handyman or qualified carpenter.

Finding 3.02

Building:	Main Building

Location: Bedroom 1 & 4 > Front Right,Centre Right

Finding: Doors - Binding/Jamming

Information: Binding and/or jamming of doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering, doors and door jams.

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

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in sub floor foundations may be appointed to provide an estimate on the cost of rectification.

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

Finding 3.03

Building: Main Building

Location: Bedroom 1 > Front Right

Finding: Door Lock Stuck

Information: The door lock was stuck at the time of the inspection. Absence of the lock limits the operation and security of the door and may pose as a safety risk.

Replacement of the handle should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.04

Building: Main Building

Location: Bedroom 1 > Front Right

Finding: Door Missing Handle

Information: The door lock/handle was missing at the time of the inspection. Absence of the lock/handle limits the operation and security of the door and may pose as a safety risk.

Replacement of the handle should be conducted as soon as possible. A general

handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.05

Building: Main Building
Location: Bedroom 3 > Centre Left
Finding: Door Hinges Missing Screws
Information: The hingers to this door appears to have screws missing from the hinges and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

The installation of the missing screw is recommended. Works such as these can be completed by a general handyman or qualified carpenter.

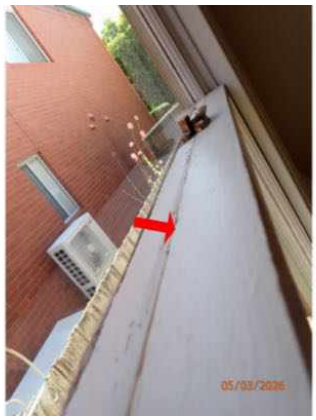
Finding 3.06

Building: Main Building
Location: Bedroom 3 > Centre Left
Finding: Windows - Sash painted shut

Information: Where window sashes have been painted shut, it is generally indicative of poor, rushed workmanship. The window is difficult if not impossible to open and close until remedial works have been undertaken.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Where windows have been painted shut the seal of the paint needs to be broken. This is generally done by breaking the seal of the paint and then maintaining the sash tracks clearing and lubricating them with silicone. Remedial paint work will likely be required and can be completed along with the rest of the remedial works necessary by a general handyman.



Finding 3.07

Building: Main Building
Location: Bedroom 3 > Centre Left
Finding: Building Element Missing Wardrobe Drawer
Information: The wardrobe drawer within the bedroom which are missing at the timed of the inspection.

It is recommended that the missing building element be installed at the clients discretion.

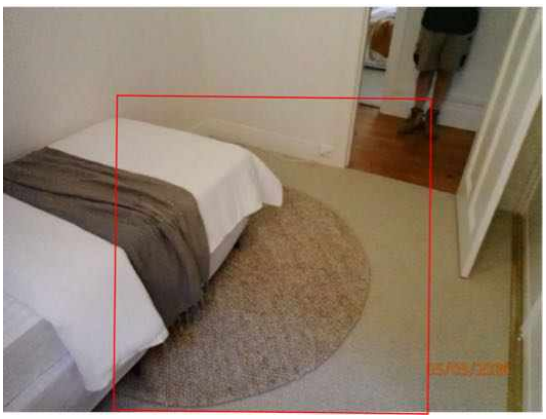
Finding 3.08

Building:	Main Building
Location:	Bedroom 3 & 4 > Centre Left,Centre Right
Finding:	Floors - bouncy
Information:	The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

It could also be in extream circumstances be as a result of a history or current borer or terminate activity.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in stabilisation of footings and packing of floors. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors footings and refixing of flooring or the engagement of a pest consultant to review the possibility of maintaining or installing the appropriate timber pest barriers.



Finding 3.09

Building:	Main Building
Location:	Hallway
Finding:	Building Element - AC Return Air - Missing Filter
Information:	Damaged occurs generally when the building materials have either aged and decayed, or as a result of lack of maintenance.

Installation of the return air filter is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A mechanical ventilation specialist should be appointed to repair or replace the filter to the Air Conditioning unit prior to any subsequent damage being caused.

Finding 3.10

Building:	Main Building
Location:	All Internal Areas >
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all

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

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

Finding 3.11

Building:	Main Building
Location:	Bedroom 4
Finding:	Windows - Sash cords missing
Information:	Sashes are the moveable panes of windows that primarily slide vertically over each other to expose one half of the window area. Each sash is provided with springs balances and/or compression weather-stripping, which act to hold the window in place in one position.
	To facilitate this operation the weight of the glazed panel is usually balanced by steel weights or counterbalances. The sash weight is connected by a cord or chain that runs over a pulley at the top of the frame. These cords are prone to degradation over time and replacement is required.
	Repairing or replacing sash cords involves some work and is often best completed by an experienced carpenter or specialist window restorer. It is advised that such works be completed to improve the operational state of the affected window.

Finding 3.12

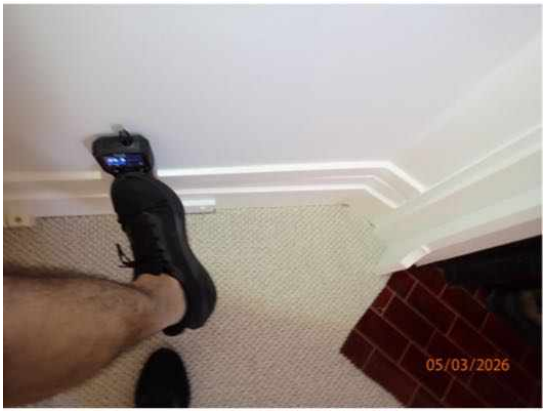
Building:	Main Building
Location:	Bedroom 4
Finding:	Damp
Information:	Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber and remedial builder is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.



Finding 3.13

Building:	Main Building
Location:	Bathroom > Centre Left
Finding:	Window Missing Lock
Information:	The window lock/handle was missing at the time of the inspection. Absence of the lock limits the operation and security of the window and may pose as a safety risk. Replacement of the lock/handle should be conducted immediately. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.14

Building:	Main Building
Location:	Bathroom > Centre Left
Finding:	Cabinetry - Water Damage
Information:	Swollen building elements generally indicate that the building materials have been affected by water / moisture and they have swollen in appearance. No moisture or water leaks were evident at the time of inspection. Although not urgent replacement or repairs of affected building elements may be done by a cabinet maker at the clients discretion.

