Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 21 Jan 2026

Property Address: 1/86 Lincoln Rd, Croydon VIC 3136, Australia

Contents

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

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

Original Inspection Date: Wed, 21 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1/86 Lincoln Rd, Croydon VIC 3136, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply: N/A

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in generally good condition with minor defects and maintenance items noted. Some staining was noted to the underside of the ensuite bathroom which should be monitored.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Concrete Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Water Tanks, Shed
Other Timber Bldg Elements	Deck, Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Staircase
Roof	Timber Framed, Pitched, Tiled
Storeys	Split Level
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.

- Exterior

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Subfloor - Part.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Debris in gutters

- Debris or rubbish

- Decking

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Stored items

- Vegetation

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:

Location: Subfloor

Finding: Moisture staining to flooring underneath ensuite bathroom

Information: At the time of inspection, the flooring underneath the ensuite bathroom area had evidence of moisture staining when viewed from within the subfloor. No current moisture was noted in the area when tested with a moisture meter.

It is suspected that there may have been a moisture leak from the shower or the vanity within the ensuite bathroom previously, causing the staining to occur.

It should be noted that the property is vacant and it may have been some time since the shower has been operated on an ongoing basis. (Note the shower and taps were run for a short while during the inspection with no current leaking evident, however any leaking may not be obvious with a one off use).

As there is no current moisture within the flooring, the defect is classified as a minor defect at this stage.

The purchaser should be aware that there is a risk the bathroom may leak if it is used on a daily basis. This would then become a major defect which may require a significant spend to be carried out to rectify any leaks.

The area should be monitored for any new signs of leaks . Should leaking occur, consultation with a licensed plumber should be carried out immediately.


No current moisture

Finding 3.02

Building:

Location: Kitchen

Finding: Sealant - Damaged or Missing

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

Where sealant is missing or damaged , a competent handyman may be appointed to scrape out and re-apply any silicone where necessary.

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

Finding 3.03

Building:

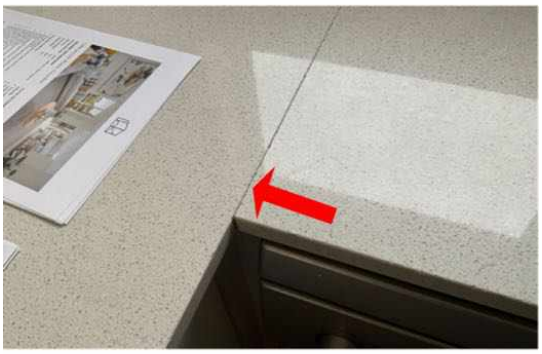
Location: Kitchen

Finding: Join not sealed effectively within the kitchen benchtop

Information: At the time of inspection, the join within the bench top surface was slightly open and not sealed effectively. This has the potential to allow water ingress into the gap and cause secondary damage to the cabinets underneath.

It is highly recommended that the benchtop be sealed to prevent water ingress.

A competent handyman or kitchen benchtop specialist may be engaged to perform this task.



Finding 3.04

Building:

Location: All Areas

Finding: Cracking - fine

Information: Some fine cracking was noted throughout the property.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and

finishes (e.g. paint, plaster, etc.) along joins.

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

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

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

Finding 3.05

Building:

Location: All Areas

Finding: Cracking - Concrete flooring within garage - Hairline

Information: Hairline cracks were identified in the concrete flooring of the garage . Although hairline cracks may be quite noticeable, they are only considered to be an appearance defect, and usually do not indicate any structural damage.

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

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

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

Finding 3.06

Building:

Location: Dining Room

Finding: Aluminium Window - Sticking slightly when opened

Information: At the time of the inspection, the window in this area was sticking slightly when opened. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also create potential for secondary defects to the associated building elements, such as damage to the window frames as well as a potential safety hazard if required for emergency egress from the building.

