Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 7 Lynch Cl, Epping VIC 3076, 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.

Original Inspection Date	Tue, 10 Mar 2026
Modified Date	Tue, 10 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 7 Lynch Cl, Epping VIC 3076, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete Stumps, Strip Footings, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Pergola, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Fascias, Floating Floor, Floorboards, Internal Joinery, Porch / Patio, Skirting Boards, Veranda Posts
Roof	Corrugated Iron (e.g. Colourbond), Tiled, Timber Framed
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.

- Exterior
- Fencing
- Gardens
- Interior
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Stumps
- Subfloor - Part
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior - Part
- Subfloor - Part.
- 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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Decking
- Duct work
- External concrete or paving

- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- Pipework
- Porch
- Rugs
- Stored items
- 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

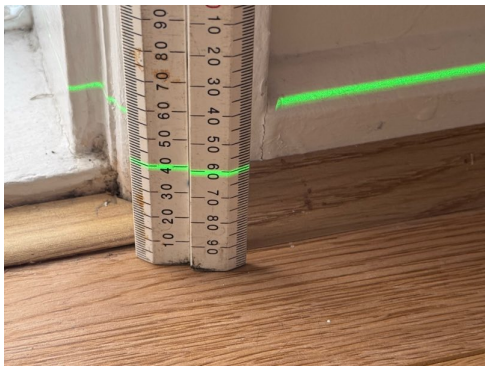
Major Defect

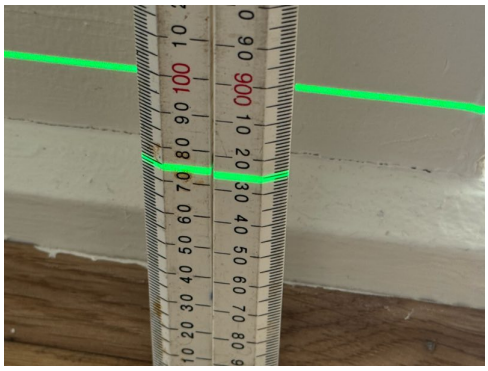
No evidence was found

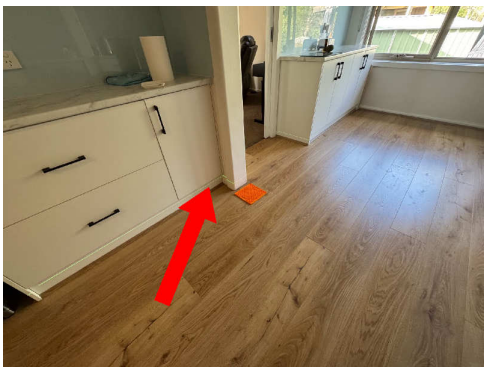
Minor Defect

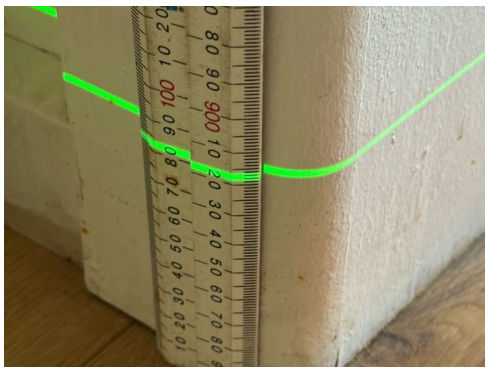
Finding 3.01

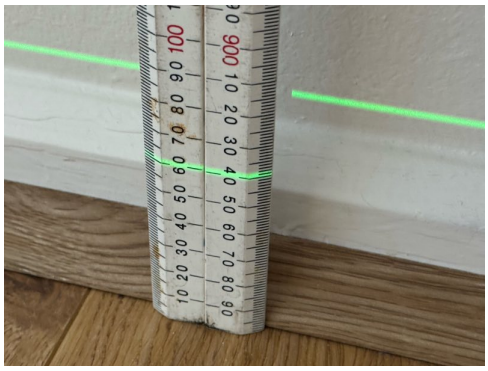
Building:	Main Building
Location:	Entry/Kitchen
Finding:	Subsidence Monitor
Information:	It appears that the subfloor structure has been affected by movement of the foundations, often referred to as sinking or subsidence. A degree of movement is expected in subfloors over time, especially as environmental conditions change and buildings settle after construction. The apparent subsidence is evidenced by some or all of the following, gapping and movement to eave linings, gaps and cracks to brickwork, usually adjacent to windows or openings, excessive footpath movement and undulation of floors. General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past. Subsidence can have complex and varying causes, which will influence the required remedial works. If movement continues It is advised to consult a structural engineer to determine if repair works are waranted. Works may include some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary where changes to soil moisture content is apparent. A Registered Builder would then generally carry out works as advised by an Engineer. At this point it is recommended to contain storm water flows, ensure pavements flow away from the building to lessen any excessive wetting and drying effects.

