



Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 1/34 Ayr St, Reservoir VIC 3073, 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: Wed, 25 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 1/34 Ayr St, Reservoir VIC 3073, 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 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

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Fence - Post and Rail Construction, Garage, Driveway, Party Walls, Porch, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Architraves, Doors, Door Frames, Deck, Porch / Patio, Eaves, Skirting Boards, Stair Railing, Staircase, Floorboards, Veranda Posts
Roof	Tiled, Pitched
Storeys	Double
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.

- Gardens
- Fencing
- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- Posts
- 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:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

- 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:

- Above safe working height
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Ceiling linings
- Debris in gutters
- Decking
- Duct work
- Degree of roof incline too steep for safe access
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Lack of clearance - subfloor
- Furniture
- Floor coverings
- Insulation
- Landscaping
- Patio

- Porch
- Pipework
- Roof framing - not trafficable
- Roofing material is a slip hazard - not safe to access
- Subfloor area - Limited access due to restrictive crawl space
- Unsafe to Access Roof - No Fall Protection System
- Wall linings
- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: All Areas > All Areas
Finding: Excessive Floor Level Deviation and Suspected Movement (Major Defect)
Information: Multiple floor level readings were taken using a laser level, which identified significant deviations across both ground and first floor levels. The ground floor recorded a variation of approximately 44 mm from the entry to the kitchen, while the first floor hallway to front bedroom recorded a variation of approximately 35 mm. A further reading within a first floor bedroom identified a variation of approximately 27 mm over a span of approximately 4 metres.

In addition to the floor level deviations, several doors throughout the dwelling were observed to self-close, including bedroom doors and the entry door, indicating that floors are not level and are sloping. The toilet door was also observed to be binding and scraping on the floor, further supporting evidence of movement or distortion within the structure.

The combination of significant floor level variation across multiple areas, along with functional issues such as door misalignment and binding, indicates that the building is experiencing structural movement or settlement, which may be related to subfloor conditions, footing movement, or differential settlement.

It is also important to note that the subfloor area was only partially accessible due to obstructions such as ductwork and plumbing, limiting the ability to fully assess the condition of stumps, bearers, and other structural elements that may be contributing to the observed movement.

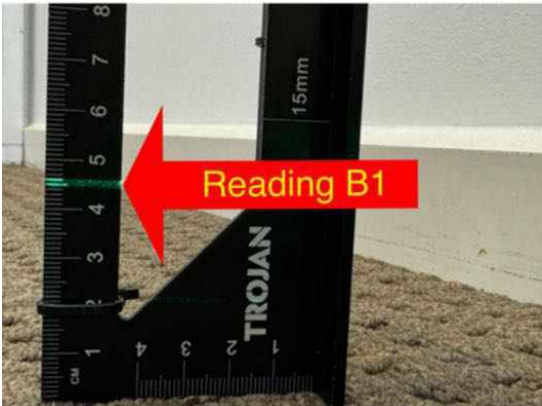
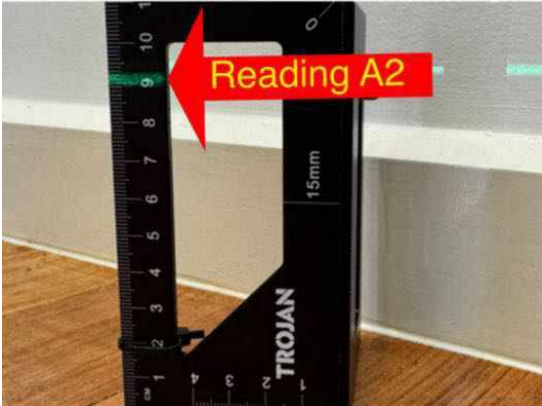
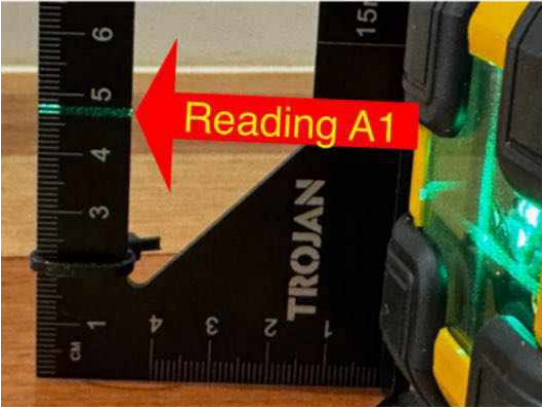
In accordance with AS 4349.1–2007 (Inspection of Buildings), defects involving significant movement or distortion affecting the serviceability of the building are classified as Major Defects.

