



# Building and Timber Pest Inspection Report

Inspection Date: Tue, 20 Jan 2026

Property Address: 7 Brookside St, Upwey VIC 3158, Australia



## Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 20 Jan 2026

## The Parties

---

Name of the Client:

---

Name of the Principal(if Applicable):

---

Job Address: 7 Brookside St, Upwey VIC 3158, Australia

---

Client's Email Address:

---

Client's Phone Number:

---

Consultant: Sunny Anchan Ph: 0493 185 997  
Email: Mitcham@jimsbuildinginspections.com.au

---

Level 1 Thermographer  
Cert 4 Building and Construction  
Diploma in Building and Construction

---

Company Name: Jim's Building Inspections (Mitcham)

---

Company Address and Postcode: Mitcham 3132

---

Company Email: Mitcham@jimsbuildinginspections.com.au

---

Company Contact Numbers: 0493 185 997

## 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: This inspection is a visual, non-invasive assessment carried out in accordance with AS 4349.1-2007 and AS 4349.3-2010 and is limited to accessible areas only. No dismantling, destructive testing, removal of fixed items or invasive investigation has been undertaken unless separately agreed in writing.

The inspection identifies major defects, visible timber pest activity and conditions conducive to timber pests as observed at the time of inspection. It is not a guarantee or prediction of the future condition of the property.

Areas that were inaccessible, unsafe, obstructed or concealed were excluded from inspection and may contain defects or timber pest activity not detected.

This inspection does not assess compliance with current building codes, planning regulations, structural engineering requirements or council approvals.

No cost estimates for rectification or treatment works are included.

Moisture issues, leaks and concealed defects may not be detectable at the time of inspection and may exist in hidden areas.

Timber pest inspection is limited to visible evidence only. The absence of visible activity does not guarantee the property is free of termites or other timber pests. Regular inspections are recommended.

This report does not cover maintenance items or deterioration caused by fair wear and tear, ageing, or normal usage of the property, including cosmetic defects that do not impact structural integrity or safety.

This report reflects the condition of the property only at the time of inspection. The inspector accepts no responsibility for future changes in condition.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

## Section B General

### General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Masonry Foundations, Concrete Stumps, Slab - Suspended Slab, Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Garage, Driveway, Carport, Fence - Perforated Materials / Wire Mesh, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Landscaping Timbers and Construction, Fascias, Doors, Skirting Boards, Staircase, Timber Wall Panelling, Internal Joinery, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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.

- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Outbuildings
- Posts
- Roof Void - Part
- Roof Exterior - Part
- The Site
- Subfloor - Part
- Wall Exterior
- Timber Retaining Walls

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
- Subfloor - Part.
- Roof Exterior - 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
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Gutter Guards
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- No safe point from which to access roof exterior
- Old disused HWS in roof cavity incl associated plumbing
- Proximity of perimeter fence to building

- Rugs
- Solar Panels
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Unsafe to Access Roof - No Fall Protection System
- 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

No evidence was found

### Major Defect

No evidence was found

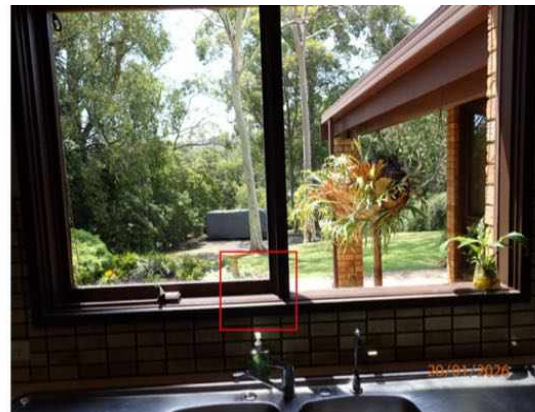
### Minor Defect

#### Finding 3.01

Building: Main Building  
 Location: Kitchen  
 Finding: Window - Cracked  
 Information: Cracks were noted in the installed windows during inspection, posing both safety and structural concerns. Cracked windows increase the risk of shattering and may compromise the security and weather tightness of the property.

If left unaddressed, the cracks could allow moisture infiltration, leading to potential water damage and mold growth around the window frame and nearby walls.

Engage a qualified glazier to assess the damage and determine whether repair or replacement of the window pane is necessary to restore safety and weather resistance. Prompt action is advised to prevent further deterioration.



#### Finding 3.02

Building: Main Building  
 Location: All External Areas  
 Finding: Retaining wall - Defective  
 Information: The retaining wall in this area was found to be defective at the time of inspection.

Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.



