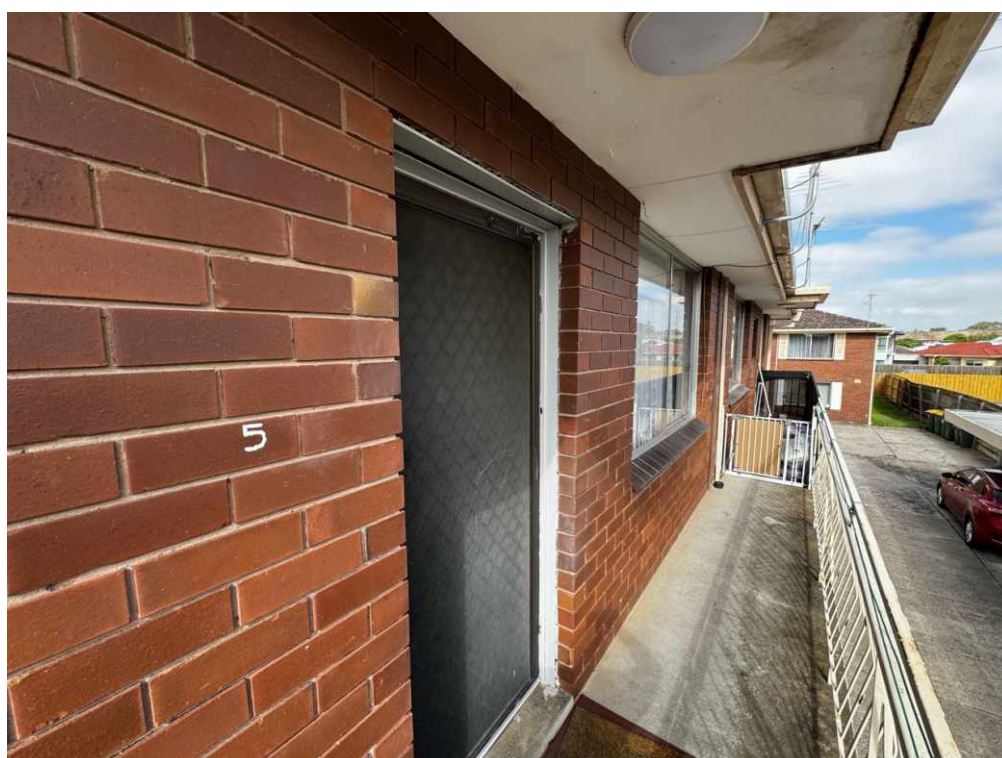




# Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Feb 2026

Property Address: 5/123 Anderson Rd, Albion VIC 3020,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 23 Feb 2026

Modified Date: Tue, 24 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 5/123 Anderson Rd, Albion VIC 3020, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Barry Hasturk Ph: 0419 200 040  
Email: Niddrie@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections Niddrie

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Company Address and Postcode: Oaklands Junction 3063

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Company Email: Niddrie@jimsbuildinginspections.com.au

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Company Contact Numbers: 0419 200 040

## Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

### 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

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Building Type	Residential, Unit
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Company or Strata title	Yes
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Floor	Concrete
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Furnished	Furnished
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No. of bedrooms	2
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Occupied	Occupied
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Orientation	South
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Other Building Elements	Driveway, Fence - Post and Rail Construction, Carport, Party Walls
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Other Timber Bldg Elements	Architraves, Doors, Internal Joinery, Door Frames, Landscaping Timbers and Construction, Eaves, Skirting Boards, Floating Floor, Fascias
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Roof	Tiled, Pitched
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Storeys	First Floor
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Walls	Brick Veneer
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Weather	Fine
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## Section C Accessibility

### Areas Inspected

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

- Fencing
- Exterior
- Interior
- Gardens
- Landscaping Timbers
- Roof Void - Part
- The Site
- 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:

- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Above safe working height
- Ceiling linings
- External concrete or paving
- Degree of roof incline too steep for safe access
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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:	Bathroom > Rear
Finding:	Cracked Shower Screen Glass – Safety Hazard
Information:	Two glass panels forming part of the shower screen were observed to be cracked at the time of inspection. Cracked glazing in wet areas presents a significant safety hazard, as the glass may shatter unexpectedly during normal use.

