



Building and Timber Pest Inspection Report

Inspection Date: Thu, 9 Apr 2026

Property Address: 2/110 Ford St, Ivanhoe VIC 3079, Australia



Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 9 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 2/110 Ford St, Ivanhoe VIC 3079, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Lacey Ph: 0419 824 486
Email: Hawthorn@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Hawthorn)

Company Address and Postcode: Camberwell 3124

Company Email: Hawthorn@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 824 486

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: N/A

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 minor defects and maintenance items noted.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is Moderately susceptible to timber pest attack. No evidence of any termite activity or damage was noted. Some conditions conducive to timber pest activity were noted around the property. No evidence of any previous chemical treatments were noted.

Section B General

General description of the property

Building Type	Townhouse
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Party Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Staircase, Stair Railing, Weatherboards
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Rendered, Brick Veneer, Fibre Cement Sheets
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- 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:

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

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Debris in gutters
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Roof framing - not trafficable
- Rugs
- Stored items
- Vegetation
- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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: **Medium**

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:

Location: Kitchen

Finding: Damage to the kitchen cupboards - edging peeling off

Information: Evidence of damage was identified to the kitchen cupboards at the time of inspection. It appears that the edging on the cupboards were peeling off.

The cupboard doors may be re edged. Failing that , replacement of the cupboard doors may need to be undertaken.

A kitchen specialist or competent handyman may be engaged to inspect the damaged areas and repair or replace any items where necessary.





Finding 3.02

Building:

Location: Bathroom

Finding: Window winder stiff to operate

Information: At the time of inspection the window winder in this bathroom was slightly stiff to operate . It is suspected that this has occurred due to general aging and lack of maintenance.

It is recommended that the winder be inspected and lubricated to see if that will help. Should the window still be difficult to operate, a new winder may need to be installed.

A window specialist or competent handyman may be engaged to remove and replace

the winder where necessary.



Finding 3.03

Building:

Location: Bathroom

Finding: Sealant - Degraded and mouldy within shower area

Information: Sealant is degraded / mouldy in the shower area. Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant is damaged or mouldy, the area should be cleaned of mould. Should this not be effective and the sealant be damaged, a tiling contractor should be appointed to scrape out and re-apply any silicone where necessary.

Failure to do so may lead to further deterioration of the sealant which in turn may lead to water damage to the surrounding area.





Finding 3.04

Building:

Location: Living Room

Finding: Floor tiles - Cracked

Information: Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred either as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on, settlement in the floor foundations or impact damage to the area.

Cracked tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion.



Finding 3.05

Building:

Location: Stairs - Internal

Finding: Stairs worn on the front edge

Information: Upon inspection, whilst the stairs appeared in a generally good condition, some worn / rubbed patches were noted around the front edge of the individual stairs.

It is suspected this has occurred due to constant use and a lack of maintenance.

The stairs should be monitored for any further deterioration and should that occur, remedial works may be carried out.



Finding 3.06

Building:

Location: Bedroom 3

Finding: Door - Striker plate misaligned

Information: The striker plate to this door appears to have become misaligned 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.

Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter.



Finding 3.07

Building:

Location: All Areas

Finding: Floor - creaking slightly

Information: The internal flooring in this area was creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the fixings for the flooring may be coming loose slightly.

The area should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause. The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.





Finding 3.08

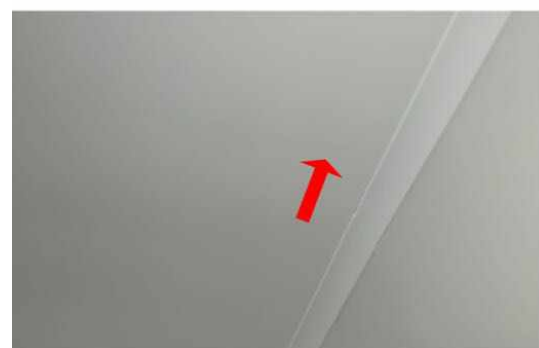
Building:	
Location:	All Areas
Finding:	Cracking - fine
Information:	Some fine cracking was noted throughout the property.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.