Finding 3.15

Building:	Main Building
Location:	Bathroom & WC > Centre Left
Finding:	Toilet Seat - Loose
Information:	The toilet seat was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to general ageing of the toilet pan and associated materials. However, the loose fixing may also be a result of impact damage. If left unmanaged, the toilet seat could deteriorate further, leading to greater

destabilisation and the potential for injury to people.

It is recommended the toilet seat be refixed by a licensed plumbing or qualified handyman immediately.

Finding 3.16

Building:	Main Building
Location:	Bathroom & WC > Centre Left
Finding:	Fitting or Fixture - Loose
Information:	The fitting in this area is loose and requires adjustment to tighten.

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

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

Finding 3.17

Building:	Main Building
Location:	Bathroom & Kitchen > Centre Left
Finding:	Mild Water Hammer
Information:	It was observed during inspection that mild water hammer is present. Unless it is caused by the use of a solenoid or ceramic valve in an appliance supplied by the owner it is considered to be a defect with reference to Standards and Tolerances. This defect is to be reviewed and addressed by a licensed plumber at the owners discretion.

Finding 3.18

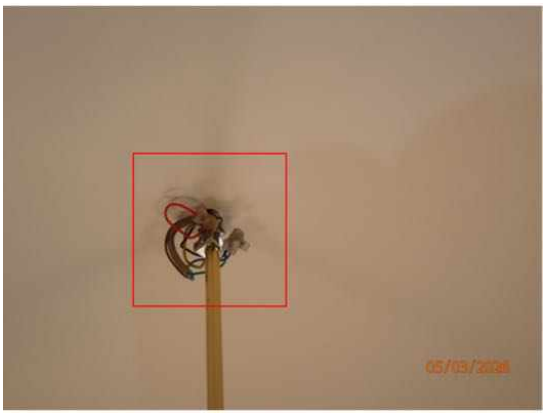
Building: Main Building
Location: Dining Room > Rear Right
Finding: Door Hardware - Missing
Information: The door hardware to the door was missing at the time of the inspection. Absence of any of these items the limits the operation of the door and may pose as a safety risk.

Installation of the door hardware should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected door and improve the safety of the internal area.

Finding 3.19

Building: Main Building
Location: Dining & Lounge
Finding: Electrical Wires Exposed
Information: Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact.

Contact a licensed electrician urgently for further inspection investigation and rectification.



Finding 3.20

Building:	Main Building
Location:	Kitchen
Finding:	Dishwasher Installation
Information:	The dishwasher in this area is loose and requires to be securely installed.

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

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

Finding 3.21

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Light not working
Information:	While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection. A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.

Finding 3.22

Building:	Main Building
Location:	Lounge Room
Finding:	Building Element - Damaged - Sliding Door Stoppers
Information:	Damaged occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). Installation of the sliding door stops to the sliding leaf is advised to ensure that additional secondary defects do not arise as a consequence and prevent the door from operating in it's locked position. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance. A qualified carpenter should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.23

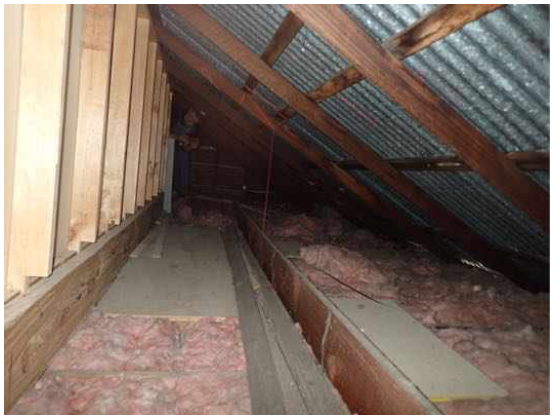
Building:	Main Building
Location:	Lounge Room
Finding:	Door Lock/Handle - Loose
Information:	The door lock/handle was loose at the time of the inspection. Loose lock/handle limits the operation and security of the door and may pose as a safety risk. Replacement/Repair of the handle should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.24

Building:	Main Building
Location:	Attic
Finding:	Roof Void Storage Stability
Information:	The load capacity of the roof void area could not be verified during the inspection.

It is highly recommended that a Structural Engineer further assess the roof void area to inform the client of the load rating of the ceiling joists and associated building elements within the roof void to verify structural integrity for the intended use along with review of the attic and wheather it forms part of the roof structure. Further assessment and any necessary works should be performed as required by a registered builder.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure (including but not limited to the attic storage area), as suitable for any specific number of people or purpose. This can only be done by a qualified structural engineer.



Finding 3.25

Building:	Main Building
Location:	Attic
Finding:	Building Element - Damaged - Wall & Ceiling Linings
Information:	Damaged occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of loose wall and ceiling linings tth e attic is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A qualified carpenter should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.26

Building:	Main Building
Location:	Deck
Finding:	Joist Connection - Insufficient
Information:	The ceiling/floor joist to the whaling plate/beam connection is not sufficient. The joists should be sufficiently fastened with secure connection with joist hangers. Where fastening is insufficient and there is potential for movement warping or deformation of the joists and potentially structural failures. This generally only occurs in older homes which do not have more contemporary building approaches. Where the joist to the whaling plate/beam is inadequate repairs are likely to be required as soon as possible. A Registered Builder/Carpenter should be appointed to perform remedial works as soon as possible prior to turning into a major structural defect.

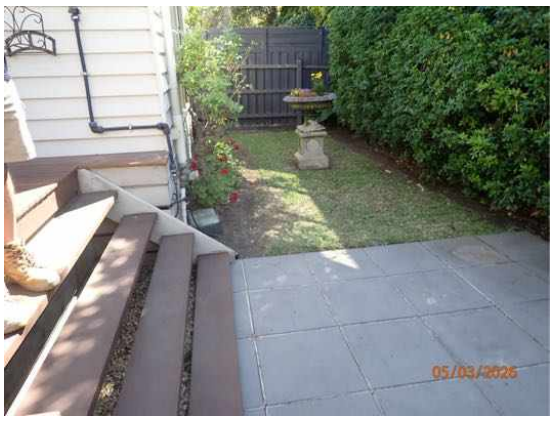


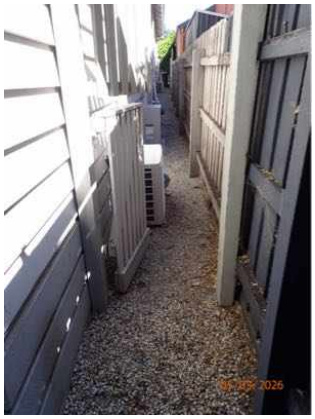
Finding 3.27

Building:	Main Building
Location:	Eaves
Finding:	Eve Lining - Water stained
Information:	Water staining to eve lining board in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration of the surrounding building elements if left unmanaged. While mostly an appearance defect, water staining can be indicative of more serious defects such as gutters back charging. A licensed roofing plumber must be consulted to identify the cause of the staining and to provide advice on any rectification works that may be required. Replacement of any damaged structures may also be required depending on the severity. This is to be carried out in the very near future to prevent secondary damage.