Recommendation:

It is recommended that a structural engineer be engaged to assess the extent and cause of the movement. Further investigation of the subfloor, footings, and structural framing system is required. Remedial works may include re-levelling, structural repairs, or stabilisation of foundations, depending on findings.

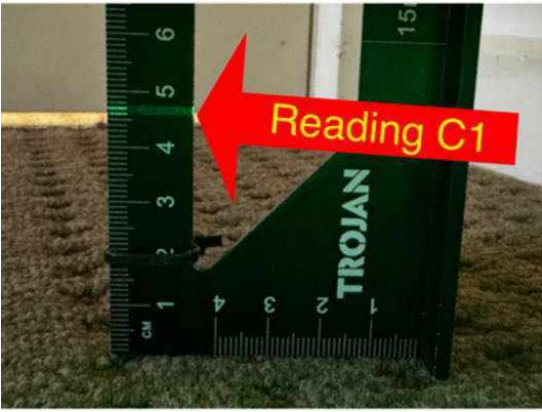
Time Frame:

Immediate – further investigation is required as soon as practicable to determine the cause and prevent further movement.





Floor level variation of approx. 27mm



Finding 2.02

Building:	Main Building
Location:	Yard - Front, rear > Front,Rear
Finding:	Poor Site Drainage Around Building Perimeter (Major Defect)
Information:	Poor site drainage was observed to the property, with the front yard visibly sloping towards the building and no visible surface drainage installed along the perimeter. A similar condition was noted to the rear yard, where sections of the ground were also sloping towards the building.

At the time of inspection, no surface drainage systems were visible, and it could not be confirmed whether any subsurface drainage systems (such as agi drains) are installed around the property. The degree of fall towards the building at the front yard is considered significant, which increases the likelihood of surface water being directed toward the foundations.

Poor drainage conditions of this nature may lead to moisture ingress, soil movement, and potential impact on footings and structural elements over time, and may also contribute to other defects observed throughout the property.

In accordance with AS 4349.1–2007 (Inspection of Buildings), defects that may contribute to foundation instability, moisture ingress, or long-term deterioration are classified as Major Defects.

Recommendation:

It is recommended that the site drainage be further investigated and verified, including determining whether any subsurface drainage exists. If inadequate or absent, a qualified drainage plumber should be engaged to install appropriate drainage systems around the building perimeter. The ground should also be regraded to ensure adequate fall away from the building.

Time Frame:

Immediate – rectification is recommended as soon as practicable to prevent moisture-related issues and potential structural impact.



Finding 2.03

Building:	Main Building
Location:	Yard - Front, rear > Front,Rear
Finding:	External Defects Including Drainage, Movement and Maintenance Issues
Information:	The following external defects were observed during the inspection, comprising a combination of major defects and maintenance-related issues.

A damaged downpipe was observed to the external wall adjacent to the common driveway, and several brickwork articulation joints were missing sealant (caulking) throughout the building, which may allow moisture ingress and reduce the effectiveness of movement joints. A visible gap to the window infill above the front elevation window was also noted, indicating substandard installation, which may allow water penetration.

Significant defects were identified to the concrete driveway and paving adjacent to the garage, where substantial cracking and vertical displacement of up to approximately 25 mm was observed, with crack widths exceeding 5 mm, indicating movement within the paving and/or supporting ground conditions.

Additional defects included surface rust to the garage steel lintel, a visible gap around a plumbing penetration near the subfloor access door, and damaged quads above a ground floor window, all of which may allow moisture ingress if not addressed.

The boundary timber fence to the rear yard was unstable, and damage to cladding and render above the living room to the front elevation was observed, indicating deterioration and/or movement.

Further drainage-related issues included downpipe spreaders discharging from the upper roof directly onto roof flashing, which is not ideal and may lead to premature deterioration or water ingress at flashing junctions.

A water tank was observed to be leaning, with evidence that it has crushed a plumbing pipe against the brickwork, which may result in restricted flow or potential leaks.

The common letterbox structure was also observed to be leaning, with an approximate 30 mm deviation from plumb, indicating movement or inadequate support.