Given the suspected age of the building (50+ years), it is likely that the glass installed may not be compliant safety glazing. Older glass panels are often non-toughened and, if broken, can shatter into sharp shards capable of causing serious injury. The presence of existing cracks increases the likelihood of sudden failure.

This condition is considered a safety hazard.

Recommendation:

It is recommended that the cracked shower screen panels be replaced by a qualified glazier as soon as practicable. Replacement glazing should comply with current safety glazing requirements for wet areas. The shower should be used with caution until rectification has been completed.

Time Frame:

Immediate to short term due to safety risk.





## Finding 1.02

Building:	Main Building
Location:	Kitchen > Rear Right
Finding:	Kitchen Defects – Makeshift Repairs and Deterioration
Information:	During the inspection of the kitchen area, a makeshift cardboard/plastic splashback was observed behind the cooktop. This appears to have been installed to prevent grease splashing onto the wall surface. Such materials are not suitable as a permanent splashback solution and may present a fire risk when located in close proximity to a heat source.

Under the kitchen sink, makeshift repairs were observed to plumbing penetrations. It is suspected that household tape has been used to patch gaps and openings around the pipe penetrations. This type of repair is substandard and not durable, and gaps around plumbing penetrations can allow moisture ingress, pest entry, and air movement into concealed wall cavities.

Grimy and loose cabinet bases were also observed beneath the kitchen cupboards. The condition suggests prolonged wear and possible past moisture exposure. Loose cabinetry components may further deteriorate if not properly secured and maintained.

Recommendation:

It is recommended that a compliant, non-combustible splashback be installed behind the cooktop in accordance with current safety requirements. Plumbing penetrations under the sink should be properly sealed using suitable materials by a licensed plumber or qualified tradesperson. The cabinet bases should be cleaned, secured, and repaired or replaced where necessary to prevent further deterioration.

Time Frame:

Rectification recommended in the short term, particularly for fire safety and moisture control concerns.



## Major Defect

### Finding 2.01

Building: Carport  
Location: Carport Area > Centre Left  
Finding: Carport Structure – Severe Corrosion and Concrete Deterioration  
Information: The carport structure above the parking provision for Unit 5 was observed to be in poor condition at the time of inspection. The steel framing elements were heavily corroded, with sections of steel visibly deteriorated. The extent of corrosion suggests prolonged exposure to moisture and lack of maintenance, which may have compromised the structural integrity of the affected members.

The concrete slab beneath the carport area was also found to be severely cracked. The cracks were significant in width and depth, with certain sections of concrete visibly separated from adjoining areas. This level of cracking indicates structural movement and/or long-term deterioration of the slab.

In accordance with AS 4349.1–2007, common property areas such as shared carports are generally outside the scope of a standard pre-purchase inspection of an individual unit. These observations are therefore provided for your information only and were not subject to detailed structural assessment. However, given the structural nature of the defect, it was decided to categorise as a Major Defect to draw attention to the issue.

#### Recommendation:

It is recommended that the body corporate or managing authority engage a qualified structural engineer or licensed builder to assess the condition of the carport structure and concrete slab to determine structural adequacy and required remedial works.

#### Time Frame:

Further assessment recommended in the short term due to potential structural and safety concerns.





## Finding 2.02

Building:	Main Building
Location:	Entry eaves > Front
Finding:	Moisture Damage to Eave Lining – Suspected Roof Leak (Liability to Be Confirmed)
Information:	The eave lining directly in front of the entry door to Unit 5 was observed to have significant moisture damage, with visible timber decay and deterioration to associated timber elements. The condition is consistent with prolonged water exposure.

Moisture testing undertaken with a moisture meter returned very high moisture readings within the affected eave lining, confirming the presence of excessive moisture at the time of inspection. It is suspected that the source of moisture may be related to damaged or displaced roof tiles above the affected eave area. However, the upper-level roof areas were not accessible at the time of inspection due to safety constraints, and no direct confirmation of the source of water ingress could be made.