Finding 3.28

Building:	Main Building
Location:	All External Areas
Finding:	Site Drainage - Building Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection.
	If left unattended excessive moisture and water can pool/pond and lie against building structures and possibly cause secondary defects.
	It is strongly advised to engage a licensed builder/plumber to review and advise asap.





Finding 3.29

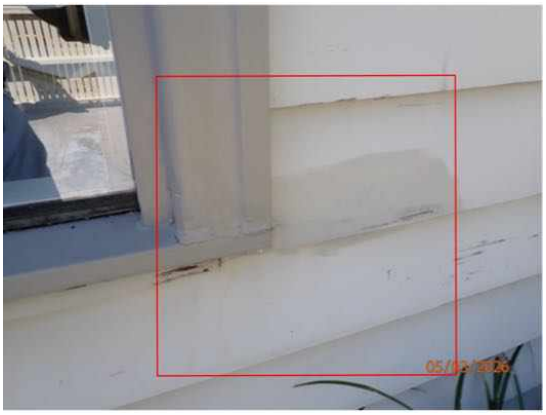
Building:	Main Building
Location:	All External Areas
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

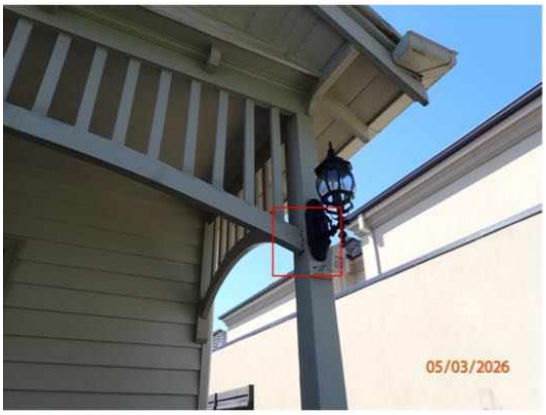
Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or

registered builder may also be required to replace affected building materials.

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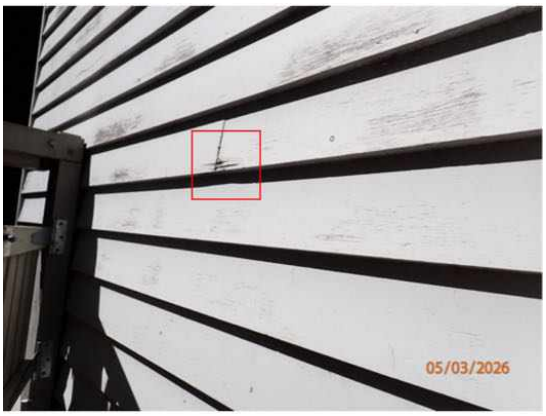
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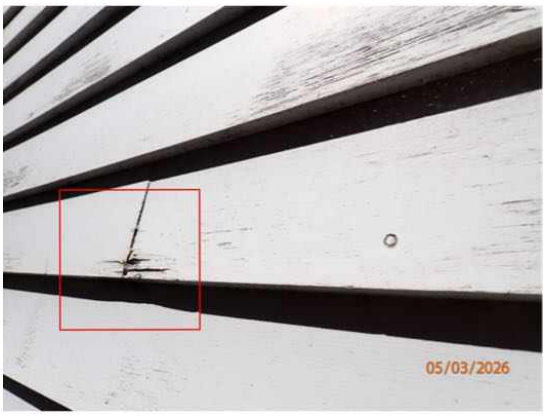
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Finding 3.30

Building:	Main Building
Location:	Yard - Back
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist paving contractor is advised.

Finding 3.31

Building:	Main Building
Location:	Deck
Finding:	Deck Material to the storage - Loose
Information:	It was noted at the time of inspection that sections of the decking material to the storage boxes are beginning to come loose Typically decking or deteriorates due to age and or wear which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the balustrades may be required however replacement may be a consideration of the client also. A licensed carpenter contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.32

Building: Main Building

Location:

Finding: Overflow - Not Plumbed for Drainage

Information: The overflow 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 3.33

Building: Main Building

Location: Roof Void

Finding: Vent - Extracted into roof space

Information: The bathroom ventilation was discharging within the roof space was dislodged at the time of the inspection and was found to lead directly into the roof space, rather than

venting to the exterior of the building.

The positioning of this flue is likely to condensate within the ceiling void. The presence of insulation surrounding the flue adds to this can pose an issue.

Without re-direction to the exterior of the building, the ventilation is not considered fully operational and is deemed a minor defect. It is therefore preferable that the flue be re-directed to vent into the external environment.

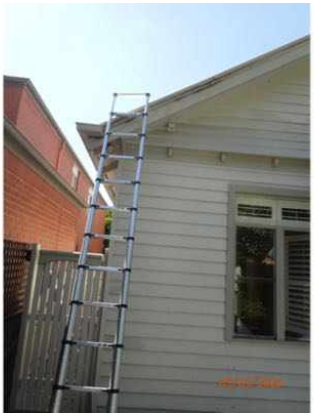
A licensed mechanical ventilation contractor/electrician should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.

Finding 3.34

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Sheets - Rusted
Information:	Metal roofs generally comprise numerous individual sheets, which join and overlap. These intersections are particularly prone to lift at the edge and consequently rust at these points.

Upon inspection of the exterior roofing structure, evidence of rust to these sections was identified. If left unmanaged, these degrading joins can allow water ingress to the internal roofing structures, potentially leading to secondary damage of building elements. Accelerated deterioration of the roofing sheets and any associated building elements is also likely to occur.

