Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Sat, 7 Mar 2026

Property Address: 1 Mayo Ct, Golden Square VIC 3555, Australia

Contents

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

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

Original Inspection Date:	Sat, 7 Mar 2026
Modified Date:	Sun, 8 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1 Mayo Ct, Golden Square VIC 3555, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Barry Hasturk Ph: 0419 200 040 Email: Niddrie@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Niddrie
Company Address and Postcode:	Oaklands Junction 3063
Company Email:	Niddrie@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 200 040

Special conditions or instructions

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

The following apply: 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
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 to good condition for the age of the building with some minor defects and maintenance items. There was one Major Defect found to the retaining walls.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Carport, Driveway, Pergola, Fence - Fabricated Metal Fence, Porch, Retaining Walls, Shed
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Architraves, Doors, Porch / Patio, Door Frames, Skirting Boards, Eaves, Floating Floor, Fascias, Veranda Posts
Roof	Metal pitched roof
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Fencing

- Gardens

- Interior

- Exterior

- Posts

- Landscaping Timbers

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Timber Retaining Walls

- 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.

- Roof Exterior - Part

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

- Timber retaining walls 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:

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Ceiling linings

- Debris in gutters

- Decking

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Evidence of recently painted walls or ceilings

- Fixed ceilings

- External finished ground level

- External concrete or paving

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- No power or light globes on site

- Insulation

- Landscaping

- No running water

- Roofing material is a slip hazard - not safe to access

- Patio

- Porch

- Sarking

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Yard - Back > Rear
Finding:	Safety Hazards – Rear Yard Paving and Decking
Information:	Safety hazards were observed in the rear yard area during the inspection. Sections of paving were found to be uneven, with some pavers noticeably lifted above the surrounding surface. This condition presents a trip hazard for occupants and visitors when walking through the area.

In addition, a makeshift timber decking and boardwalk structure was observed in the rear yard. This structure appeared to be of do-it-yourself construction, and some balustrade sections were found to be broken. Damaged balustrade components creates a potential fall hazard, as the decking area is elevated above the surrounding ground level.

In accordance with the defect definitions outlined in AS 4349.1-2007, conditions that present a risk of injury to occupants or visitors are considered Safety Hazards.

Recommendation:

It is recommended that the uneven paving be lifted and relaid or otherwise rectified to provide a level walking surface. The decking and boardwalk structure should be assessed for strutural integrity, including reinstating the missing or damaged balustrade sections to restore adequate edge protection.

Time Frame:

Immediate, as these conditions present potential trip and fall hazards to occupants and visitors.

Major Defect

Finding 2.01

Building: Main Building

Location: Retaining Walls > Front,Rear

Finding: Deteriorated Timber Retaining Wall Structures

Information: Timber retaining walls located to both the front and rear yards of the property were found to be heavily deteriorated, with visible timber rot and decay affecting the structural integrity of the retaining elements.

At the front of the property, a timber retaining wall adjacent to the driveway along the left-hand boundary side was observed to have partially collapsed sections. The retaining wall in this area was approximately 600 mm in height, and a section of the garden bed that should have been retained by this structure was observed to have failed and no longer existed, indicating loss of structural support to the retained soil.

At the rear boundary of the property, a second timber retaining wall retaining an elevated garden bed was observed to be approximately 800 mm in height. This retaining structure was found to be significantly deteriorated, with extensive timber rot and decay visible to the retaining timbers. The condition of the wall suggests that it is approaching structural failure and may collapse if not rectified.

In accordance with the definition of defects under AS 4349.1–2007 (Inspection of Buildings), deterioration of structural elements that affects their structural performance or serviceability is considered a Major Defect.

Recommendation:

It is recommended that the affected retaining walls be assessed and replaced or reconstructed by a suitably qualified contractor. Consideration should be given to using durable retaining materials such as treated structural timber, concrete sleepers or masonry retaining systems designed to withstand soil loads and moisture exposure.

Time Frame:

Immediate, as the retaining walls are structurally compromised and may continue to deteriorate or collapse, potentially causing soil movement and further damage to surrounding landscaping areas.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	External Building Defects
Information:	Several minor defects were observed to the external elements of the building during the inspection. A cracked concrete step was observed at the main entrance to the building. The crack appears to have occurred as a result of drilling or fastening of pipework to the face of the step and does not appear to be structural in nature.