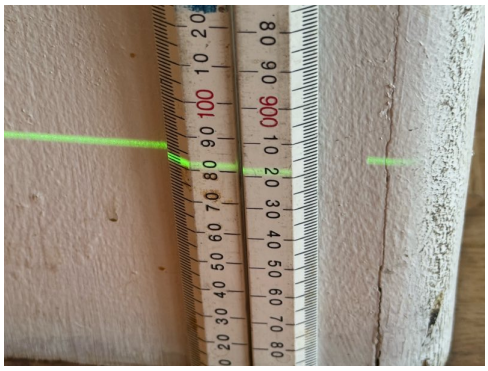












Finding 3.02

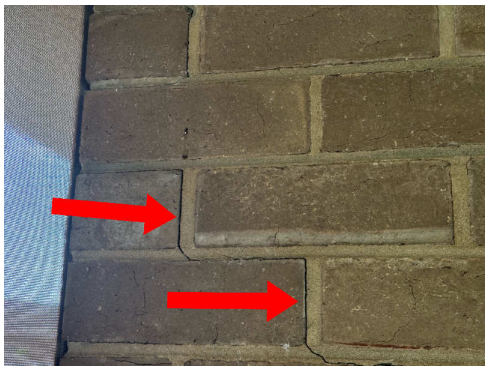
Building:	Main Building
Location:	Walls All Areas
Finding:	Brickwork - Step cracking

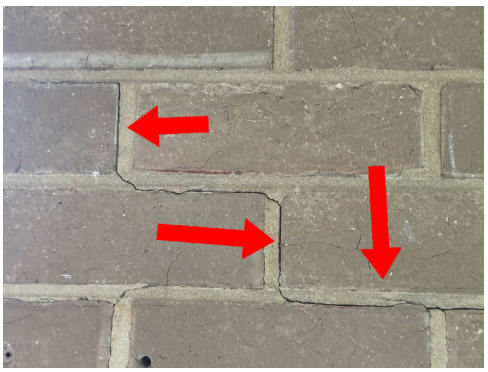
Information:

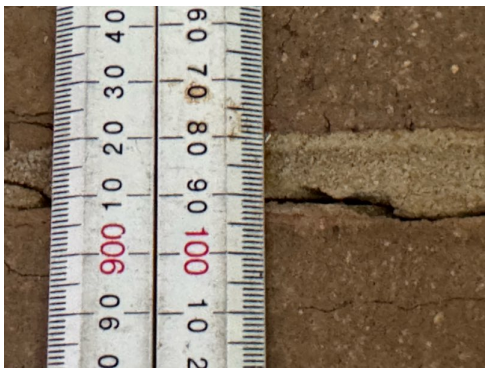
Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

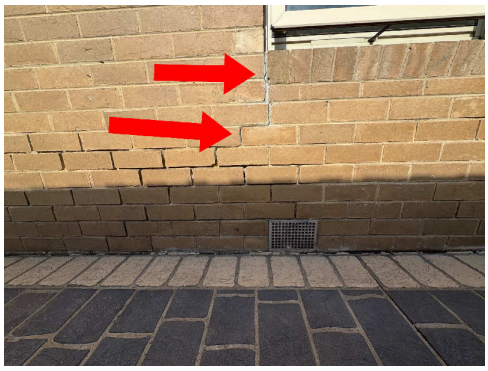
Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

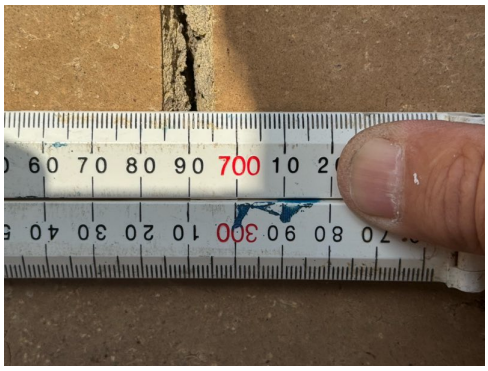
Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.