The eave area directly in front of Unit 5 entry will need to be clarified with the body corporate management to determine responsibility for repair. It is currently unclear whether this area constitutes common property or forms part of the landlord's responsibility, given that the roof in question sits directly above the subject unit.

In the absence of formal confirmation from the body corporate, this issue has been assumed to be a landlord-related responsibility and has therefore been classified as a major defect until verification confirms otherwise.

Recommendation:

It is recommended that the landlord and/or body corporate management clarify ownership and maintenance responsibility for the affected eave and roof section. A qualified roofing contractor should be engaged to inspect the roof above for damaged or displaced tiles and rectify the source of water ingress. Damaged eave linings and decayed timber elements should be repaired or replaced once the source of moisture has been addressed.

Time Frame:

Further investigation and rectification recommended in the short term due to active high moisture readings and risk of ongoing deterioration.





### Finding 2.03

**Building:** Main Building  
**Location:** Bathroom > Rear  
**Finding:** Bathroom Defects – Potential Water Ingress and Elevated Moisture  
**Information:** During the inspection of the bathroom area, a visible gap was observed around the shower plumbing penetration point. This gap presents a potential point of water ingress into the wall cavity, particularly during normal shower use. If left unsealed, moisture may enter concealed areas and contribute to timber decay, mould growth, and structural deterioration over time.

Elevated moisture readings were also detected to the bathroom floor area when tested with a moisture meter. The elevated readings are likely related to water ingress associated with the unsealed plumbing penetration around the shower wall tile. Moisture migration into concealed areas can lead to deterioration of adjacent building elements, including wall framing, floor substrates, and finishes. For this reason, concealed moisture damage is considered high risk.

The bathtub was observed to be aged and in deteriorated condition, consistent with the suspected age of the building. Visible dirt and grime build-up were noted to the tile surfaces and at the junctions between the shower screen, wall tiles, and bathtub. These junction points may have deteriorated or missing sealant, further increasing the risk of moisture penetration into concealed areas.

#### Recommendation:

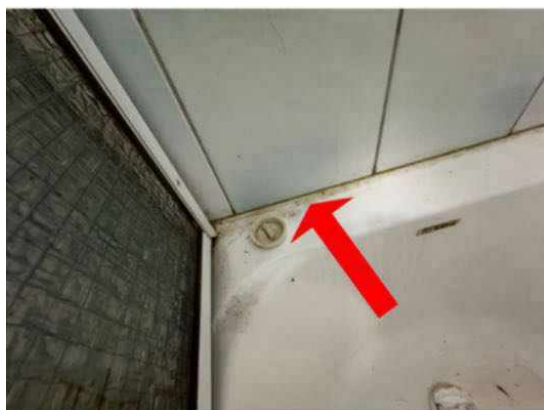
It is recommended that the plumbing penetration be properly sealed with suitable waterproof sealant to prevent further water ingress. The elevated moisture levels to the bathroom floor should be further investigated to determine the full extent of moisture migration. All junctions within the shower and bath area should be inspected and re-sealed where required. The condition of the bathtub should be assessed to determine whether repair, re-surfacing, or replacement is necessary.

Further invasive investigation may be required if moisture levels persist or increase.

**Time Frame:**

Immediate. Rectification and further investigation recommended due to elevated moisture readings and risk of concealed structural damage.





## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Interior Finishes – Substandard Repairs and Suspected Historical Moisture Damage
Information:	Several internal defects were observed during the inspection. These included substandard plaster repairs to ceilings and walls, evidence of previous ceiling damage with inconsistent patching, and a large ceiling crack near the kitchen area. Flooring installation was noted to be of poor finish in certain areas, particularly around door jambs. Painting defects were evident throughout, including light switches and door hinges painted over.

Evidence of suspected past moisture damage was observed to the entry door area, which appeared to have been concealed with paint. Moisture testing was undertaken to affected areas using a moisture meter, and no elevated moisture levels were detected at the time of inspection. No active water leaks were identified during the inspection.