The timber fascia to the front elevation of the building was observed to be aged and weathered, however the deterioration appears to have been recently concealed with paint. While this improves the appearance, the underlying timber may continue to deteriorate if not properly maintained.

The roof gutter to the rear elevation of the building was observed to be slightly separating from the fascia, leaving a minor gap which may allow water to discharge behind the gutter during rainfall events.

Mould and moisture staining were observed to the eave linings on the right-hand rear side of the building. No immediate roof defects were observed above this area at the time of inspection. The staining is suspected to be associated with historical gutter blockages or previous water overflow events. A further possible contributing cause may be the separation of the roof gutter from the fascia/eave in this section, which could allow rainwater to escape behind the gutter and contribute to moisture staining and mould growth on the eave lining.

Additional defects observed during the inspection included damaged window sill tiles to a bedroom window, rusting cladding to the external shed, and a broken shed door. Minor dents were also observed to some roof sheets. Water pooling was observed around a roof penetration flashing, suggesting that the flashing may have been poorly installed, allowing water to accumulate around the penetration.

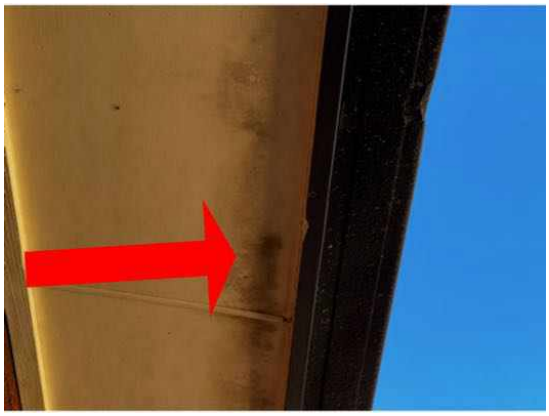
In accordance with AS 4349.1–2007, these issues are considered Minor Defects as they are generally maintenance-related and do not appear to significantly affect the structural performance of the building at the time of inspection.

Recommendation:

It is recommended that the affected external elements be repaired and maintained by a licensed builder or appropriate tradesperson. Maintenance should include repairing the concrete step if required, securing the rear roof gutter to the fascia, addressing mould staining to eaves, repairing shed elements, and rectifying the roof penetration flashing to ensure proper water shedding.

Time Frame:

Maintenance recommended in the short to medium term to prevent further deterioration of building elements.



Finding 3.02

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Internal Building Defects
Information:	Several minor internal defects were observed during the inspection. Evidence of previous plaster repair work was noted to a wall in the living room area. The repaired section appears unfinished and requires painting to achieve a consistent finish with the surrounding wall surfaces.

A minor crack was observed to the ceiling plaster in the dining room, which appears consistent with typical minor movement or settlement that may occur over time in plaster linings.

Damage was observed to the laminate kitchen benchtop, which may affect the overall appearance and potentially allow further deterioration if the laminate surface continues to delaminate or chip.

A crack was observed to the external laundry door, running in line with the door handle area. The damage appears consistent with possible impact or attempted forced entry, which may have compromised the integrity of the door panel.

Discolouration was observed to the ceiling in the rear left hand bedroom, however moisture testing using a moisture meter did not detect any elevated moisture levels at

the time of inspection. The discolouration may be related to poor paint coverage during renovation works, although the exact cause could not be confirmed.

A moisture stain was also observed inside bedroom 2 wardrobe, however moisture testing did not detect elevated moisture levels at the time of inspection. The source of the staining could not be determined during the inspection.