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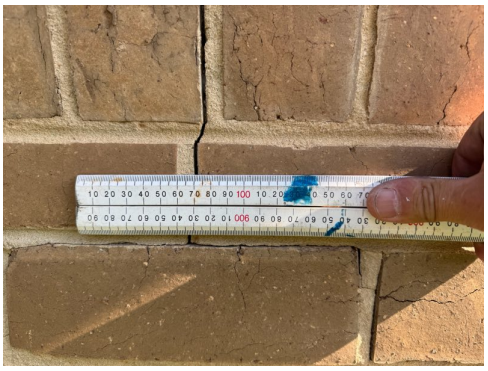
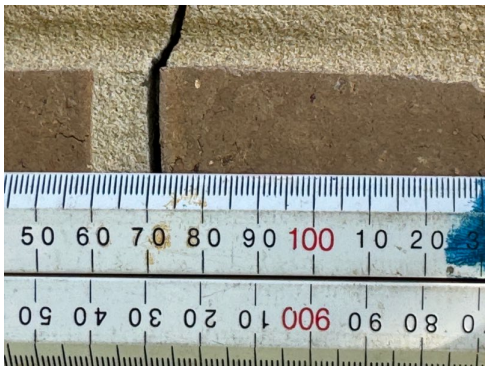
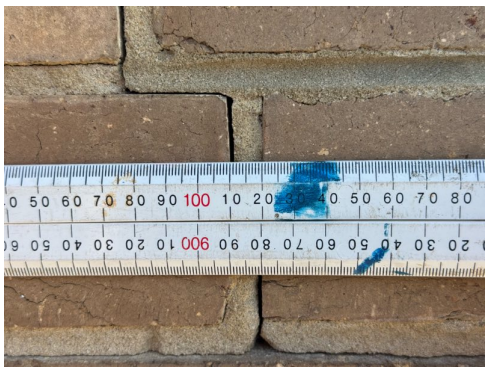
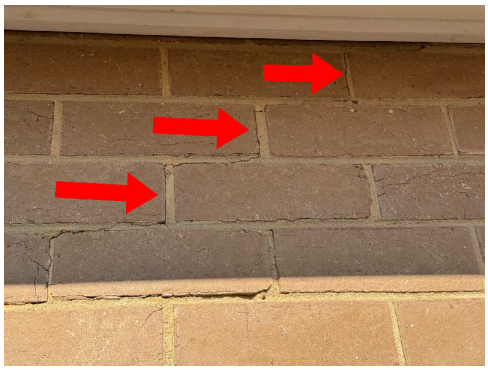


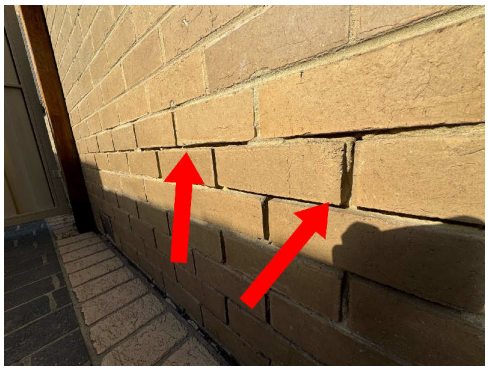


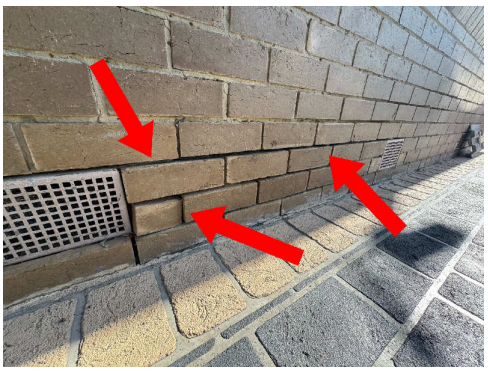


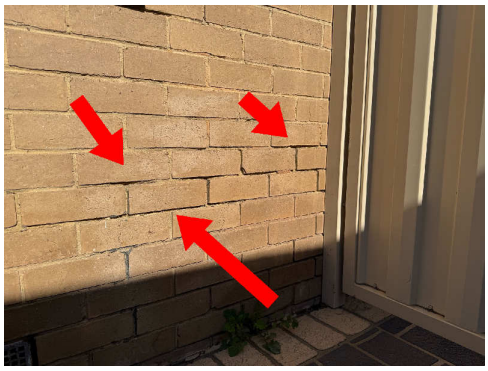


Finding 3.03

Building:	Main Building
Location:	Walls All Areas
Finding:	Brickwork - Deteriorated mortar
Information:	Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition. Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced 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. Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.