However, it is important to note that the inspection was carried out during a prolonged dry period and at the peak of summer conditions. The absence of detectable moisture at the time of inspection does not rule out the possibility of intermittent or seasonal

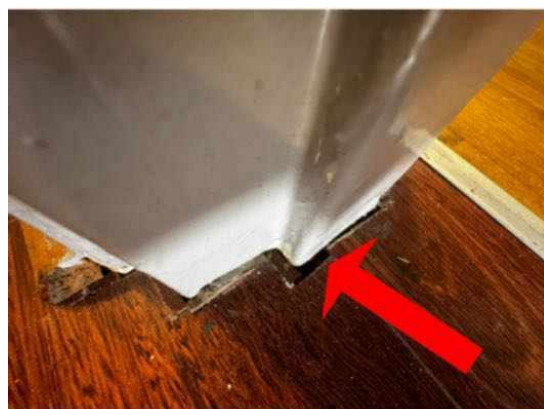
roof leaks. Any previous moisture may have dried out due to weather conditions. Given the evidence of past damage and repairs, the risk of potential moisture-related issues is considered high.

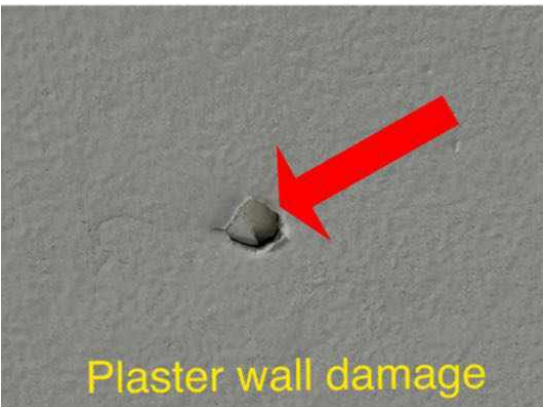
Recommendation:

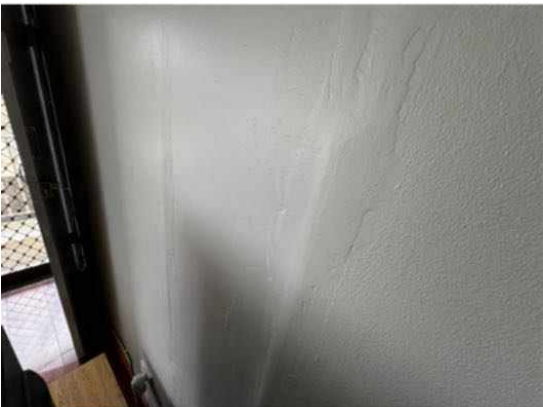
It is recommended that the large ceiling crack and substandard plaster repairs be further assessed and rectified by a qualified tradesperson. The entry door area and ceiling near the kitchen should be closely monitored, particularly during and after significant rainfall events, to determine whether moisture ingress reoccurs. If further moisture staining or damage is identified, a licensed roofing contractor should be engaged to inspect the roof covering and associated flashings.

Time Frame:

Monitoring recommended in the immediate term, with rectification of cosmetic defects in the short to medium term. Further investigation required promptly if moisture ingress reoccurs.











## 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: Yard - side > Centre Left  
 Finding: Inground timber contact (TP)  
 Information: At the time of inspection, in-ground timber contact was observed to the side yard, including timber garden edging, and fence posts, all in direct contact with the ground. These timber elements are positioned within the soil zone and in close proximity to the building and associated structures.

In accordance with AS 3660.2, conditions that facilitate termite access or provide a direct food source are recognised as increasing the risk of termite activity to existing

buildings. Timber elements in direct contact with the ground are particularly vulnerable, as they can attract subterranean termites and support concealed foraging activity, potentially allowing termite colonies to establish and migrate toward nearby structures without early detection.

As a result, the presence of in-ground timber elements is considered to increase the risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess these conditions and provide advice on appropriate risk mitigation measures, which may include removal or replacement of timber elements with non-susceptible materials, isolation of timber from soil contact, and integration of suitable termite management measures to suit the existing site conditions.