A roofing contractor should be appointed immediately to assess the damage to the roofing sheets and to perform remedial works as necessary. Works may include replacement of severely affected roofing sheets or minor works such as the application of rust-retardant surface protectors.



Finding 3.35

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Caping - Loose
Information:	Upon inspection of the exterior roof covering, it was noted that some capping pieces have become loose from their original fixings. It is suspected that this defect has developed as a result of a lack of adequate maintenance, but may also have been caused by inappropriate fixings being used in the construction process. Loose capings detracts from the weather tightness of the roof covering, making the internal roofing structure susceptible to water penetration and subsequent damage. If left unaddressed, it is likely that secondary damage to associated building elements

will develop, potentially necessitating remedial works to these structures.

A roofing restoration contractor should be appointed to advise on rectification options and on the cost of repair. It is advised that remedial works be performed as soon as possible to prevent any further damage.

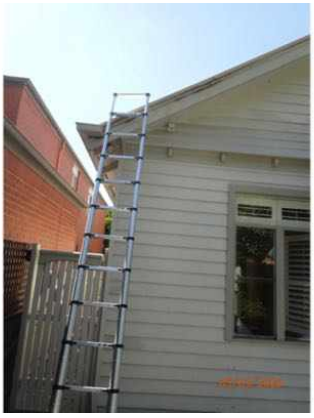
Finding 3.36

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Sheets - Missing/Decayed Screws
Information:	Upon inspection of the exterior roof covering, it was noted that capping to the roof sheets were missing/decayed roofing screws.

Screws that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating the possibility of the roof sheets lifting and moving.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.

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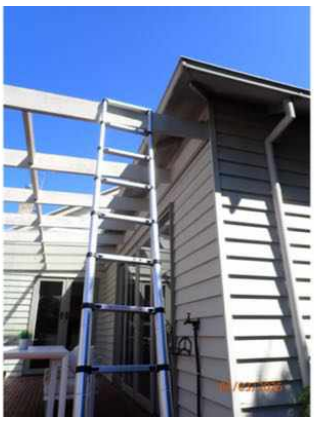
Finding 3.37

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Rusted or Corroded
Information:	The roof gutters to these areas have rust. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted gutters will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted gutters is required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed roof plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



Finding 3.38

Building:	Main Building
Location:	Subfloor
Finding:	Ant Caps - Not Installed
Information:	Ant caps have not been installed in full opt part of 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. Ant caps a re generally installed during the construction. Ant caps are designed to easily identify termite or pest ingress from stumps/piers 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.

Finding 3.39

Building:	Main Building
Location:	Subfloor
Finding:	Mild Mould - Present to Subfloor
Information:	Where evidence of mould growth was noted to the subfloor, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where

mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.

A well ventilated subfloor aids in maintaining dry conditions, will assist with the reduction of mould effected subfloors (which can lead to respiratory safety hazards for occupants).

Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction subsequent building works or earth and vegetation covering over vents low subfloor clearance and items or debris in the subfloor restricting airflow.

Where ventilation is still inadequate, it is advised to ensure that all vents are clear of blockages, additional vents may be installed and external surface and subsurface drainage is reviewed.

The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow. Remedial works should be conducted as a matter of urgency to protect against the development of potentially harmful subfloor conditions and occupants.

Finding 3.40

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Debris/Stored Goods
Information:	An array of debris & stored goods were found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Stored goods in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also impede the ability to inspect the area.

Debris or stored goods in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.

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

Finding 6.02

Building:	Main Building
Location:	Bedroom 4 > Centre Left
Finding:	Excessive Moisture - Identified
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.
	Excessive moisture is generally caused by deteriorated or leaking plumbing pipes or excessive subfloor moisture to the subfloor where a qualified plumber or a mechanical ventilation specialist should be engaged to further inspect the property to identify the cause of the excessive moisture and carry out any necessary repairs.

This is advised to be carried out as soon as possible.

Finding 6.03

Building:	Main Building
Location:	Bathroom > Centre Left
Finding:	Wet Areas - Termite Techniques - Moisture Detected
Information:	Moisture readings was found in the walls of the wet areas which warrants further invasive investigation.

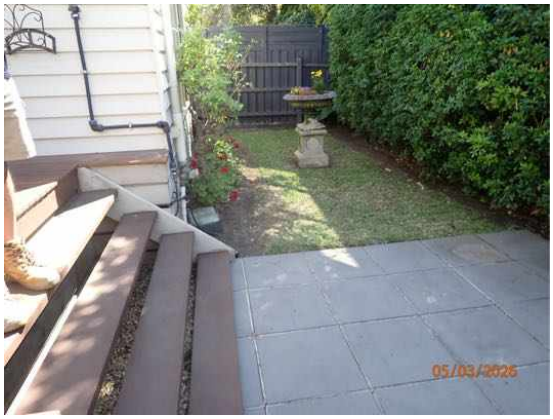
All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

NOTE: Any wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Site Drainage - Inadequate Providing Conducive Condition
Information:	The site drainage in this area was found to be inadequate at the time of inspection.
	If left unattended excessive moisture can attract termites and produce conditions that promote termite attack fungal growth, wood decay.



Finding 6.05

Building: Main Building

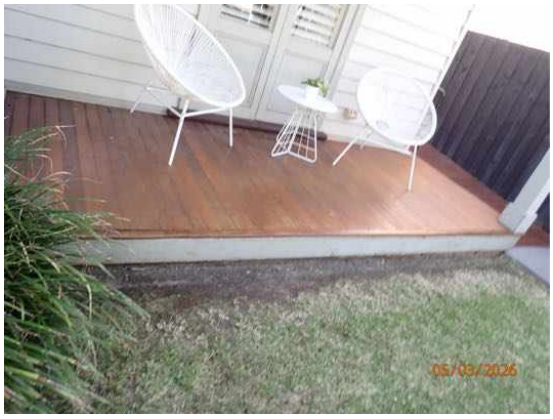
Location: All External Areas

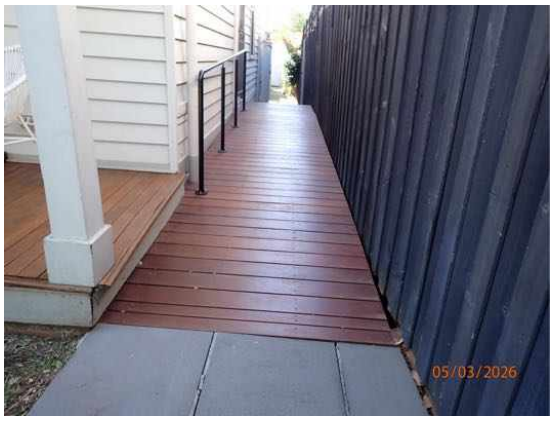
Finding: Building Materials in Direct Ground Contact - Conducive to Termites

Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack. All susceptible timbers should be removed and replaced with non susceptible timber.