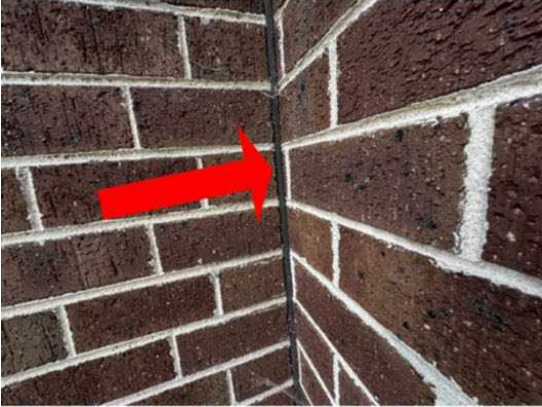
In accordance with AS 4349.1–2007 (Inspection of Buildings), defects involving significant movement, displacement, substandard installation, or potential for moisture ingress are classified as Major Defects, while the remaining items are considered maintenance-related.

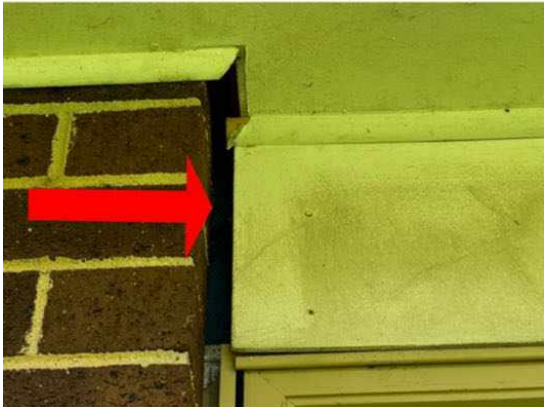
Recommendation:

It is recommended that a licensed builder and/or relevant trades be engaged to address the identified defects. This should include rectification of displaced paving, sealing of articulation joints, repair of downpipes and drainage systems, correction of substandard installations, and stabilisation of leaning structures. Further investigation of ground conditions and drainage may also be required to prevent recurrence.

Time Frame:

Immediate – rectification is recommended as soon as practicable to prevent further deterioration and potential structural impact.







Cracked concrete



Steel corrosion



Gap around pipe penetration



Damaged quads





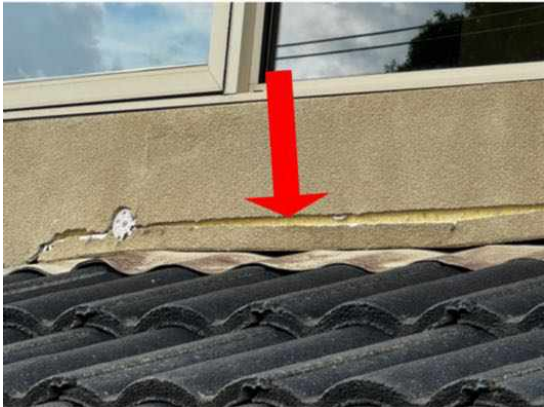
Unstable fence



Damaged wall cladding & render



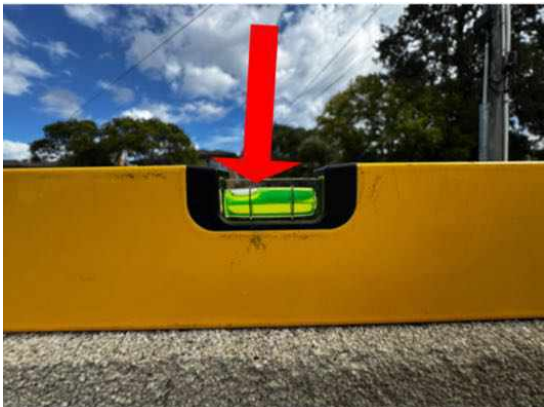
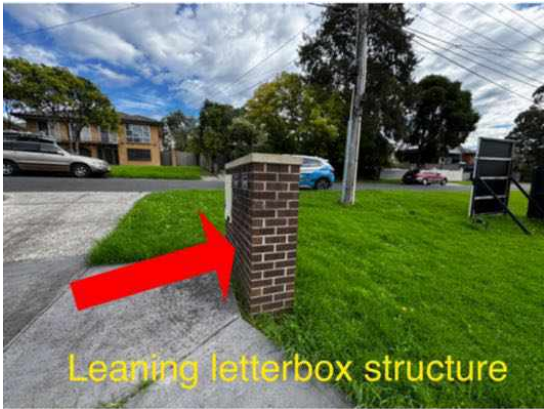
Non compliant roof discharge