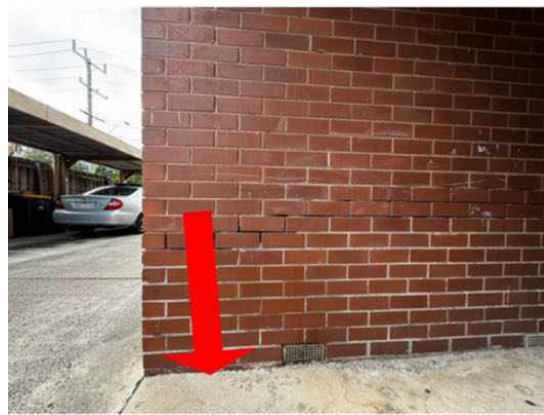


### Finding 6.02

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

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

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





**Finding 6.03**

Building: Main Building  
 Location: Airconditioning discharge > Rear Left  
 Finding: Uncontrolled discharge from air conditioner unit (TP)  
 Information: At the time of inspection, the air conditioner unit located to the side of the building was observed to have an overflow pipe discharging directly onto the ground, rather than being connected to a suitable drainage system. This condition allows ongoing moisture to accumulate at the base of the building and surrounding soil.

Conditions that promote persistent dampness or poor drainage around a building are recognised as conducive to termite activity, as elevated moisture levels can attract subterranean termites and support concealed foraging activity. Uncontrolled discharge from hot water system overflows may therefore increase moisture-related deterioration and termite risk.

As a result, the discharge from the air conditioner unit overflow is considered to contribute to conditions conducive to termite activity. It is recommended that a licensed plumber be engaged to connect the overflow pipe to an appropriate drainage point, ensuring that water is not discharged directly onto the ground adjacent to the building, with further advice from a licensed termite management or pest control contractor where elevated termite risk is identified.



## Finding 6.04

Building:	Main Building
Location:	Meter Box > Front Left
Finding:	Termite management system - no evidence of chemical installation (TP)
Information:	At the time of inspection, there was no visible evidence to suggest that a chemical termite management system has been installed or remains effective. In addition, no durable notice was observed within the electrical switchboard to identify the presence, type, or date of any termite protection measures.

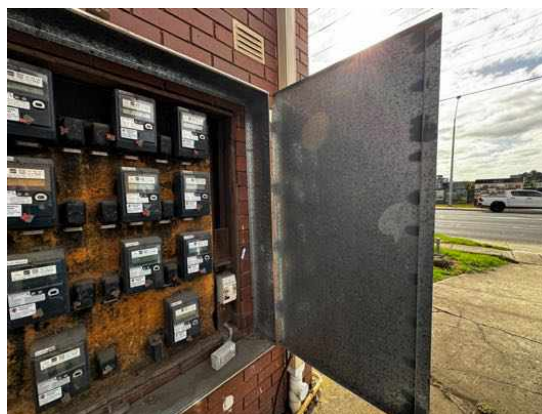
In the absence of identifiable termite management measures to the building perimeter, slab penetrations, or accessible inspection zones, the building cannot be confirmed as having an active termite management system. Where termite protection cannot be verified, the building is considered to be at an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

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

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

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





## Finding 6.05

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Subterranean termite management proposal (TP)
Information:	No live termite activity was found during the inspection of the property. However, based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The inspection identified several conditions that increase termite risk, including the absence of a verifiable termite management system, concealed slab edges, moisture-retaining landscaping elements, in-ground timber contact, and deteriorated timber decay.

It is proposed that a licensed termite management contractor undertake a detailed site assessment to determine the most appropriate post-construction termite management solution for the property, taking into account local termite pressure, soil conditions, building configuration, and existing obstructions. This assessment should inform the installation of a suitable chemical soil treatment or alternative approved management system designed to reduce the risk of concealed termite entry to the structure.

The proposed works should also include recommendations to improve ongoing termite risk management, such as reinstating or improving inspection access where practicable, managing moisture sources, addressing in-ground timber contact, and installing a durable notice within the electrical switchboard to clearly document the type and date of any termite treatment applied. Ongoing inspections and maintenance should be scheduled in accordance with the contractor's advice to ensure the long-term effectiveness of the termite management strategy and continued protection of the building.

## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Balcony, side yard > Centre Left, Level 1
Finding:	Timber decay & rot - Conducive conditions (TP)
Information:	During the inspection, several conducive conditions for termite and timber pest activity were observed in the common area adjacent to the unit. Timber decay and rot were identified in the side yard of the building. A rotting dead tree stump was present in the side yard, and loose timber elements in this area showed visible signs of fungal decay.