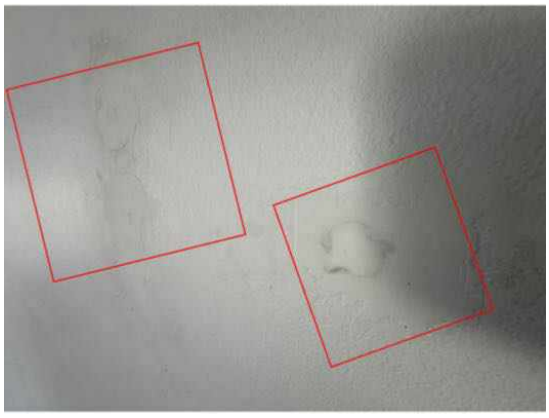
In accordance with AS 4349.1–2007, these issues are considered Minor Defects, as they are primarily cosmetic or maintenance-related and do not appear to significantly affect the structural performance of the building at the time of inspection.

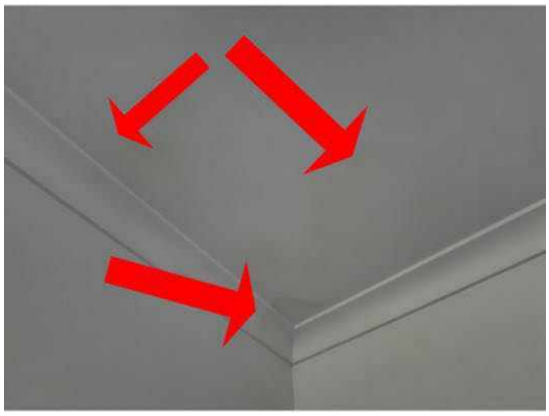
Recommendation:

It is recommended that the affected areas be repaired and maintained as required, including painting the repaired plaster areas, repairing the damaged laundry door if necessary, and monitoring the stained areas for any future signs of moisture ingress.

Time Frame:

Maintenance recommended in the short to medium term.






No moisture detected


No moisture detected

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

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

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

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

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

Finding 6.02

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Landscaping & vegetation increasing termite risk (TP)
Information:	At the time of inspection, landscaping, vegetation and mulching was observed around the property, including multiple garden beds, shrubs and plants in close proximity to the dwelling and mature trees located along the outside boundary of the property.

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

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

Finding 6.03

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Inground timber contact (TP)
Information:	At the time of inspection, in-ground timber contact was observed to the front, side and rear yards, including timber garden edging, planter boxes, decking, timber retaining walls, and dead tree stumps 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 6.04

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

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

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






Finding 6.05

Building:	Main Building
Location:	Pergola > Centre Left
Finding:	Blocked gutters and organic growth (TP)
Information:	At the time of inspection, organic debris and organic growth was observed to the pergola/carport roof areas, together with partially blocked gutters and downpipes. These conditions promote prolonged moisture retention and reduced effectiveness of roof drainage, the issue is suspected to be associated with a lack of routine maintenance. In accordance with AS 3660.2, conditions that promote ongoing dampness, moisture

accumulation, or inadequate drainage are recognised as increasing termite risk to existing buildings, as elevated moisture levels can create environments conducive to termite foraging and concealed activity. Blocked gutters and downpipes may allow water to overflow or discharge against building elements, increasing moisture exposure to adjacent materials and reducing the effectiveness of termite risk management through visual inspection.

As a result, the observed organic debris and drainage issues are considered to increase moisture-related deterioration and elevate the overall risk of termite activity. It is recommended that an appropriately qualified roof plumber be engaged to clean and service the gutters and downpipes and that roof surfaces be maintained to reduce moisture retention, with ongoing monitoring and advice from a licensed termite management or pest control contractor where elevated termite risk is identified.

Finding 6.06

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Subterranean termite management proposal (TP)
Information:	No live termite activity was found during the inspection of the property. However, based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The

inspection identified several conditions that increase termite risk, including the absence of a verifiable termite management system, concealed slab edges, moisture-retaining landscaping elements, in-ground timber contact, landscaping & vegetation, 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:	All Areas > All Areas
Finding:	Timber decay & rot - Conducive conditions (TP)
Information:	At the time of inspection, timber decay and rot was observed to the front and rear retaining walls as well as to some garden edging to the rear yard.

These conditions are suspected to have developed over time due to prolonged moisture exposure and a lack of appropriate timber maintenance, allowing moisture ingress and decay to progress within the timber elements. In accordance with AS 3660.2, deteriorated and moisture-affected timber is recognised as increasing the risk of termite activity, as decayed timber can attract termites and may provide concealed access or harbourage, particularly where defects are obscured by finishes such as paint.