The most usual causes of sticking with aluminium windows is slight misalignment of window within frame, buckling of the frame, or stiffness from lack of use. Easement may be required, which may involve slight adjustment to the window frames. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state.

A competent handyman can be engaged where necessary to address this issue.

Finding 3.07

Building:

Location: Bathroom

Finding: Grout and sealant - Missing or degraded within the bathroom area

Information: It was noted on inspection that grout or sealant is degraded to areas within the bathroom.

Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

Different materials move at different rates, generally causing cracking to grout at this point. Build up of moisture in the bathroom can also cause grout and sealants to degrade and become mouldy.

Any damaged or degraded materials should be scraped out and flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that may occur. Regular maintenance and replacement of damaged or

missing grout/ sealant is highly recommended to the wet areas, as this is a regular wear and tear defect. Both grout and sealant in areas that come into regular contact with water should be maintained for the long term care of your property.

A bathroom specialist or tiling contractor should be appointed to complete these works as soon as possible.


Ensuite shower


Toilet


Main bathroom

Finding 3.08

Building:

Location: Laundry

Finding: Moisture damage to architraves and door frame in the laundry area

Information: Evidence of moisture damage was identified to the architraves and door frame in the laundry area.

It is suspected that this has occurred as a result of excess moisture from either external sources or internal spills.

At the time of inspection no current moisture was noted when checked with a moisture meter. As a result , no further damage is likely in this area.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary.

Finding 3.09

Building:

Location: Bathroom

Finding: Shower damp - Monitor

Information: Damp is evident to the lower 400mm of wall to the shower alcove. There was no moisture noted higher up the wall nor in the wall of the bedroom directly behind the shower area.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Damp (or structural damp) refers to the presence of unwanted moisture in the

structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

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. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised 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.

Finding 3.10

Building:

Location: All Areas

Finding: Floor - creaking slightly

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

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

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

Finding 3.11

Building:

Location: Dining Room

Finding: Door - Stiff to slide

Information: The door in this area was stiff and difficult to slide along the associated tracks at the time of the inspection. The door also appeared to be slightly loose within the frame.

Restricted function of the affected door may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as age of the building element and a lack of maintenance are the usual causes for this type of defect.

Cleaning of the tracks may improve the operation of the door. Replacement of door hardware or tracks may be required should the cleaning not be effective.

A door specialist or competent handyman may be engaged to perform this task.

Finding 3.12

Building:

Location: Bedroom - Master

Finding: Door - Striker plate misaligned

Information: The striker plate to this door appears to have become misaligned and has consequently resulted in the door's operation being compromised. The door did not close effectively.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

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

Finding 3.13

Building:

Location: Garage

Finding: Garage door - Door not closing effectively

Information: The front garage roller door did not close properly at the time of inspection - it got stuck halfway down and went back up.

The agent did eventually get the door shut but had to constantly stop and start the door to get it to close.

He did say that this would be addressed prior to settlement.

Your own enquiries should be made to ensure the correct working of the garage door.

Finding 3.14

Building:

Location: All External Areas

Finding: Wood rot - landscaping timbers

Information: These building elements show evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Wood rot is often associated with general damp problems and if left unmanaged,

these damp conditions can lead to further decay of timbers.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Repair or replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A landscaper may be engaged to replace affected building materials where necessary.








Finding 3.15

Building:
Location: All External Areas
Finding: Brickwork - Cracking [Fine]
Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

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

Finding 3.16

Building:
Location: All External Areas
Finding: Rendered wall - minor but noticeable cracking
Information: Minor but noticeable cracking was noted to the expansion joints within the rendered wall at the time of inspection.

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

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

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

The areas should be monitored for any further changes. Should cracks increase in size or number, or the joins become further exposed, speak with your building inspector for further advice.