In addition, the eave lining directly in front of the unit entrance was observed to be visibly moisture damaged. Timber elements to the eave exhibited signs of timber decay and rot. Moisture testing undertaken in this area returned very high moisture readings, confirming the presence of excessive moisture. Prolonged moisture exposure significantly increases the likelihood of timber deterioration and creates conducive conditions for termite and timber pest activity.

These conditions represent elevated risk areas for potential termite and timber pest infestation, particularly given the suspected age of the building and the presence of decaying timber materials in close proximity to the structure.

#### Recommendation:

It is recommended that all decayed timber materials, including the dead tree stump and loose timber debris, be removed from the side yard. The moisture-damaged eave lining and affected timber elements should be further investigated and repaired or replaced as required. The source of moisture contributing to the elevated readings should be identified and rectified. Ongoing monitoring for termite and timber pest activity is advised.

#### Time Frame:

Rectification recommended in the short term due to high moisture levels and increased risk of termite and timber pest activity.







**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

- Termite and Timber Pest Technician / Licensed Pest Controller
- As identified in summary and defect statements
- Registered/Licensed Builder

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit [www.jims.net](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- The property at 5/123 Anderson Road, Albion, is a suspected 50+ year old two-bedroom unit located on the first floor of a two-storey multi-unit complex. Compared to buildings of similar age and construction type, the property was found to be in below-average condition, with multiple maintenance issues, moisture-related concerns, and safety hazards identified at the time of inspection. There is suspected evidence of historical water ingress, substandard repairs, and ongoing deterioration to both private and common property areas. Overall, the condition of the building presents elevated risk, particularly in relation to moisture and concealed damage.

□

#### Safety Hazards

- Two cracked glass panels to the shower screen, likely non-safety glass given the age of the building, presenting a risk of shattering and injury.
- Heavily corroded steel carport structure (Unit 5 parking area) with visibly deteriorated sections.
- Severely cracked concrete beneath the carport, with sections visibly separated.
- Makeshift cardboard/plastic splashback behind cooktop, presenting a potential fire risk.

□

#### Major Defects

- Moisture-damaged and decayed eave lining above Unit 5 entry (liability subject to clarification with body corporate; currently classified as landlord responsibility pending confirmation).
- Elevated moisture readings to the bathroom floor area, likely associated with an unsealed plumbing penetration around the shower wall tile, creating high risk of concealed structural damage.
- Large ceiling crack near kitchen area and widespread substandard plaster repairs indicative of historical movement and/or moisture ingress.
- Poor condition of common areas (FYI only – outside scope under AS 4349.1), including broken elements, moisture-damaged eaves, cracked concrete, leaning walls, and general neglect.

- Severely deteriorated carport structure and concrete slab (common property – FYI only).

□

#### Minor Defects

- Substandard plaster and paint repairs throughout.
- Poor flooring finish around door jambs.
- Evidence of prior ceiling damage with cosmetic patching.
- Moisture-damaged entry door area (no active moisture detected at time of inspection).
- Aged and deteriorated bathtub.
- Dirt and grime accumulation to bathroom junctions.
- Makeshift plumbing repairs under kitchen sink using tape.
- Loose and grimy cabinet bases under kitchen cupboards.

□

#### Termite and Timber Pest

No live termite activity or visible termite damage was identified within accessible areas at the time of inspection. However, no evidence of a termite management system was observed and no durable notice was located on site.

Several conducive conditions were present, including:

- Timber decay and rot in the common side yard.
- A rotting dead tree stump adjacent to the building.
- High moisture levels to the eave lining and bathroom floor area.
- Vegetation and landscaping in close proximity to the building.
- Concealed slab edges limiting visual inspection zones.

While no active infestation was detected, the combination of moisture, decayed timber, and absence of visible treatment systems increases the overall risk of future termite and timber pest activity. The risk of concealed damage is considered high, particularly in moisture-affected areas.

□

#### Inspection Limitations

The inspection was conducted as a visual, non-invasive assessment in accordance with AS 4349.1–2007. Common property areas were not subject to detailed structural assessment and commentary regarding these areas has been provided for information only. The upper-level roof was not accessible due to safety constraints, preventing confirmation of the source of suspected roof leaks.