Finding 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Building element - Rusted or corroded

Information: This building element 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 3.05

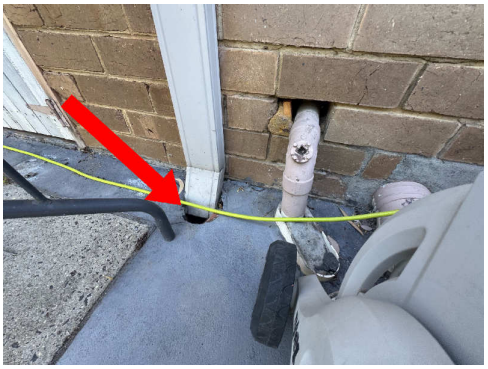
Building: Main Building

Location: Exterior walls - right side

Finding: Stormwater drain - Not sealed

Information: At the time of inspection it was noted that the storm water system was not sealed, creating potential for subsequent blockages and water damage to associated building elements
The storm water system should be sealed against vermin and debris entering the storm water system,

A qualified plumber should be appointed to further inspect the property and perform any necessary remedial works. It is also recommended that a CCTV inspection of the stormwater drainage system be carried out to identify any blockages, damage, or defects that may be contributing to poor site drainage. Water damage and secondary defects are likely to occur if the issue remains unmanaged.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

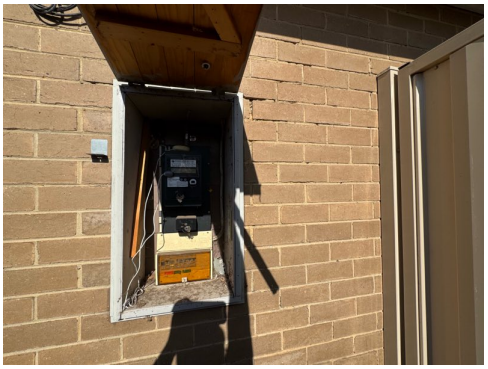
Location: Meter Box

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: Building materials in direct ground contact - conducive to termites

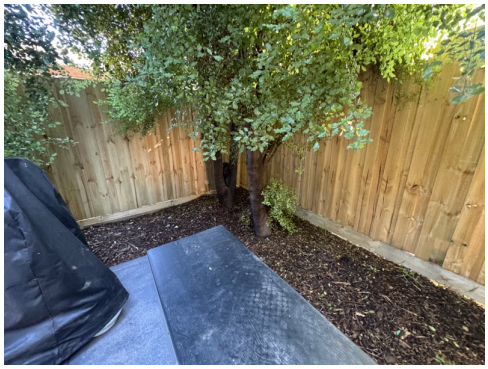
Information:

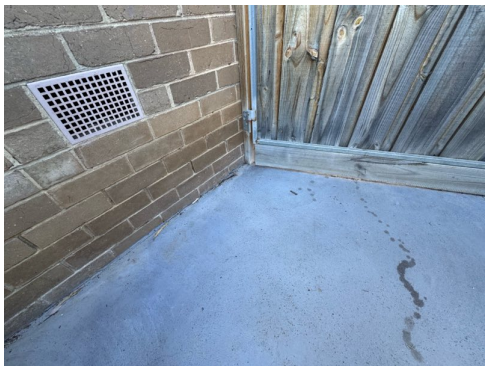
Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite 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. Consider replacement with more durable materials i.e. treated timber or non timber elements.