Finding 6.06

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

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

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

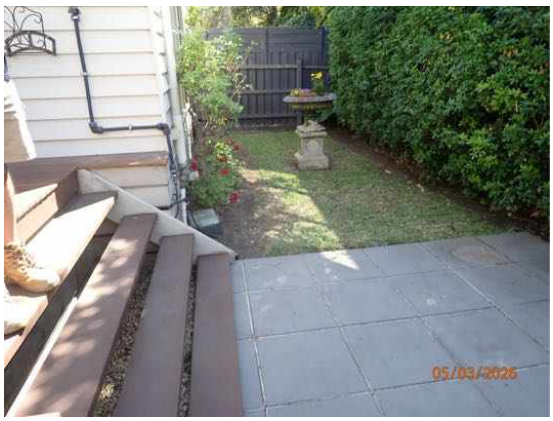
It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.

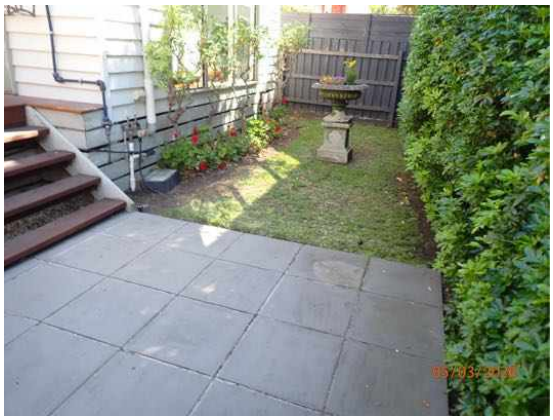
Finding 6.07

Building: Main Building
Location: All External Areas
Finding: Bridging - Vegetation
Information: Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.





Finding 6.08

Building: Main Building
Location: All External Areas
Finding: Bridging or Obstruction - Air Conditioner, Hot Water & Storage
Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud

tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier. Either the A/C Unit, Hot Water unit, storage shed or stored goods obstructed a clear visual inspection to the wall(s) and weep holes in this area.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

Recommend moving obstructions away from the external walls for further and future inspections.

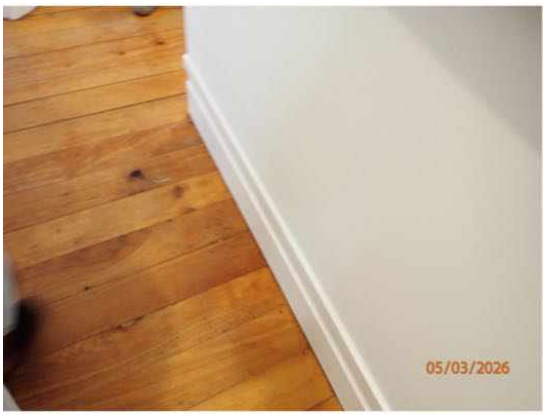
Evidence of fungal decay activity and/or damage

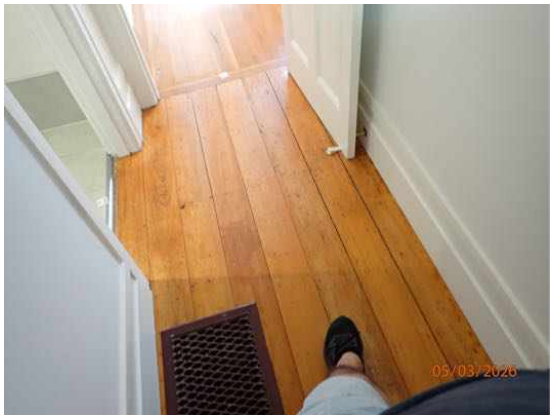
No evidence was found

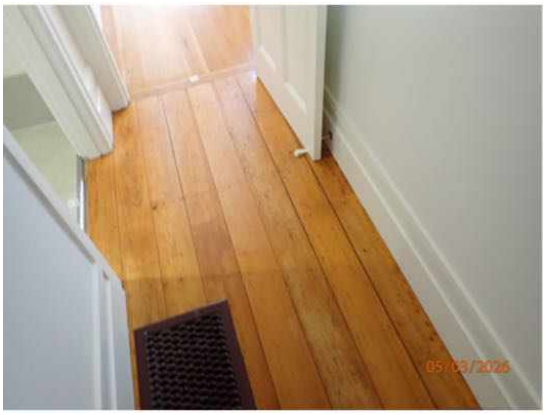
Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	All Internal Areas to the original section of the property
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended. The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers. The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas. As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.







Section D Significant Items

D4 Further Inspections

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

- Asbestos Inspector

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Licensed Plumber specialising in Gas

- Mould Remediation Specialist

- Registered Roofing Contractor

- 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

- Building Summery

The building compared to others of a similar built of age of construction appears to be mostly in fair condition. It does however have safety hazards, minor defects and some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

All room numbers are labeled from left to right as walking through the property from the front door through each level.

It is recommended that a second manhole be installed in an appropriate location in the ceiling of the property, to gain full access for regular inspections to all areas of the roof void fog access the rear of the property.

Please be aware that limitation's did affect the inspection and areas of low clearance, insulation, flooring, mechanical ventilation ducting to areas of the sub floor and roof void, poor or no access meant a complete inspection of the subfloor or roof space was not possible, recently painted ceilings and areas of furniture, stored items, insulation and garden vegetation meant some areas was obstructed.

A visual inspection was not carried out. It is recommend to install an access door in one or more accessible areas for a re-inspection.

NOTE: Unless the subfloor has a full inspection it is never possible to inspect for timber pest, termite activity, structural damage, subfloor drainage issues, subfloor mould or water leaks will not be visible.