The inspection was undertaken during a prolonged dry period and peak summer conditions. As a result, intermittent or seasonal moisture issues may not have been detectable at the time of inspection.

Concealed areas, including wall cavities, subfloor spaces (if applicable), and roof void sections not safely accessible, were not inspected. Given the age of the building, presence of high moisture readings in certain areas, and evidence of historical repairs, the risk of undetected defects is considered High.

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

## Section D Significant Items

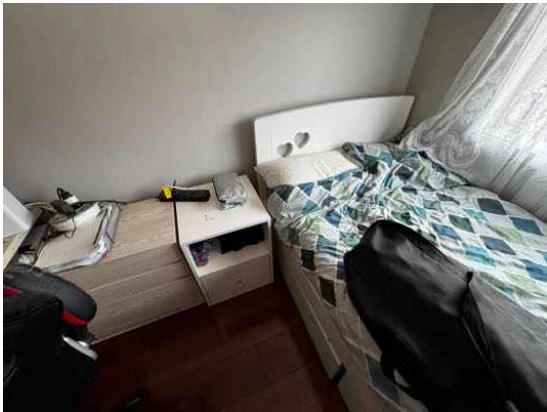
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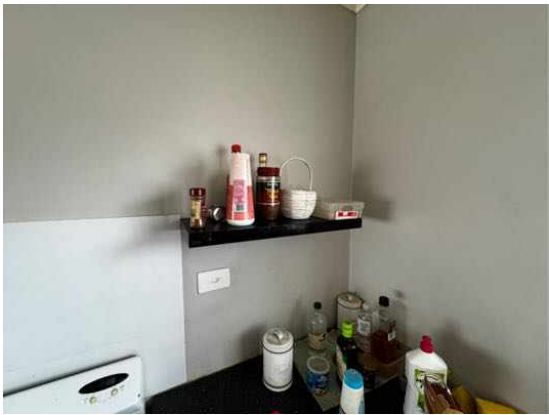
#### Noted Item

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











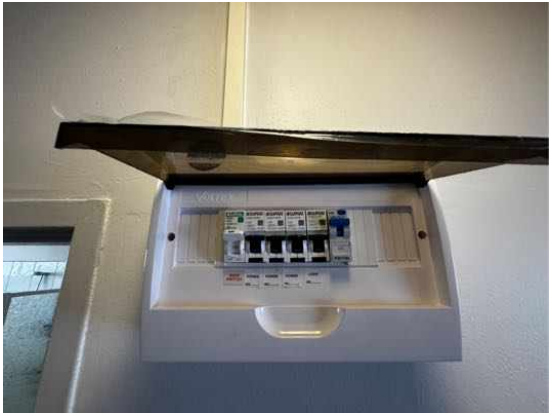


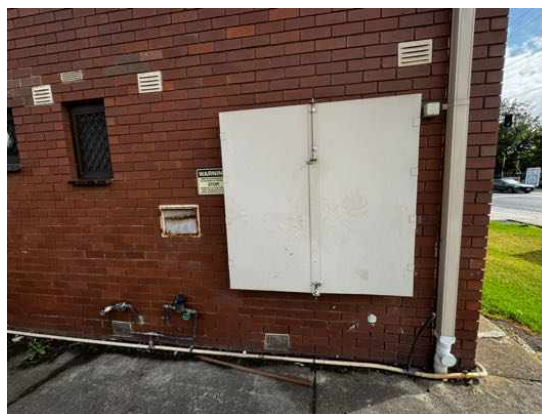
Noted Item

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









### Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: Termite investigation techniques (TP)  
 Information: All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity. No evidence of termite activity was identified within the interior of the dwelling at the time of inspection.