Finding 3.09

Building:
Location: Garage
Finding: Ceiling - suspected moisture damage and staining
Information: At the time of inspection some suspected moisture damage and staining was noted to the ceiling within the garage.

Moisture damage to the ceiling lining is generally an indication of excessive moisture being present via a leak from the area above. In this instance, it is suspected leaking from the roof above may have been the cause. There was no evidence of moisture present within the ceiling lining at the time of inspection when tested with a moisture meter.

Where moisture damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the damage. Where the damage is still active a plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised.

Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Please note: whilst no current moisture was noted in the area at the time of inspection, this doesn't mean that no future leaking may occur. The area should be monitored for any further changes and action taken as above.





Finding 3.10

Building:

Location: Garage

Finding: Slight dampness to small localised areas of the garage wall

Information: Dampness to sections of the garage wall was identified at the time of inspection . It is suspected that this dampness may have occurred due to moisture either from moisture rising from the ground below or from leaking of the guttering above. Garage walls did not have to have any damp proof course to prevent moisture rising up the wall , and this defect is quite common. It was noted that some sections of the rendered walls were “Drummy” which can be caused by moisture underneath the render causing it to release from the solid wall. Peeling/ bubbling painted surfaces is also an indicator of moisture within the brick surface.

Dampness and excessive moisture can also create an environment which is conducive to termite and pest infestation, along with the formation of mould.

It is recommended where possible that measures be put in place to lessen the amount of moisture within the garage. This can include moving any garden beds away from the edge of the garage where relevant and ensuring all gutters and roof plumbing is working effectively.

A plumber may be engaged to inspect the area and make the necessary changes. A renderer may be engaged to remove damaged render and re-render where necessary.





Finding 3.11

Building:

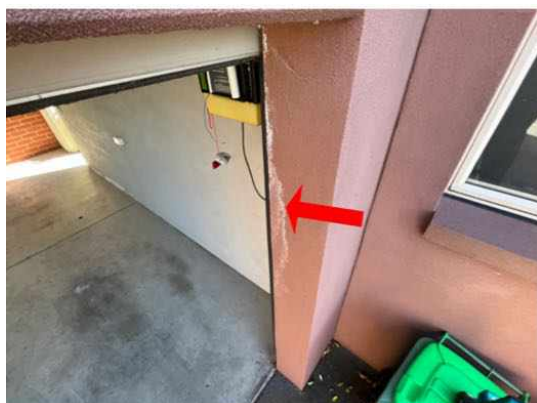
Location: Garage

Finding: Rendered wall - Efflorescence

Information: Efflorescence appears to be affecting the render in this area. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surface. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.



Finding 3.12

Building:

Location: Garage

Finding: Rendered walls - Drummy

Information: Drummy wall areas were identified at the time of inspection. The term 'drummy' refers to render/ plaster that may have become detached from the wall. Such defects are generally caused by physical or moisture damage to the area. Drummy wall area may also be a direct result of poor workmanship during the construction process.

Wall areas may swell and shrink with changes in air humidity or if the area has sustained moisture damage. Any exposure to moisture is capable of causing the rendered areas to become drummy and/or cracked over a prolonged period of time. Where cracking occurs, Drummy rendered areas may require removal and replacement.

Specialist trades are available for these types of services. It is advised that a renderer be appointed to perform works as necessary.





Finding 3.13

Building:

Location: Garage

Finding: Door showing signs of damage to the base

Information: At the time of inspection there appeared to be some slight moisture damage at the base of the door in this area.

Doors should be sealed on all faces including top and bottom to prevent moisture seeping into the door structure and potentially causing secondary damage.

A suitably qualified handyman or painter should be engaged to remove doors, repair any damage, paint the door including top and bottom and rehang them.

If the door cannot be repaired, a new door may be required.