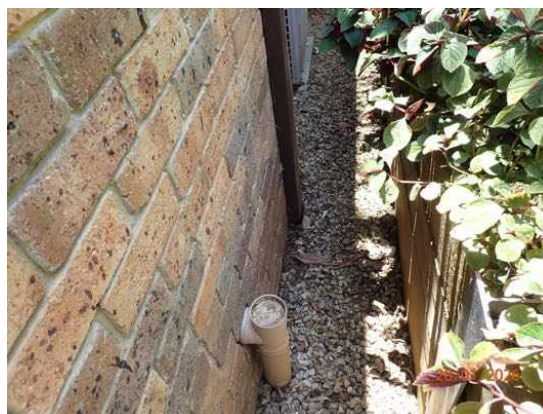
### Finding 3.03

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Down pipe - Rusted or corroded
Information:	This down pipe shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



### Finding 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Flashing - Rusted or corroded
Information:	The roof flashing has areas of rust and corrosion. Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

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

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



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

### Finding 5.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Evidence of termite damage - minor
Information:	Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



### Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident abutting the external walls of the property. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

It is recommended that the property owner be vigilant in reducing conducive conditions around the property where possible. If conducive conditions are present and not removable periodically inspections should be conducted by a licensed pest controller.



### Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



**Finding 6.04**

Building: Main Building  
 Location: All External Areas  
 Finding: Air condition discharge - Not plumbed for drainage  
 Information: The Air condition discharge is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



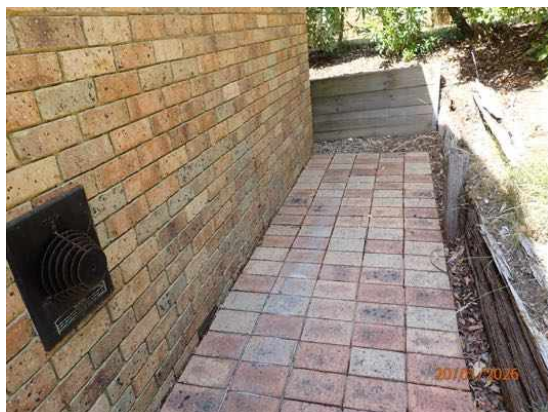
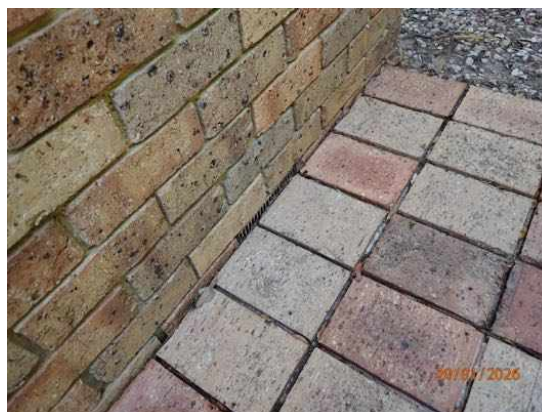


### Finding 6.05

Building:	Main Building
Location:	Exterior walls - front
Finding:	Bridging and Concealment of vents – Timber Pest Conducive Condition
Information:	Bridging occurs when termite barriers or inspection zones are spanned by materials such as soil, paving, or garden beds, allowing subterranean termites to bypass the barrier and access the structure. Similarly, breaching refers to the creation of holes or gaps in termite barriers, enabling direct passage through the protection system.

At the time of inspection, it was noted that while the subfloor vents were not physically blocked, the external ground level had been raised above the lower portion of the vents. This partial coverage can restrict airflow into the subfloor and create concealed entry points for termites, particularly if the ground continues to rise or debris accumulates. Subfloor ventilation is critical for maintaining dry conditions beneath the structure and preventing timber decay, mould growth, and termite attraction.

It is highly recommended that external ground levels be adjusted to ensure the full exposure and functionality of all subfloor vents. A licensed landscaper or builder should be engaged to lower soil or remove obstructions as needed to maintain ventilation and visibility for ongoing termite inspections.



### Finding 6.06

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

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

It is recommended that the property owner be vigilant in reducing conducive conditions around the property where possible. The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack. If conducive conditions are present and not removable periodically inspections should be conducted by a licensed pest controller.



### Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Dead tree stumps
Information:	The storing of timbers and dead tree stumps around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas and dead tree stumps taken out in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



### Finding 6.08

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Stored timbers - external area
Information:	The storing of timbers in the exterior space increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



### Finding 6.09

Building: Main Building  
 Location: Subfloor  
 Finding: Ant caps - Not installed  
 Information: Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.



### Finding 6.10

Building: Main Building  
 Location: Exterior walls - left side  
 Finding: Down pipe - connection broken  
 Information: The stormwater downpipe connection to the stormwater drainage was found cracked, creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust, or corrosion

of associated building elements, as well as the formation of fungal decay or potential slip hazards. Additionally, poor site drainage may lead to water pooling, potentially attracting termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the downpipes in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Garage
Finding:	Wood rot - Fascia's
Information:	Wood rot was discovered affecting fascias and barges in this area, with evidence of mould on the surface in some areas.