Discharging directly onto roof flashing



Damaged plumbing pipe



Finding 2.04

Building: Garage
 Location: Roof Exterior > Rear
 Finding: Moisture Damage to Garage Roof Framing from Blocked Box Gutter (Major Defect)
 Information: Moisture staining was observed to the timber members supporting the box gutter within the detached garage, which are visible due to the absence of ceiling linings. The staining indicates that the timbers have been subjected to moisture ingress over time.

Inspection of the roof area above identified that the box gutter was blocked with organic growth and debris, which is the likely cause of the issue. Blocked box gutters can lead to overflow during rainfall events, allowing water to back up and penetrate adjacent structural elements, including the supporting timbers.

Ongoing exposure to moisture may result in timber deterioration, decay, and reduced structural integrity if not addressed.

In accordance with AS 4349.1–2007 (Inspection of Buildings), defects involving moisture ingress affecting structural elements and requiring rectification to prevent further deterioration are classified as Major Defects.

Recommendation:

It is recommended that the box gutter be cleaned immediately, and that a licensed roofing contractor inspect the gutter system, including falls, outlets, and waterproofing, to ensure proper function. The affected timbers should be assessed for any signs of decay or damage, and repaired or replaced if required.

Time Frame:

Immediate – rectification is required as soon as practicable to prevent further moisture damage and potential structural deterioration.



Minor Defect

Finding 3.01

Building: Main Building
Location: All Areas > All Areas
Finding: Internal Maintenance and Minor Defects
Information: The following minor internal defects and maintenance-related issues were observed during the inspection. The kitchen range hood lights were not operational, and the oven door was not closing fully, affecting functionality of the appliance.

Additional defects included minor damage to kitchen cupboards and moisture damage to laundry cabinets, likely associated with general use and exposure to moisture. A minor leak was observed to the ensuite shower screen following a water test, which is likely due to deteriorated or failed sealant.

Further defects included minor ceiling plaster damage to the staircase area, damaged window blinds to first floor bedrooms, and damaged carpets throughout the first floor, including bedrooms. A chipped shower base was also observed to the first floor bathroom, which may affect the finish but is not considered structural.

In accordance with AS 4349.1–2007 (Inspection of Buildings), defects that are minor, cosmetic, or related to general wear and tear and do not significantly impact structural integrity are classified as Minor Defects.

Recommendation:

It is recommended that these items be addressed as part of routine maintenance, including repair or replacement of faulty appliances, resealing of shower screens, and repair or replacement of damaged finishes and fixtures.

Time Frame:

Maintenance item – repairs should be undertaken as part of ongoing property maintenance.





Damaged kitchen cabinets



Moisture damage to laundry cabinets



Moisture damage



Leaking shower - en suite







Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

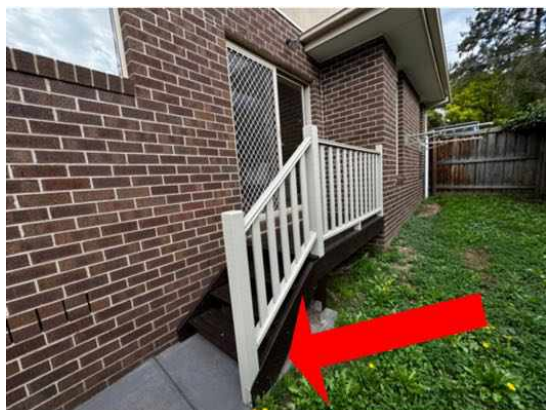
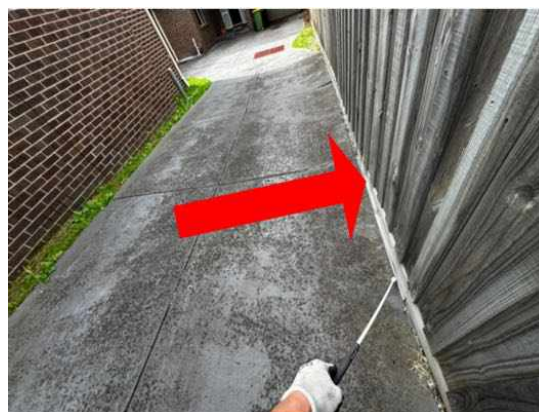
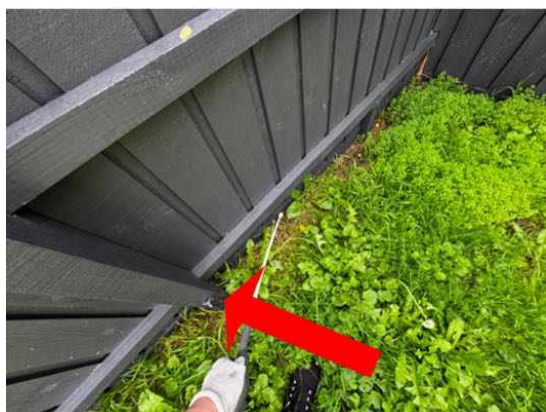
Finding 6.01