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. Where it is not possible frequent inspections of these areas shall be undertaken to provide early detection of infestation

It is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



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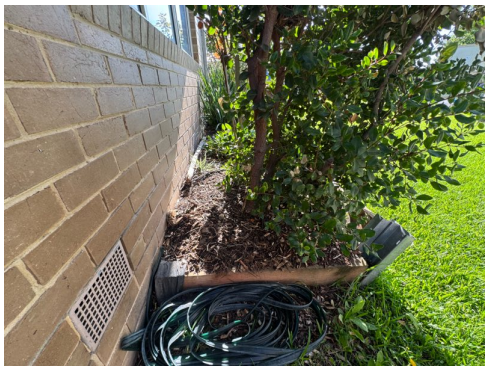
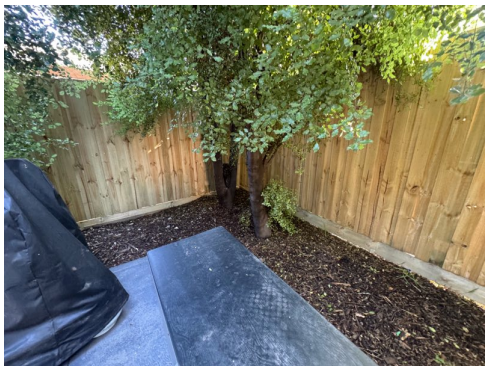


Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found at the time of inspection. 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. The building of gardens or planting of shrubs close to the perimeter of the building may promote termite activity. It is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.04

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.05

Building:	Main Building
Location:	Yard - Front
Finding:	Bridging - Vegetation

Information: A complete inspection cannot be achieved when vegetation obstructs the inspection of building elements, also known as bridging, as it provides a bridging point for termite access. Consequently, moisture or dampness may be present, and the area becomes conducive to termite activity. Plants against or very close to buildings provide cover and 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 greatly assist in preventing bridging.

To minimise the risk of termite attack, materials conducive to termite activity should be removed as soon as possible, and re-inspection should be arranged.

Finding 6.06

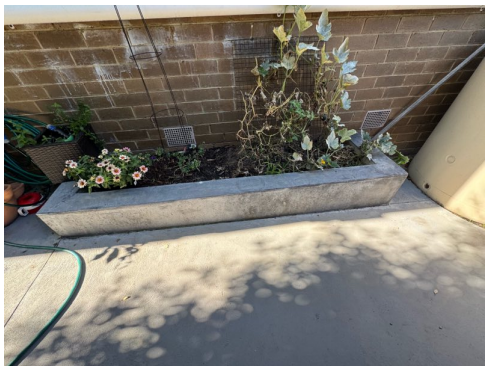
Building: Main Building

Location: Rear Elevation

Finding: Attachments and items adjacent to buildings

Information: Attachments to buildings shall have a nominal gap to allow clear and uninterrupted visual inspection across the inspection zone.
Attachments and items adjacent to buildings, such as fencing, steps, verandas, porches, access ramps, carports, trellises, decks, hot-water systems, air conditioners, downpipes, service pipes, or similar attachments, shall be separated from the building by a gap of at least 25 mm, to allow clear and uninterrupted visual inspection. Where it is not possible to separate existing attachments from the building, frequent inspections of these areas shall be undertaken to provide early detection of infestation.

When bridging has occurred, full inspection is prevented, and termites may enter a property in a concealed or undetectable manner. It is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.07

Building:	Main 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.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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

- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Reinspection by Jim's Building Inspections
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

During the inspection, the brick veneer dwelling was found to be in good condition relative to other buildings of similar age. The assessment included a visual appraisal and a limited evaluation of serviceability, and all significant items requiring attention were noted in the report.

Several limitations and obstructions impeded the inspection, and if feasible, they should be removed, and further inspection should be performed. The report includes indicative images depicting some of the obstructions encountered.

Termite Management System - no evidence of a chemical installation

The application of a post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attacks 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 had been installed, and there was no evidence to suggest preventative work was taking place.
The client may consider seeking further advice from a pest controller regarding the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

- No active termites or previous termite damage or workings were found at the time of inspection

The following items are highly recommended:
- Regular timber pest inspections every 6-12 months.
- Install a termite barrier system to the property (consult a suitably qualified termite expert for advice).

All gas and electrical appliances need to be serviced and maintained in good order. I can not guarantee that all appliances are working to full capacity and always recommend that heating/cooling equipment be serviced regularly.
While we note and comment on visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical

requirements to be done by licensed plumbers and electricians to ensure they are functioning correctly.

The following building elements should be regularly monitored to identify any upcoming defects.
External facade- for cracking
Internal plasterboard walls and ceilings should be checked for cracking or an increase in the quantity or length of cracks.
Internal ceilings and eaves for water staining.
All tiled areas- cracking between grout and deteriorated sealants.
Uneven flooring- increase in subsidence.
Roof, Gutters, downpipes and stormwater drains for damage and blockages.