It is strongly advised that all minor defects along with any maintinance advise provided are actions to prevent theses defects from escalating into major defects or safety hazards.

The rating for the risk of undetected defects is therefore High.

Pest Summery

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Several proposals should be considered when making a long term decision regarding termite management. Termite management should be carried out in compliance with Australian Standard 3660.2:2017, and follow the AEPMA Code of Practice for Termite Management, incomplete or partial treatments carry greater risk of the attack continuing unabated with ongoing damage and higher resultant costs.

Wall paneling, carpet and fixed cabinetry can obscure termite activity.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Additional Invasive and Non Invasive Tests

These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard

Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- Consult the owners on the current termite management program in place and action any shortfalls in the protection of your asset against termite attack.
- Review and carry out regular inspection to maintain and repair any damages as a result of wood borers.
- Treat any borer activity found on the property. Consult a suitably qualified termite/pest expert for further advice.
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- No evidence of annual inspections have been carried out as recommended on every property.
- Full access should be gained to the subfloor to allow a complete inspection of the property.
- Replace any wall cladding, windows, posts & roof members with wood rot to prevent any major structural defects occurring.
- Install any missing or inadequate ant capping to the sub floor.
- Remove any debris and/or stored items from the sub floor to assist in good subfloor ventilation.
- Improve the sub floor ventilation &/or Drainage
- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Repair and monitor any water leaks and areas of excessive moisture.

- A roofing contractor or use of drone is advised to review the areas of the roof where the building inspector was not able to access at the time of the inspection and action any shortfalls identified within the report.
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

Additional information:
- Trees nearby on other properties could not be inspected.

Obstructions are as follows but not limited to:

* Ducting to the subfloor.
* Water tank to the subfloor.
* Flooring to the roof void.
* Attic to the roof void.
* Insulation to the roof space.
* Furniture.
* Fixed joinery.
* Vegetation.
* Floor coverings.
* Blinds/Curtains.
* Soft Furnishings.
* Pictures/Art/Frames to walls.
* Rain Water tank.
* Bins.
* Fixed ceilings to Lean to Roofs.
* Stored goods

Major Structural Defect - Definition as per AS4349.0-2007

Nil

Safety Hazards

* Clothes line head height.
* Missing hand rails to the external stairs.
* Exposed electrical cables.

It is recommended that areas where the not visible areas attempt to be inspected.

For further information, advice and clarification please contact Peter Phokos on: +61405 336 666

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Bathroom > Centre Left
Finding:	Shower damp - To Be Monitored & Epoxy Grout
Information:	Damp is evident to the lower wall to the shower alcove and acceptable level moisture reading were found to the reverse side of the shower. Mild moisture readings were found to the wall adjacent to the shower.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

It is advised to engage a epoxy grout specialist to remove and replace the grout with epoxy grout and install epoxy to all floor wall corner joints.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Shower, Bath, Toilet & Basin Condition
Information:	The shower recess was tested and there was no visible water penetration to surrounding areas unless otherwise stated in a seperate defect of the report. The water appeared to flow freely towards the floor waste at the time of inspection. Moisture was detected to the shower walls and the severity is documented within the report. The shower floor waste appeared to be clear at the time of inspection. No leaks were visible during flushing the toilet and appeared to operate as normal unless otherwise stated in a seperate defect within the report. No water damage was noted

to the vanity unit at the time of inspection unless otherwise stated in a seperate defect within the report. Basins, laundry tubs, vanity's and sinks were water tested and inspected and no evidence of leaks or blockages in the plumbing/drainage was present at the time of inspection unless otherwise stated in a seperate defect within the report. All internal taps and shower heads were tested with no leaks unless otherwise stated in a seperate defect within the report.

IMPORTANT NOTE: This test may not reveal water leaks until the shower or toilet are put into constant use and surrounding areas monitored over a period of time.


LDY


05/03/2026


WC
05/03/2026


Kitchen
05/03/2026

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing & Electrical
Information:	All appliances need to be serviced and maintained in good order. Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have all appliances checked by a licensed relevant contractor to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked and a maintinance schedule be created for all appliances and equipment moving forward.

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


05/03/2026


Lounge
05/03/2026


05/03/2026


05/03/2026


Water Tank


MULTINET GAS
58440Z
MODEL 750
LANDIS + GYR


GAS
Rinnai
INFINITY 20


05/03/2026
HITACHI

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Detectors & Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this is highlighted as a caution only. Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a

monthly basis. Please refer to AS3786 and state based legislation, which may also apply.

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Termite Management System - No evidence of 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.

Noted Item

Building: Main Building
Location: All External Areas
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.

Noted Item

Building: Main Building
Location: All External Areas
Finding: Subterranean Termite Prevention Proposal
Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity. The prevention of such infestations is far easy to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas

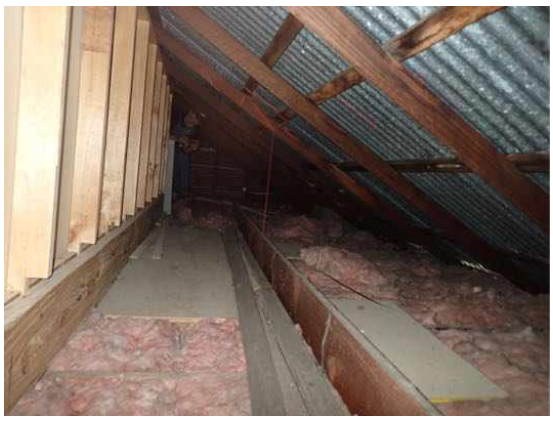
Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void - Limited Access
Information:	Limited access to the roof void was present due to facts including but not limited to, limited access, insulation, Air condition Unit & ducting, flooring, obstructions or placement of insulation and or sarking, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

NOTE: Unless all insulation is removed from the roof space a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.





Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Limited Access
Information:	Limited access to the sub floor was present due to facts including but not limited to, limited access, water tank, Air condition ducting, obstructions or restricted crawl space, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

NOTE: Unless all insulation and or ducting is removed from the subfloor a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.