Building:	Main Building
Location:	All 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, 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:	Building edge - concealed (TP)
Information:	At the time of inspection, the building edge to most areas of the building was observed to be concealed behind concrete paving, landscaping and timber decking. 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 building 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. Although the building has a subfloor area for inspection, some areas of the subfloor are inaccessible.

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:	Roof Exterior > Front,Rear
Finding:	Blocked gutters and organic growth (TP)
Information:	At the time of inspection, organic debris was observed to the 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 6.04

Building:	Main Building
Location:	Meter Box > Front
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.

Note: The main meter box was locked with no access during inspection.

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 6.05

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 conditions that increase termite risk, including the absence of a verifiable termite management system, concealed building edges, moisture-retaining landscaping elements, in-ground timber contact, and vegetation.

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

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

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- The building at 1/34 Ayr Street, Reservoir is a double-storey dwelling (one of two on the allotment), estimated to be approximately 10–15 years old, constructed with a brick veneer ground floor, lightweight rendered cladding to the first floor, and a tiled pitched roof. The dwelling is supported on brick piers with a subfloor, although access to the subfloor was restricted due to low clearance and obstructions, limiting full assessment. When compared to buildings of a similar age and construction, the property was found to be in below average condition, with several major defects relating to structural movement, drainage, and moisture ingress, along with additional maintenance-related issues.

Safety Hazards

No immediate critical safety hazards were identified; however, significant displacement to driveway paving (up to 25 mm) and leaning structures such as the letterbox present potential trip and impact risks that should be addressed.

Major Defects

The property exhibited clear signs of structural movement, with floor level deviations recorded up to 44 mm on the ground floor and 35 mm on the first floor, along with additional deviations within bedrooms. Supporting evidence included doors self-closing and binding, indicating that the structure is out of level and potentially undergoing ongoing movement. Subfloor inspection was limited, preventing full assessment of structural supports.

Externally, significant cracking and displacement to concrete driveway and paving (exceeding 5 mm crack width and up to 25 mm vertical displacement) was observed, indicating ground movement or inadequate subgrade performance. In addition, poor site drainage was identified, with ground levels sloping towards the building and no visible drainage systems, which may contribute to foundation movement and moisture-related issues.

Further major defects included blocked box gutters to the detached garage, resulting in moisture damage to supporting timbers, and cracked and damaged roof drainage components, increasing the risk of water ingress.

Minor Defects

A number of minor external defects were observed, including damaged downpipes, uncaulked articulation joints, gaps around window infills, surface rust to steel lintels, damaged cladding and render, unstable fencing, and poorly configured downpipe spreaders. A leaning water tank and letterbox structure were also noted.

Internally, minor defects included general wear and tear to finishes, damaged carpets and blinds, minor plaster damage, leaking shower screen, faulty appliances (rangehood lights, oven door), moisture damage to laundry cabinetry, and a chipped shower base.

Termite and Timber Pest

No evidence of active termite activity or termite damage was identified during the inspection. However, no termite management system or durable notice was observed, and the common meter box was inaccessible, limiting verification.

Several conditions conducive to termite and timber pest activity were identified, including concealed building edges, restricted subfloor access, blocked gutters, vegetation around the building, and timber in direct contact with the ground, including fencing and stored timber beneath the deck. These conditions increase the risk of termite activity and concealed entry.