Finding 3.17

Building:

Location: Driveway

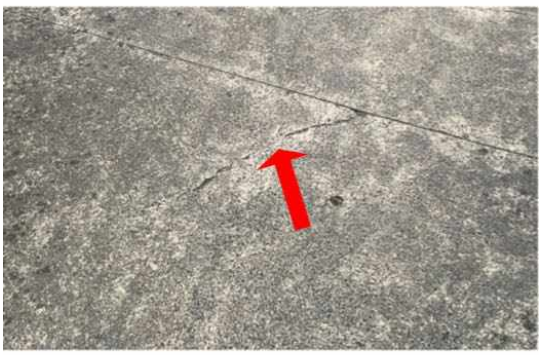
Finding: Noticeable Cracking - Concrete driveway (suspected owners corporation responsibility)

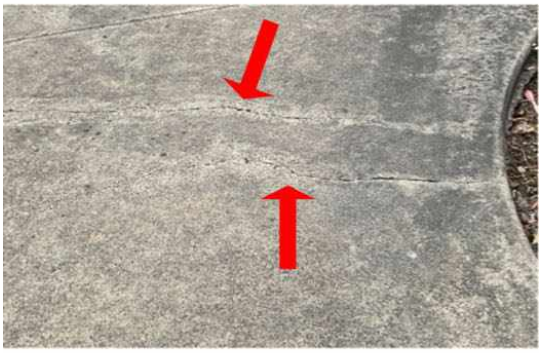
Information: Noticeable cracks were identified in the concrete driveway.

General age and expected deterioration of the concreted areas is a common cause of this type of cracking. However, expansion and contraction of the driveway may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the driveway. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Noticeable cracks may also be due to subsidence of soils.

The area should be monitored for any changes that may occur and potentially cause tripping hazards. Should this occur, repair and likely replacement of the concrete section may be necessary.





Finding 3.18

Building:

Location: Exterior walls - front

Finding: Brickwork - Deteriorated mortar

Information: Fine cracking within the mortar between brickwork was noted in this area.

Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar is used to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Should mortar deteriorate further creating gaps, this can be addressed by a bricklayer where necessary.

Finding 3.19

Building:

Location: Roof Exterior

Finding: Gutters - require cleaning

Information: At the time of inspection it was noted that the gutter in this area was full of leaves .

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

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

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

Finding 3.20

Building:

Location: Roof Exterior

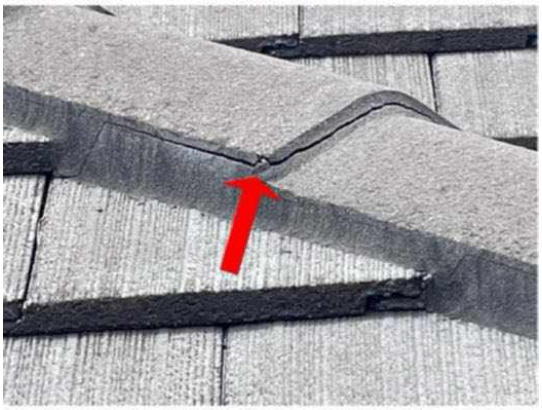
Finding: Roof tiles - generally good condition but with some minor maintenance required

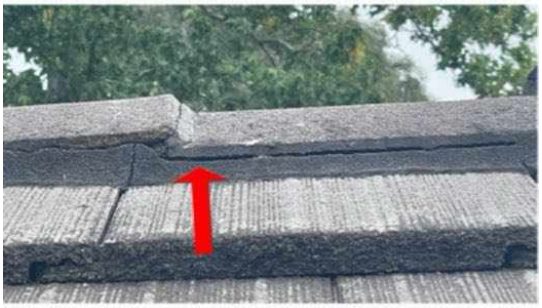
Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a good condition. While weathering of the tiles is consistent with the age of the property, some minor maintenance works are required.

Fine cracking of the mortar around the ridge and hip capping was noted.

Repairs cracked mortar is required.

Consultation with a roofing contractor is advised to gain advice on remedial works that will be required . Where left unmanaged, damage can lead to a number of secondary defects, including water leaks and weather exposure to internal roofing structures.