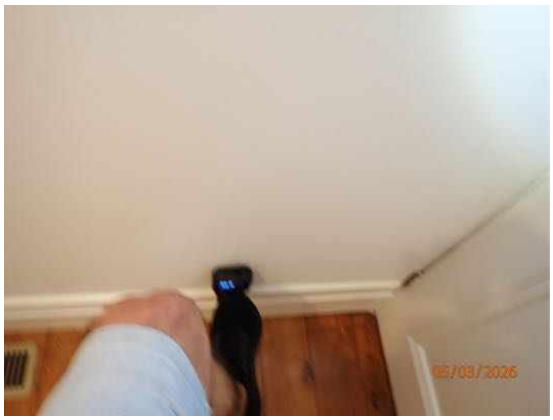


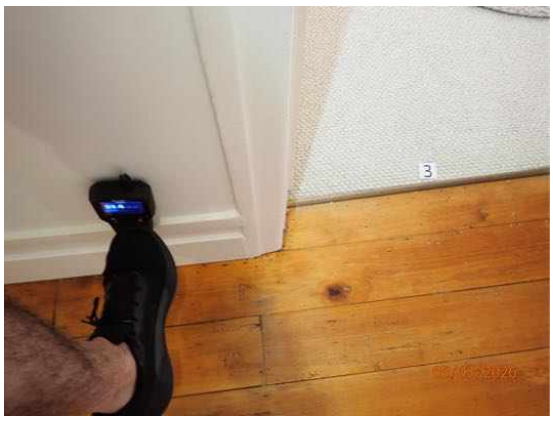





Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Additional Photos Added - Moisture Readings
Information: Additional photos are added for your reference. Where additional moisture readings were made and clear of any elevated moisture present.