Finding 3.14

Building:

Location: Exterior walls - front

Finding: Weatherboards - weathered with moisture damage and some slight wood rot noted

Information: Some of the external weatherboards show signs of weathering and moisture damage with some minor wood rot noted in several sections. This is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition.

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing moisture damage and possible wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be repaired as a priority. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.





Finding 3.15

Building:

Location: Exterior walls - front

Finding: Brickwork - Cracking [Fine]

Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any major structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

It is highly recommended that the cracking been monitored for a period of time to determine any further movements. Should no further movement occur, cracking of this nature can be repaired with minor filling and should be conducted via qualified bricklayer

Always contact a building inspector should cracks widen lengthen or become more numerous.





Finding 3.16

Building:

Location: All External Areas

Finding: Rendered wall - noticeable cracking

Information: Noticeable cracking to the rendered wall was identified at the time of inspection.

This type of cracking is often consistent with general movement of the foundations of the property and is not considered a major structural defect.

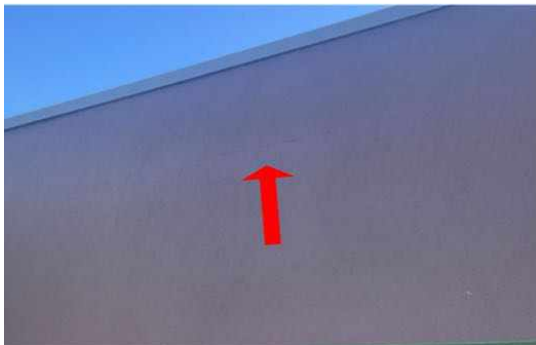
Whilst it is more of an appearance issue, repairs may be required as failure to act may allow moisture to enter the crack and cause secondary damage to other building elements.

Consultation with a suitably qualified renderer should be sought to determine costs involved with any repairs necessary.

Should cracks increase in size or number, speak with your building inspector for further advice.

Please note: no comment can be made on the condition of the solid wall underneath the render which would only be noticeable from an invasive inspection.









Finding 3.17

Building:

Location: All External Areas

Finding: Beads - Damaged

Information: Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has come loose. This deterioration is suspected to have been caused by general ageing and frequent exposure to weather, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.





Finding 3.18

Building:

Location: Exterior walls - rear

Finding: Door - Gap around the frame

Information: A gap was identified above the external door frame at the rear of the property. Where gaps around frames are evident, it may allow moisture to get into the cavity of the brickwork and cause secondary damage. Pest ingress may also be possible.

The gap around the frame should be sealed to prevent this occurring.

A competent handyman or registered builder should be engaged to perform remedial works to restore the frame to a weathertight condition.





Finding 3.19

Building:

Location: Exterior walls - rear

Finding: Pipework - Insulation deteriorated

Information: Sections of the pipe insulation show evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.

If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.

Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed plumber is advised to gain quotes for the repair and/or replacement of deteriorated insulation.



Finding 3.20

Building:

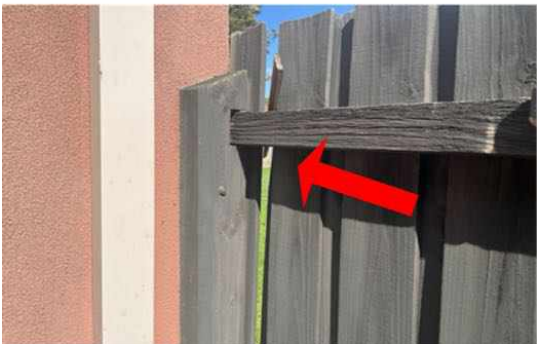
Location: Yard - Back

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust 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 and replacement of several elements of the fencing will be required.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.





Finding 3.21

Building:

Location: Driveway

Finding: Fine Cracking - driveway

Information: Fine cracks were identified in the driveway . Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage.

Generally the cause of a fine crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the driveway. Factors such as poor compaction of the sub surface and/or inadequate reinforcing may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Please note: the driveway may be covered by any owners corporation. Further enquiries should be made to determine if this is the case.