Finding 3.21

Building:

Location: All Areas

Finding: Additional Photos - minor defects

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


Door stop damaged in toilet


Hot water tap comes off


Dent to guttering at rear


Brickwork not finished

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	
Location:	Subfloor
Finding:	Subfloor - Debris
Information:	An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity. Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.








Finding 6.02

Building:

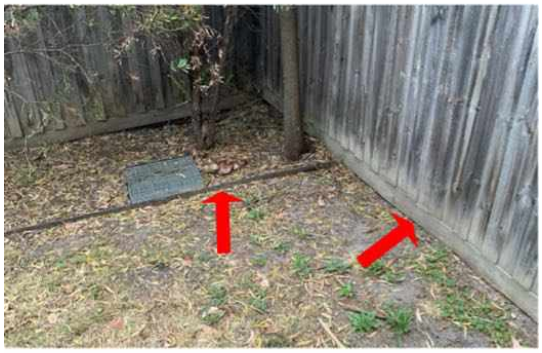
Location: All External Areas

Finding: Building materials 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.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.










Finding 6.03

Building:

Location: All External Areas

Finding: Garden Beds - Conditions Conducive to Termites

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

Plants against or very close to buildings can also provide cover/ shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing this from occurring.

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

Finding 6.04

Building:

Location: Exterior walls - rear

Finding: Hot Water System Overflow - Not plumbed for drainage

Information: The overflow from the hot water system is not plumbed or connected to suitable drainage, which may result in the surrounding area becoming excessively damp.

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

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

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:

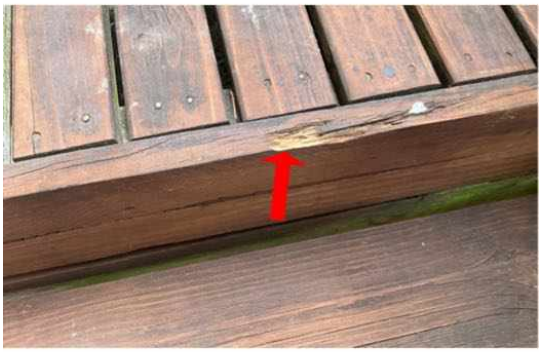
Location: All External Areas

Finding: Fungal decay - conditions conducive to timber pest attack

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Decaying timbers can create an environment conducive to timber pest attack. It is recommended that the decaying timbers be repaired / replaced to lessen the risk of timber pests.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- Overall, the property at the time of inspection presented in a generally good condition when compared with properties of a similar age in characteristic. Minor defects and maintenance items were noted throughout the property.

There was however some staining noted to the underside of the flooring below the ensuite bathroom. No current moisture was noted in the area at the time of inspection when tested with a moisture meter. It is suspected previous leaking may have occurred from the bathroom.

It should be noted that the property is vacant and it may have been some time since the shower has been operated on an ongoing basis. (Note the shower and taps were run for a short while during the inspection with no current leaking evident, however any leaking may not be obvious with a one off use).

As there is no current moisture within the flooring, the defect is classified as a minor defect at this stage.

The purchaser should be aware that there is a risk the bathroom may leak if it is used on a daily basis. This would then become a major defect which may require a significant spend to be carried out to rectify any leaks.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. No evidence of any termite management system was noted . Some fungal decay (wood rot) was noted to external timbers. Several conditions conducive to timber pest activity were noted around the property and as a result, the property would be classified as a higher risk for timber pest attack. A termite treatment is recommended for the property.

The risk of undetected defects is listed as high due to not all areas of the property being able to be inspected and the possibility of unseen damage underneath the ensuite bathroom.

Details of all defects should be read in full within the body of the report.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:
Location: All Areas
Finding: Termite inspection - no termite activity found
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

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

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

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

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

Noted Item

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

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

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

Noted Item

Building:
Location: All Areas
Finding: Additional Photos - for your information
Information: Additional photos are provided for your general reference.

Noted Item

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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