As a result, these condition are considered to present an elevated risk of ongoing deterioration and potential termite susceptibility. It is recommended that an appropriately qualified builder or carpenter be engaged to further assess the extent of timber decay, remove any concealed deteriorated material, and undertake suitable repairs or replacement, with consideration also given to advice from a licensed termite

management or pest control contractor where termite risk is identified.








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 1 Mayo Court, Golden Square is a single-storey brick veneer dwelling constructed on a concrete slab with a metal roof. Based on visual assessment and available information, the building is estimated to have been originally constructed in the 1980s, although the interior appears to have undergone recent renovation works within approximately the last five years. When compared with buildings of a similar age and construction type, the property was found to be in fair condition overall, however several safety hazards, major defects and minor maintenance related issues were identified during the inspection.

Safety Hazards
• Uneven paving to rear yard:
Sections of paving in the rear yard were uneven, with some pavers significantly lifted above surrounding levels, creating a trip hazard for occupants and visitors.
• Damaged balustrading to rear timber decking / boardwalk:
A makeshift timber decking and boardwalk structure was observed in the rear yard. Several balustrade sections were broken or missing from the top rail, creating a potential fall hazard where the deck is elevated.

Major Defects
• Deteriorated timber retaining walls:
Timber retaining walls to the front and rear yards were found to be heavily deteriorated with timber rot and decay. The front retaining wall (approximately 600 mm high) adjacent to the driveway had partially collapsed sections, and a section of the retained garden bed had already failed. The rear retaining wall (approximately 800 mm high) supporting an elevated garden area was also significantly deteriorated and approaching structural failure. These retaining walls require replacement or reconstruction.

Minor Defects

• External maintenance issues:
A cracked concrete step was observed at the front entry, likely caused by previous drilling or pipe fastening. Weathered timber fascia to the front elevation was observed, although recently painted. The rear roof gutter was slightly separating from the fascia, and mould and moisture staining was observed to the rear eave lining, possibly due to historical gutter overflow or the separating gutter allowing water to escape behind the fascia. Damaged window sill tiles were also observed.
• Roof and shed defects:
The external shed exhibited rusting cladding and a broken door, and some roof sheets had minor dents. Water pooling was observed around a roof penetration flashing, suggesting poor flashing installation.
• Internal defects:
Minor plaster cracking was observed in the dining room ceiling and evidence of previous plaster repairs in the living room that require painting. Damage was noted to the kitchen laminate benchtop. The external laundry door had a crack near the handle consistent with possible impact or attempted forced entry. Ceiling discolouration in a rear bedroom and staining inside a wardrobe were observed, however no elevated moisture readings were detected, and the source could not be confirmed.

Termite and Timber Pest

A termite and timber pest inspection was conducted at the time of the building inspection. No evidence of termite activity or termite damage was found during the inspection. However, no durable notice or termite management system was observed at the property.

Several conditions conducive to termite and timber pest activity were present. These included landscaping and vegetation around the building perimeter, neighbouring trees in close proximity to the dwelling, in-ground timber contact such as stored timber, retaining walls, garden edging and dead tree stumps, concealed slab edges around the building, partially blocked gutters with organic growth to the roof, and timber decay and rot to landscaping timbers and retaining walls.

These conditions increase the risk of future termite or timber pest activity and should be addressed where possible.

Inspection Limitations

It should be noted that no electrical power or running water was available at the property at the time of inspection, which limited the ability to test certain services, appliances, plumbing fixtures and wet areas for functionality or active leaks.