Inspection Limitations

There were inspection limitations that affected the scope of the inspection. The subfloor area was only partially accessible, and obstructions such as ductwork and plumbing limited visibility of structural components. In addition, common areas and shared infrastructure, including the driveway and meter box, were only partially assessed. Concealed elements such as internal wall cavities and structural connections could not be inspected.

Due to these limitations, the risk of undetected defects is considered High.

Overall Summary

Overall, the property presents with multiple significant defects requiring immediate attention, particularly relating to structural movement, site drainage, and moisture ingress. While the dwelling remains occupiable, further investigation by relevant specialists (including a structural engineer and drainage contractor) is recommended to determine the cause and extent of movement and to implement appropriate rectification works. Ongoing maintenance and management of termite risk factors will also be essential to maintain the long-term performance of the building.

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

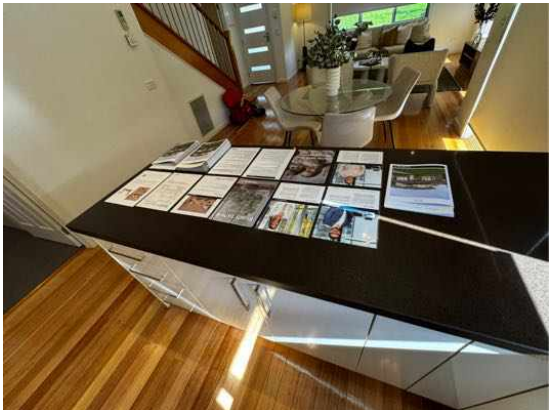
Building: Main Building
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





















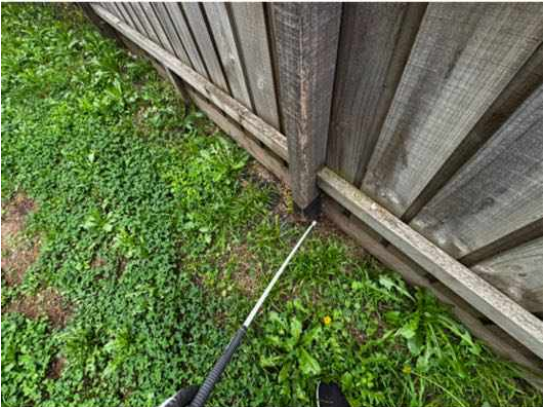
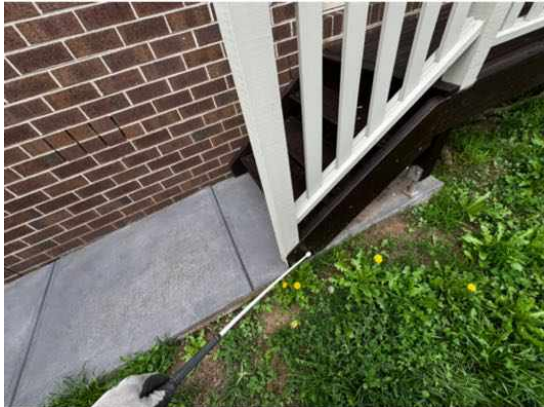


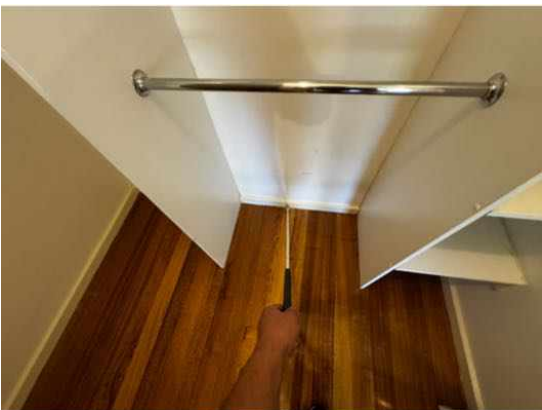
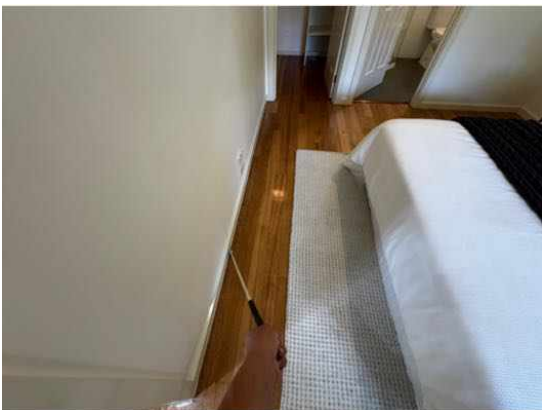
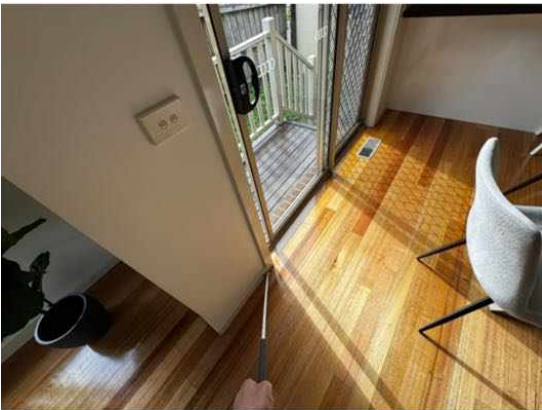
Noted Item