Wood rot, also known as Fungal Decay, poses a significant threat to the structural integrity of fascias and barges. This decay occurs due to prolonged exposure to damp conditions, which may be exacerbated by faults in the roof plumbing, leading to excessive moisture in the affected areas. Additionally, frequent exposure to rain and weather conditions accelerates the deterioration of these building elements.

Immediate action is necessary to address the wood rot and prevent further deterioration. Engaging a roof plumber to inspect all roof plumbing and identify the cause of excessive moisture is essential. Following identification of the root cause, replacement of affected fascias and barges may be required to protect surrounding building elements from further decay. A qualified plumber should be appointed to carry out any necessary remedial works to address the source of moisture. Additionally, a qualified carpenter or registered builder may be needed to replace the affected building materials. Implementing a regular maintenance schedule to inspect and maintain fascias and barges can help prevent future occurrences of wood rot.



## Finding 7.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Wood rot - Fascia's
Information:	Wood rot was discovered affecting fascias and barges in this area, with evidence of mould on the surface in some areas.

Wood rot, also known as Fungal Decay, poses a significant threat to the structural integrity of fascias and barges. This decay occurs due to prolonged exposure to damp conditions, which may be exacerbated by faults in the roof plumbing, leading to excessive moisture in the affected areas. Additionally, frequent exposure to rain and weather conditions accelerates the deterioration of these building elements.

Immediate action is necessary to address the wood rot and prevent further deterioration. Engaging a roof plumber to inspect all roof plumbing and identify the cause of excessive moisture is essential. Following identification of the root cause, replacement of affected fascias and barges may be required to protect surrounding building elements from further decay. A qualified plumber should be appointed to carry out any necessary remedial works to address the source of moisture. Additionally, a qualified carpenter or registered builder may be needed to replace the affected building materials. Implementing a regular maintenance schedule to inspect and maintain fascias and barges can help prevent future occurrences of wood rot.



**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
- Licensed Electrician
- Licensed Plumber
- 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](http://www.jims.net).

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

- Compared to other buildings of a similar age, this dwelling is in good condition with a few minor defects and maintenance issues identified as referred to in the body of the report. The relevant professional services should be engaged to rectify these works as required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Items identified as minor defects should be addressed by qualified trades promptly. While these issues may not currently pose immediate concerns, there is a high likelihood that they will develop into more serious defects if left unattended. As the defect worsens over time, the potential for extensive damage increases, which may lead to compromised structural integrity, safety risks, and functional impairment of the building elements involved. Furthermore, repair costs can escalate significantly if the issue progresses beyond a minor stage. Early intervention helps prevent further deterioration and reduces long-term maintenance expenses. It is also strongly recommended that these items be further investigated by appropriate qualified trades prior to purchase, to establish the extent of any underlying issues and obtain a clearer understanding of potential repair liabilities.

The accessible areas of the building were inspected for building defects and timber pest activity using sounding techniques, moisture meter and thermal imaging.

At the time of inspection, evidence of termite activity was noted and some areas as noted in the report, were found to be conducive to termite activity.

There was limited access to the Roof cavity and sub floor due to obstruction and a full inspection was not able to be carried out. Please also note the obstructions listed in the report restricted a full inspection of the property allowing some defects to be present and not detected. If at all feasible should be removed and a further inspection should be performed. Indicative images below depict

some of the obstructions encountered.

Several obstructions and limitations impeded the inspection and if at all feasible should be removed and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

The provision of a termite management system to prevent termite attack is highly recommended for all properties.

Please read the report in full.

For further information, advice and clarification please contact Sunny Anchan on: 0493 185 997

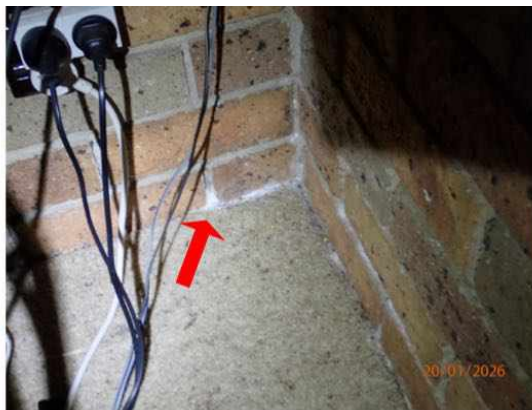
## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: Lounge Room  
 Finding: Brickwork - Efflorescence  
 Information: Efflorescence was observed on the brickwork during the inspection. This condition is typically caused by moisture drawing soluble salts to the surface, leaving behind a white, powdery residue. While efflorescence itself is not structurally damaging, it may indicate excessive moisture within the brickwork, which can lead to secondary issues such as deterioration of mortar joints or internal dampness. No moisture detected during inspection.