The inspection was visual and non-invasive in nature, and areas concealed by finishes, stored items, insulation, landscaping and other obstructions could not be fully assessed. As a result, the risk of undetected defects should be considered high, particularly in concealed areas or areas that were not

accessible during the inspection.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

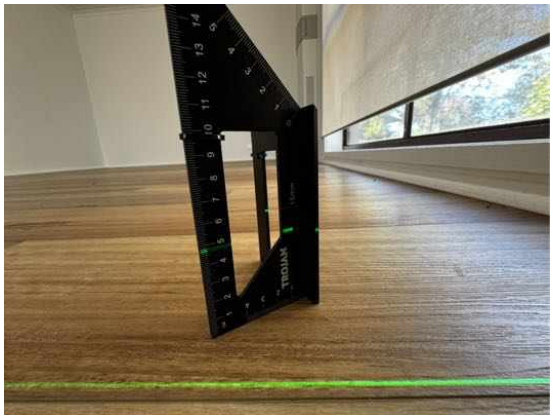




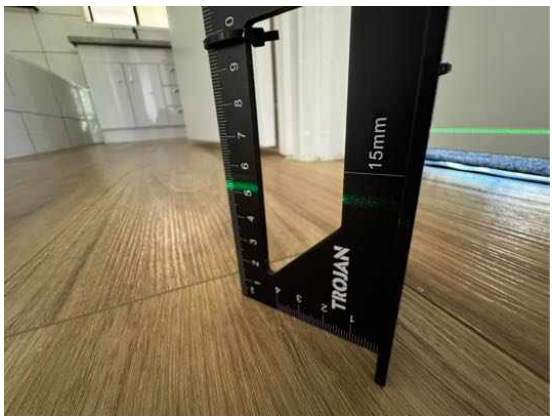


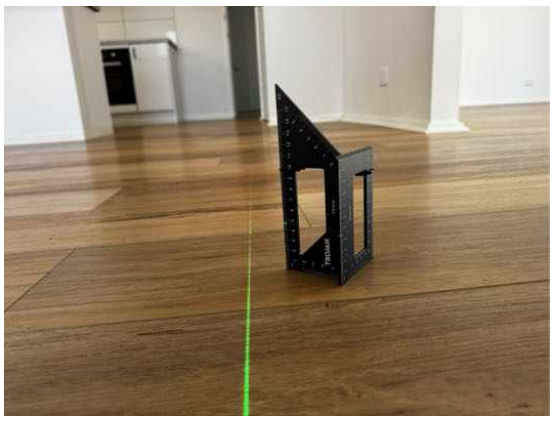

Noted Item

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





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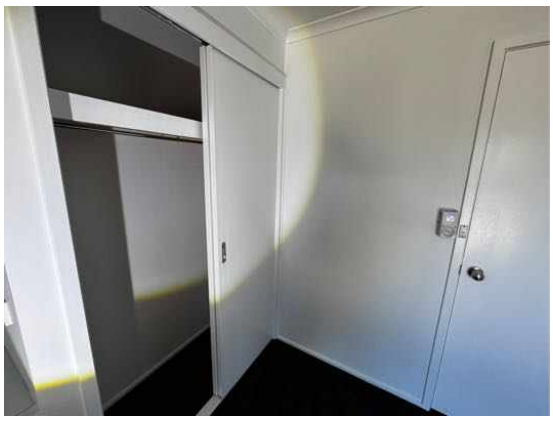

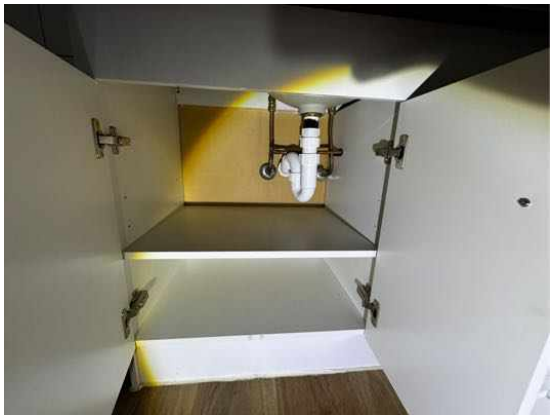

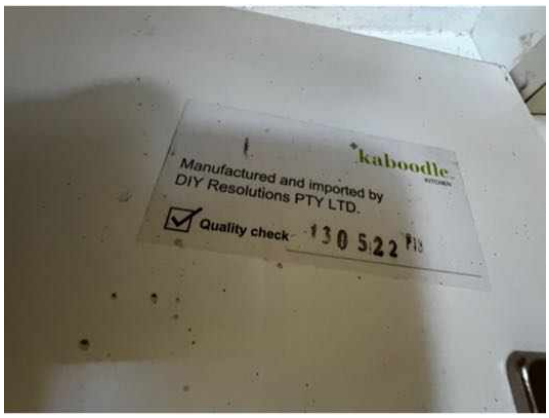
kaboodle
Manufactured and imported by
DIY Resolutions PTY LTD.
Quality check


EVOKE


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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.