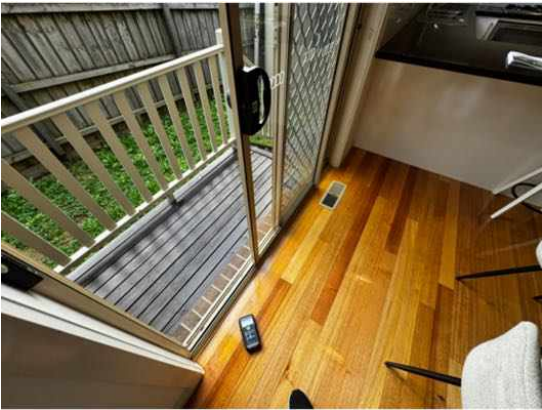
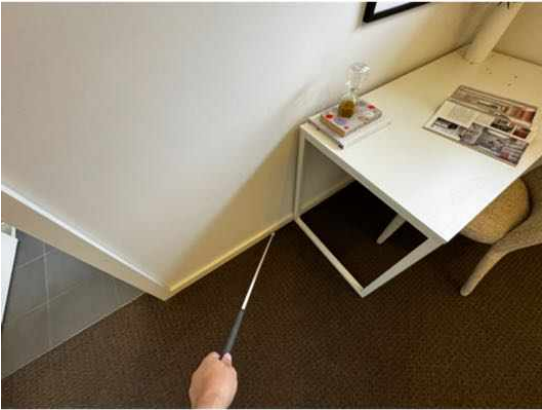
Building: Main Building
Location: All Areas > All Areas
Finding: Termite investigation techniques (TP)
Information: All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity.

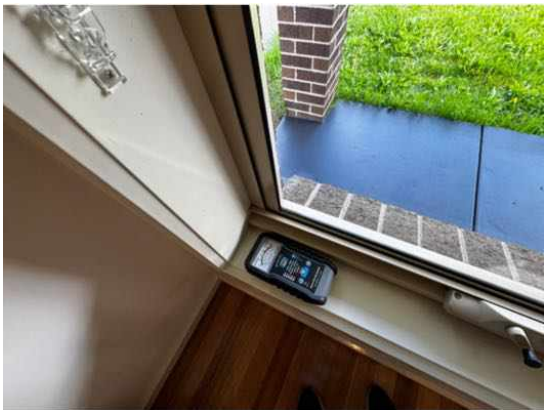
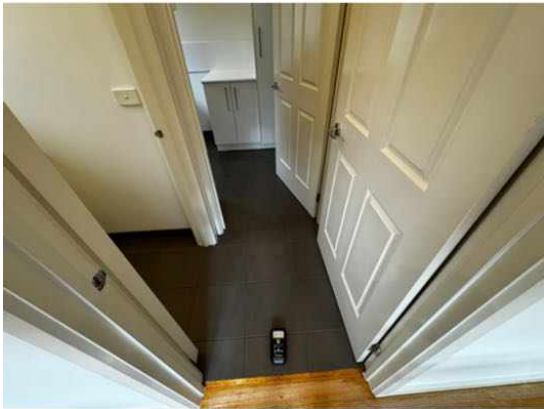
In an attempt to identify concealed or hidden timber pest activity, a range of inspection techniques were adopted. These included the use of a moisture meter to assess susceptible areas, sounding of timber elements using a handheld probing device, and visual assessment of materials for signs commonly 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.















Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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