3


33.7
05/03/2026


4


31.8
05/03/2026


1
05/03/2026


05/03/2026


26.3
05/03/2026


24.8


2

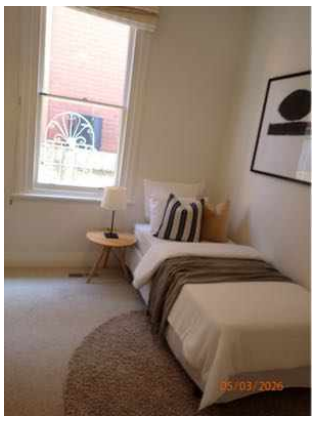

05/03/2026


26.8


05/03/2026


22.6


3
05/03/2026




26.9


05/03/2026


19.9


4
05/03/2026


05/03/2026


43.7
05/03/2026


05/03/2026

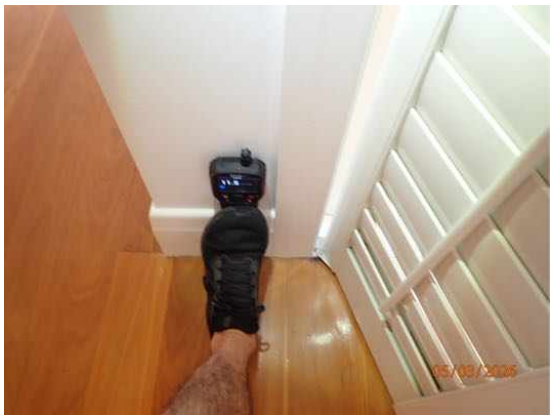

30.8
05/03/2026

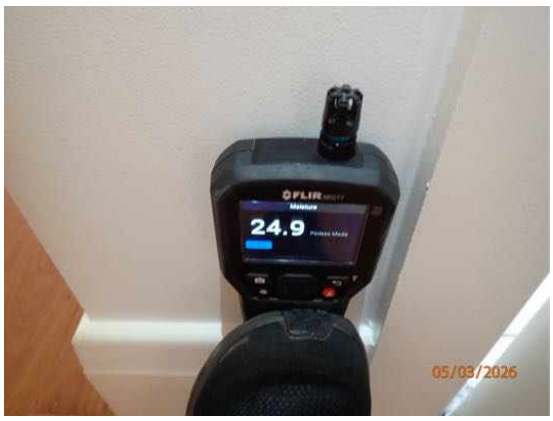

Dining
05/03/2026


05/03/2026


05/03/2026


27.2
05/03/2026


05/03/2026

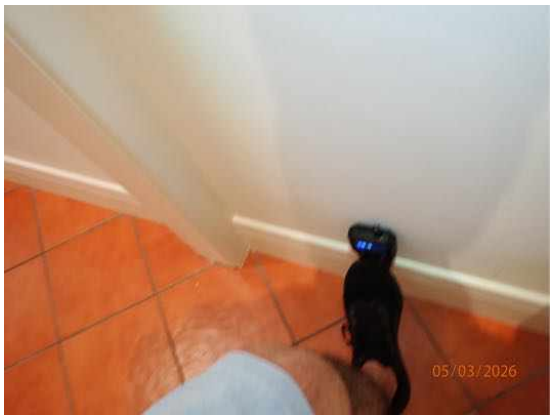

24.9
05/03/2026


LDY


05/03/2026


33.6

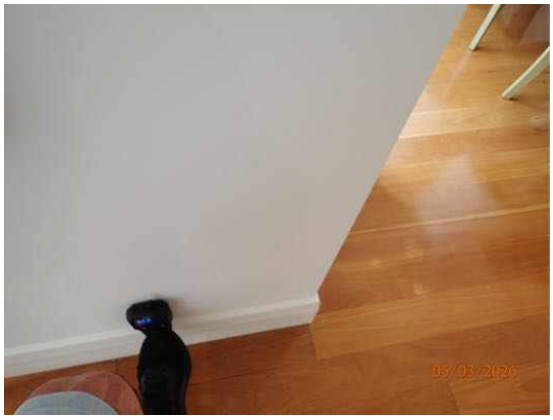

WC
05/03/2026


05/03/2026


31.4

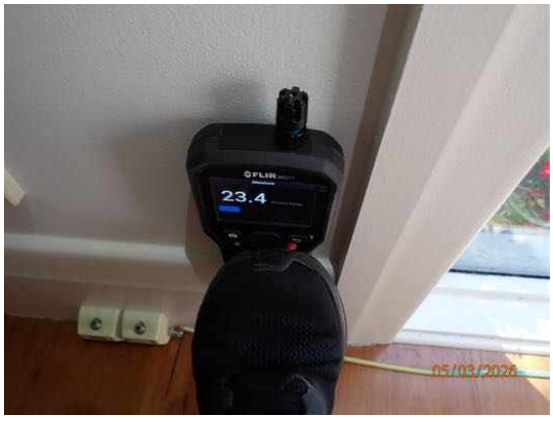

Kitchen
05/03/2026


05/03/2026




52.4


Lounge
05/03/2026



Noted Item

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

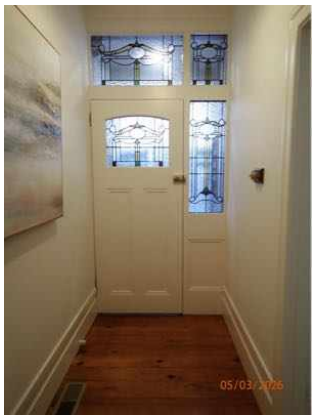

Locked
05/03/2026


Lounge
05/03/2026


05/03/2026


Locked


Locked



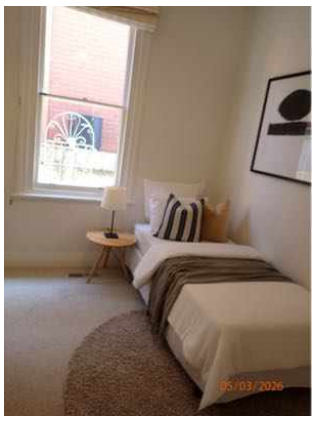

1
05/03/2026


05/03/2026

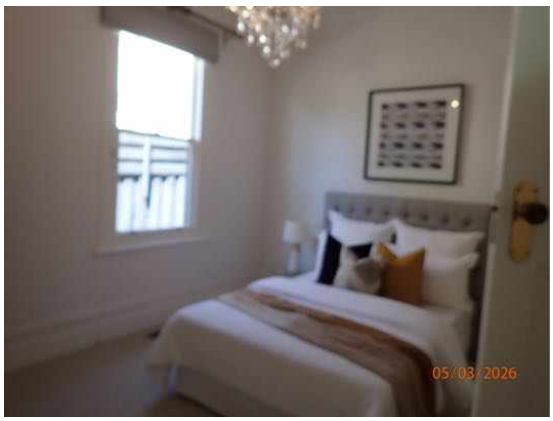

2


05/03/2026

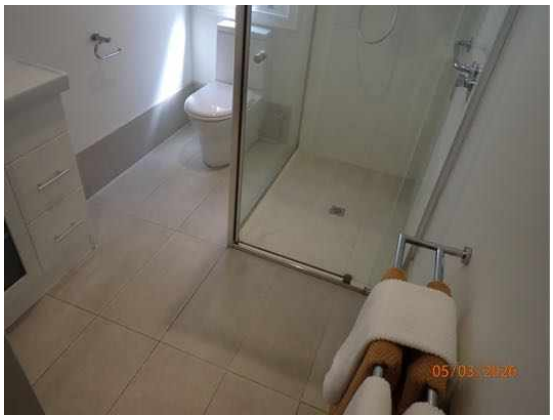

3
05/03/2026

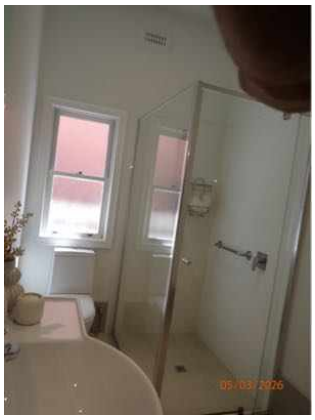



4
05/03/2026




GF
Bath
05/03/2026



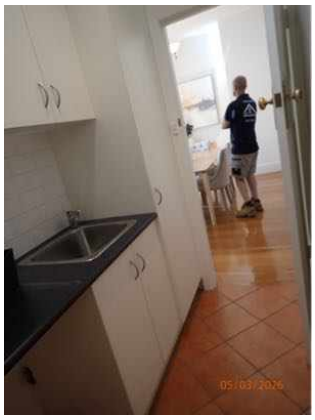



Dining
05/03/2026


05/03/2026


LDY


05/03/2026




WC
05/03/2026


Kitchen
05/03/2026


05/03/2026


05/03/2026


Lounge
05/03/2026


05/03/2026


05/03/2026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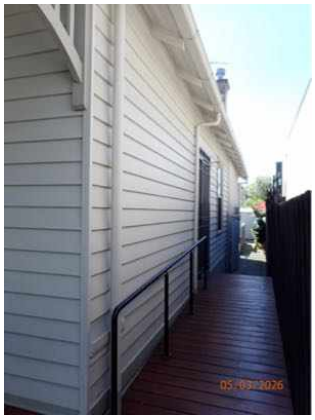

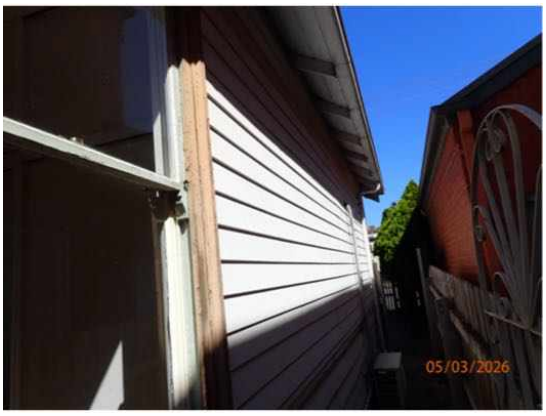
05/03/2026


05/03/2026

Noted Item

Building:

Location:

Finding: Qualifications/Education of Peter Phokos

Information: Qualifications

Qualified in Shopfitting & Detailed Joinery (Trade) 1995

Certificate of Proficiency in Cabinetmaking (Trade) 1996

Occupational Heath & Safety General Induction (White Card) 2005

Certificate IV in Building & Construction 2010

Diploma in Building & Construction 2011

Certificate III in Construction Waterproofing 2014

Certificate IV in Occupational Health & Safety

Licensed Builder Licence 2011 # 97716c NSW - Current

Licensed Builder Licence 2024 # DB-U100932 VIC - Current

Certificate III in Urban Pest Management 2021 Licence # 5105380 - Current

Additional Education

Electrical Appliance Testing & Tagging - 2014

Mould & Methamphetamine Awareness Sampling Fundamentals - Tesa Directive - 2020

Certificate of Participation Expert Witness Training - Forensic Foundation International - 2023

First Aid Certificate - Current

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.