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.

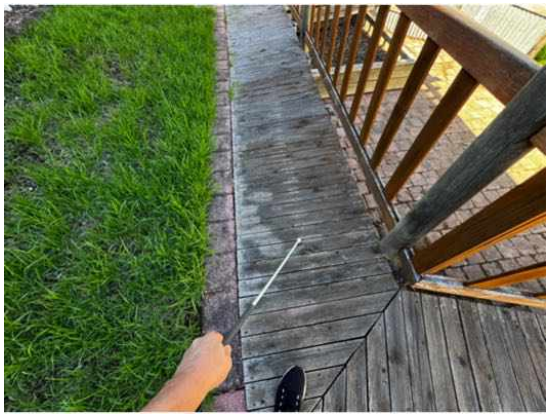
It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, 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

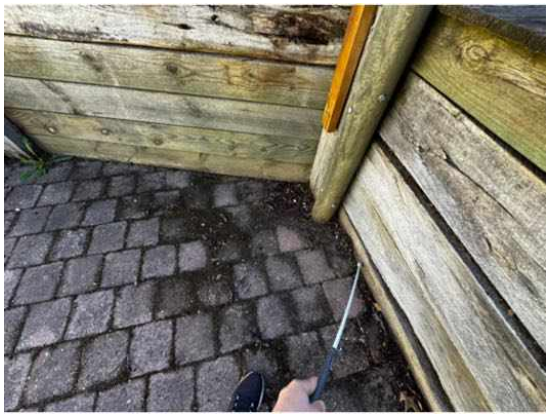
obstructed areas of the building.





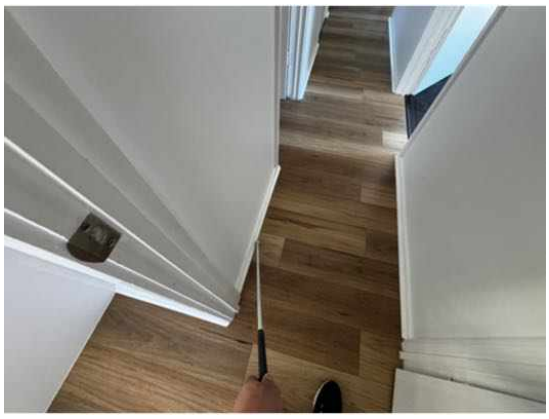
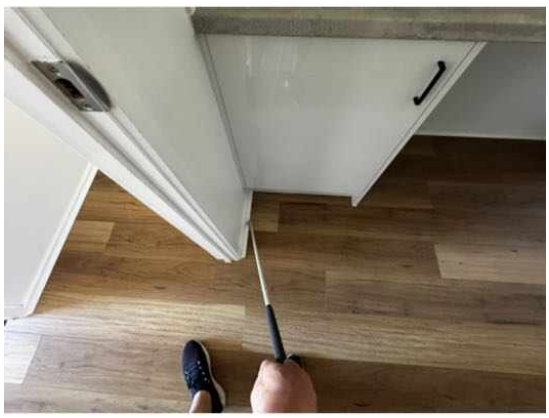