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

It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, and fixed cabinetry such as bathroom fit-offs, can conceal termite activity and limit the effectiveness of visual inspection. As a result, the absence of visible evidence at the time of inspection does

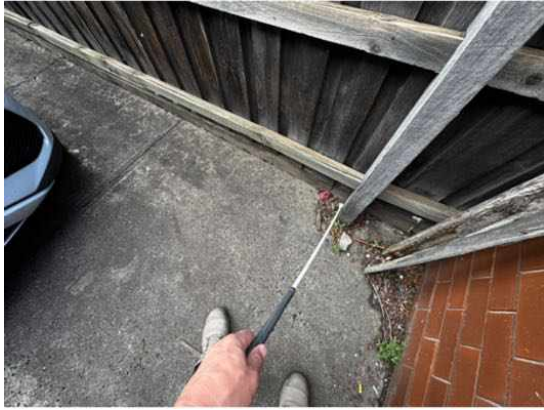
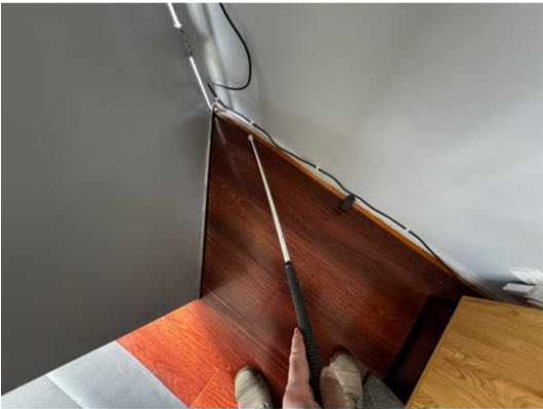
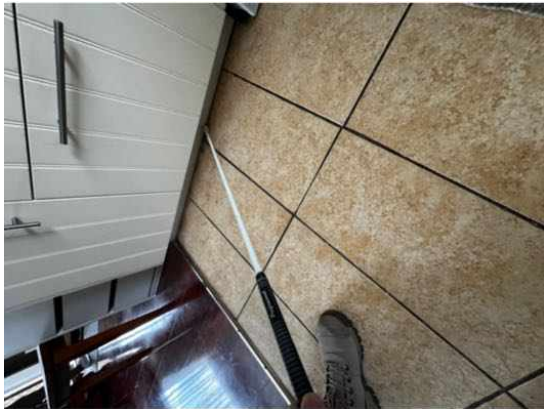
not eliminate the possibility of concealed termite activity within inaccessible or obstructed areas of the building.

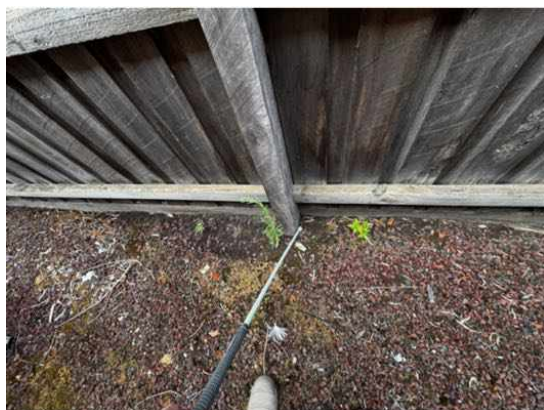












## Noted Item

Building: Main Building  
 Location: Common Areas > All Areas  
 Finding: Common Areas – General Deterioration (Outside Scope – FYI Only)  
 Information: In accordance with AS 4349.1–2007, the inspection of common property areas in multi-unit developments is generally outside the scope of a standard pre-purchase building inspection. The primary focus of this inspection was the internal areas of the subject unit.

However, for your information only, the common areas of the building were observed to be in very poor condition at the time of inspection. These areas appeared unmaintained and generally unkept. Observed issues included broken doors, missing window louvres, boarded-up window openings, cracked and damaged brickwork, moisture-damaged eaves, visible makeshift repairs, major cracking to concrete driveway and paved areas, leaning brick walls, rubbish accumulation in yard areas, damaged and stained ceilings to common corridors, and deteriorated boundary fencing.

These observations are provided as general commentary only and were not the subject of a detailed assessment. No invasive inspection or comprehensive structural evaluation of the common property was undertaken.

Recommendation:

It is recommended that the body corporate or relevant property manager be notified of the general condition of the common areas and that appropriate maintenance and structural assessments be carried out where required.

Time Frame:

For information only – any rectification to be determined by the relevant managing authority.









## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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