It is recommended to monitor the affected areas and address any potential moisture sources, such as poor drainage or water ingress. If the condition worsens, consultation with a licensed plumber may be necessary to implement remedial measures.



#### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Carpet - Deteriorated  
 Information: Sections of the carpet floor covering in this area appeared to be deteriorated . Although its just an cosmetic defect, a carpet specialist may need to be engaged at the home owners discretion to rectify it.



### Noted Item

Building: Main Building  
 Location: Bathroom  
 Finding: Shower damp - Sealant and grout  
 Information: Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. The grout in between the tiles seems have deteriorated and is letting the moisture escape to the surrounding areas.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements.

Consultation with a bathroom sealant specialist or a tiller is advised immediately to identify the cause of damp and to perform remedial works as required. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



### Noted Item

Building: Main Building  
 Location: Roof Void  
 Finding: Old water heater tank - Decommissioned  
 Information: An old decommissioned water heater tank was found in the roof space. Although it is no longer in use, its presence poses a potential risk if not properly managed.

Even though the unit is decommissioned, it could still contain residual water, which may cause the tank to rust over time. This rust can eventually lead to water leakage, potentially damaging internal areas and compromising the integrity of the surrounding building elements.

To prevent any potential issues, it is recommended to engage a plumber to inspect the water heater tank and ensure it is completely drained and secured. This will help prevent any water leakage and related damage, ensuring the safety and integrity of the property.



## Noted Item

Building: Main Building  
 Location: Roof Void  
 Finding: Insulation - Inadequate  
 Information: Upon inspection of the roof void, it was noted that there is a lack of adequate insulation or uneven coverage in some areas.

Insufficient insulation can result in higher energy costs for heating and cooling, as it fails to act as a proper barrier against heat transfer. This can lead to thermal inefficiency and increased energy consumption to maintain indoor temperatures.

It is recommended to engage a qualified insulation installer to assess the current insulation levels and install additional insulation where necessary to meet Australian Standards and improve energy efficiency.



## Noted Item

Building: Main Building  
 Location: All External Areas  
 Finding: Terracotta plumbing pipes - Noted  
 Information: During the inspection, it was noted that the stormwater plumbing pipes are made of terracotta. Terracotta pipes, commonly used in older plumbing systems, have certain

characteristics that may affect their functionality and longevity. While durable, terracotta is porous and can be susceptible to root intrusion and cracking, especially as the material ages.

The use of terracotta in stormwater plumbing can lead to potential issues such as blockages or leaks, particularly if the pipes are old and have not been properly maintained. Over time, these pipes can deteriorate due to environmental factors, ground movement, or increased root growth, which may compromise the efficiency of the stormwater drainage system.

Given the characteristics and potential vulnerabilities of terracotta pipes, it is recommended to regularly inspect and maintain these plumbing systems to prevent failures. If issues such as leaks, blockages, or significant wear are identified, it may be necessary to consider replacing the terracotta pipes with more modern materials like PVC, which are less prone to such problems. Engaging a licensed plumber to perform a thorough assessment and undertake any necessary repairs or upgrades is crucial to ensure the proper function and longevity of the stormwater plumbing system.



### Noted Item

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - cracking hairline
Information:	Minor cracking was observed on the brickwork during the inspection. This is consistent with the age of the house and expected foundation movements over the years.

While the cracks are not currently a structural concern, it is recommended to monitor them for any changes, such as widening or lengthening. If significant changes are noted, it may be necessary to engage a structural engineer to assess and recommend appropriate remedial actions.



**Noted Item**

Building: Main Building  
Location: Exterior walls - front  
Finding: Drive way damaged  
Information: The exterior driveway was noted damaged during inspection, with cracking and surface deterioration observed. It is suspected that the damage is due to inadequate construction and ongoing ground movement, compounded by the influence of roots from mature trees located on the property. It is recommended to monitor the condition of the driveway and engage a qualified concreter or registered builder to assess the extent of damage and advise on appropriate remedial works if the deterioration progresses.



## Noted Item

Building: Main Building  
 Location: Meter Box  
 Finding: Electrical Switch Box  
 Information: All electric wiring, meter boxes and appliances need to be checked by a licensed Electrician ensuring any work completed as part of a renovation or extension has been issued with a Certificate of electrical Safety (CES). The checking of any electrical items is out side the scope of this inspection.

Photos are added here for your information.



## Noted Item

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



## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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