Finding 3.22

Building:

Location: All Areas

Finding: Insulation - some uneven coverage

Information: At the time of inspection, it was noted that whilst there appeared to be a generally good coverage of insulation, there were some areas which had little or no insulation. It appeared that some sections of the insulation has been moved from its original placement.

It is suspected this insulation may have been moved for some reason and has failed to be put back. This uneven coverage can reduce the effectiveness of the insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property. The insulation helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

Caution should be exercised when accessing the roof void. You should be aware there is a potential for electric shock if contact is made with any exposed or faulty electrical wiring within the roof void.

An insulation contractor should be engaged to replace insulation back to its original position and install new insulation if necessary.



Finding 3.23

Building:

Location: Roof Exterior

Finding: Gutters - require cleaning

Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity.

Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

It is highly advised that blocked gutters be cleared by the homeowner or a general handyperson as a matter of urgency. Failure to do so may result in moisture entering the property causing more significant damage.



Finding 3.24

Building:
Location: All Areas
Finding: Additional Photos - minor defects

Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.





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:

Location: All External Areas

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were found to be evident around and against the property. These garden beds can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress.

Plants against or very close to buildings can also 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 this from occurring.

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





Finding 6.02

Building:

Location: Exterior walls - rear

Finding: Hot Water System Overflow - Not plumbed for drainage

Information: The overflow from the hot water system is not plumbed or connected to suitable drainage, which may result 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 or the formation of fungal decay. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is recommended that a qualified plumber be appointed to install adequate drainage to the overflow or that it be diverted away from the edge of the building. These works will ensure that the area remains dry and free of any secondary defects.



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

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 the time of inspection presented in a fair condition when compared with properties of a similar age and characteristic.

There were no major defects or urgent safety hazards noted – just a range of minor defects and maintenance items consistent with the property such as this.

There was some damp within the walls of the garage. (This dampness was not noted within the house itself). Some of the render in this area of moisture was also “drummy” and deteriorated.

Cracking was also noted to some rendered surfaces of the exterior walls. The purchaser should be aware that repairs to the exterior rendered walls and the garage walls will be required.

Some of the weatherboards show evidence of weathering and slight wood rot in some areas. This is consistent with properties that may not have been maintained over the years. Repairs to the weatherboards will also be required.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. There were some conditions which would be conducive to timber pest activity noted. No evidence of any previous chemical treatments were observed. The property would be classified as a medium risk for timber pest activity.

Details of all defects should be read in full within the body of the report. Action should be taken as per the recommendations listed within.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:
 Location: All Areas
 Finding: Termite inspection - no termite activity found
 Information: 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 and temperature anomalies.

No evidence of termite activity was found inside the property at the time of the inspection.

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.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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

Noted Item

Building:
 Location: All 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:
Location: Exterior walls - front
Finding: Potential initial build defect- Slab undermined
Information: At the time of inspection, it was noted that the original slab installation appears to be impacted by undermining of the slab (washout) and is less than desirable. It is suspected that the slab may have been like this from the initial build. This defect is listed for your information only

We cannot comment on the Structural adequacy or otherwise as a Structural Engineer is required for that.

The area should be monitored for any cracking of brickwork or subsidence in the area. Should this occur, a structural engineer should be engaged to inspect the area and provide the right corrective action to ensure the slab is adequate.

Such measures could include reinforcing the area underneath the corner brickwork so as to provide adequate support for the brickwork.



Noted Item

Building:
 Location: Ensuite
 Finding: Additional Photos for your information - sliding glass window
 Information: It was noted at the time of inspection that the ensuite shower had a glass sliding window in front of the wind out window. This sliding window was stiff and difficult to open. It also did not stay open on the way up - it was reliant on the window sitting on a lip within the frame.

As it did not stay up by itself, it may fall down and smash which would pose a safety hazard.

Caution should be taken in the area.



Noted Item

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.







Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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