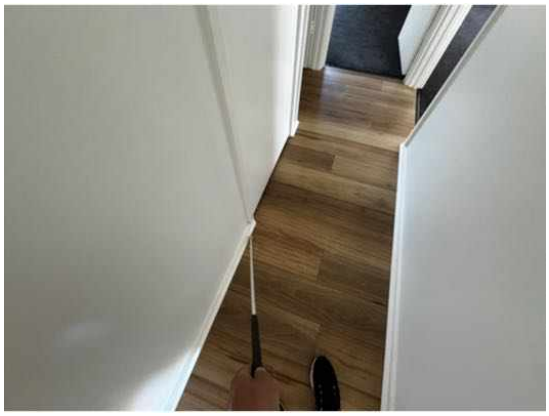




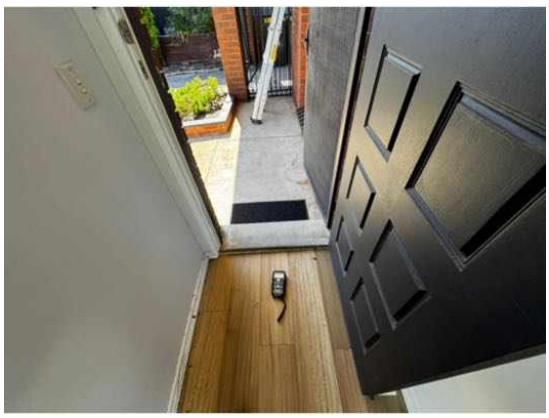
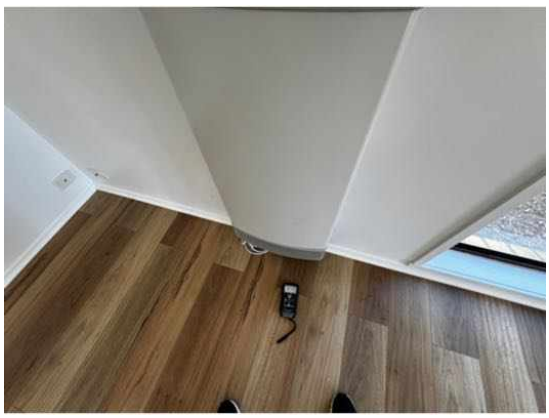


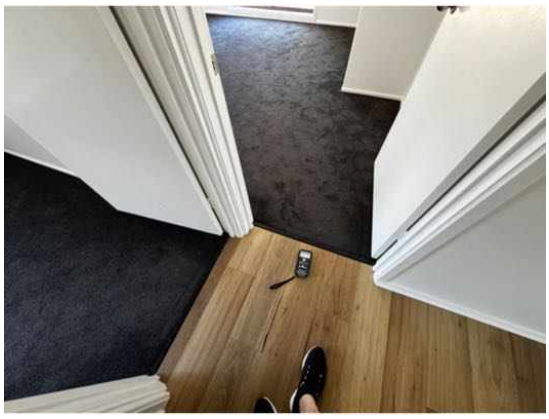




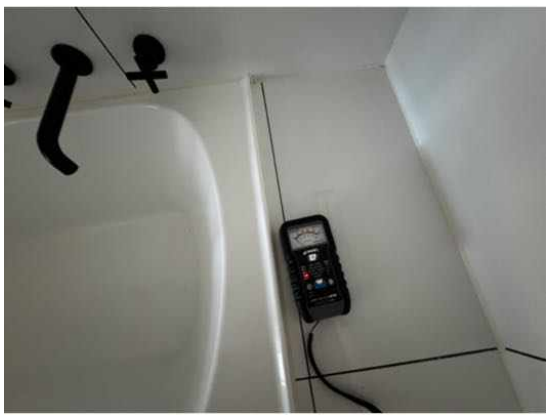















Noted Item

Building:	Main Building
Location:	Yard - Back, roof space > All Areas
Finding:	General Information – Miscellaneous Observations
Information:	The following items are noted for information purposes only and are outside the scope of defect classification.
	A pile of used bricks and construction materials was observed stored in the corner of the rear yard. While this does not constitute a building defect, the materials may present a general housekeeping issue and could potentially harbour pests if left unmanaged.

During the roof space inspection, large steel beams were observed installed within the roof structure. It is unclear whether these beams formed part of the original construction of the building. However, considering the estimated age of the property and typical construction methods of the era, it is unlikely that these steel beams were part of the original design. It is suspected that these elements may have been installed retrospectively to provide additional structural support to the roof structure.

No documentation was available at the time of inspection to confirm the purpose or engineering design of these steel beams. Their presence is therefore noted for information only.

Recommendation:

If confirmation is required regarding the purpose, compliance or structural adequacy of the steel beams, it is recommended that the owner obtain documentation or advice from a qualified structural engineer or builder.

Time Frame:

No immediate action required. This item is provided for informational purposes only.

Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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