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

Potential for Termite Activity: There is a chance of active or past termite activity on the property. This damage is most likely concealed and may not be immediately visible.

Potential Leaks: Leaks from the pipework or the roof are likely to occur. A licensed plumber should investigate thoroughly and test for leaks.
Concealed Defects: The vendors may be aware of or have concealed defects. It's important to be cautious and conduct further detailed maintenance inspections in the future.

Current Maintenance Needs: Properties require regular maintenance. Before finalising any contract of sale, it is advisable to consult with relevant tradespeople for advice.

Minor Defects: Minor defects identified could become a significant issue if not addressed promptly.

Report Validity: Please note that the information in this report is accurate as of the time of inspection. However, conditions can and do change, sometimes rapidly. The report provides a snapshot of the property's condition at the time of the inspection, and it may become outdated soon after the inspection. Always contact the report author if conditions change or issues arise.

For further information, advice and clarification please contact Jason Hemphill on 0419 364 490

The following items were noted as -For your information

Noted Item

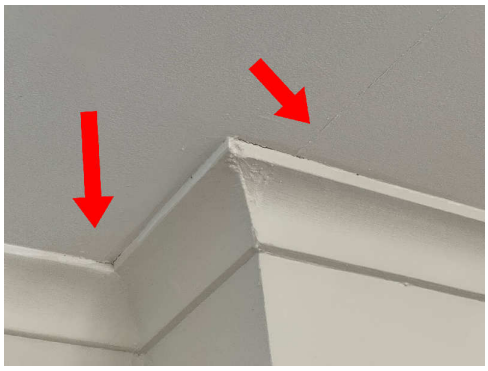
Building:	Main Building
Location:	All Areas
Finding:	Renovation Works - Identified
Information:	At the time of inspection it was identified that renovation works appeared to have been undertaken due to regions not appearing consistent with the era of the home. Where renovation works have been undertaken it is recommend the client request a copy of any relevant associated documentation for the works including electrical, plumbing and membrane certificates. In instances where a building permit has not been issued with a nominated registered builder responsible for the works an Owner Builder defect report under Section 137B of the Building Act should also be provided as part of the Section 32. Additional photos are provided for your general reference

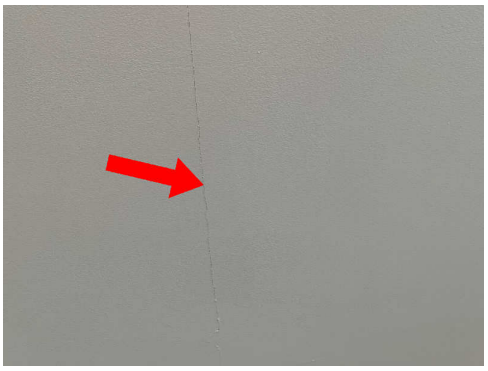
Noted Item

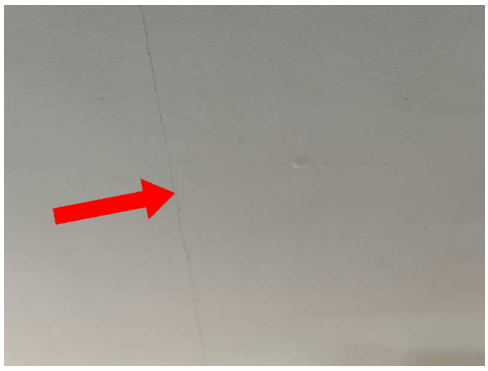
Building:	Main Building
Location:	Entry
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between 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.

Noted Item

Building:	Main Building
Location:	Lounge Room
Finding:	Cracking - Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage. 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.

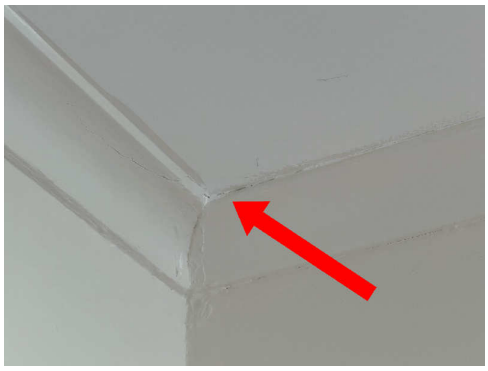






Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Cracking - Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage. 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.



Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Paint finish - Substandard (all areas)

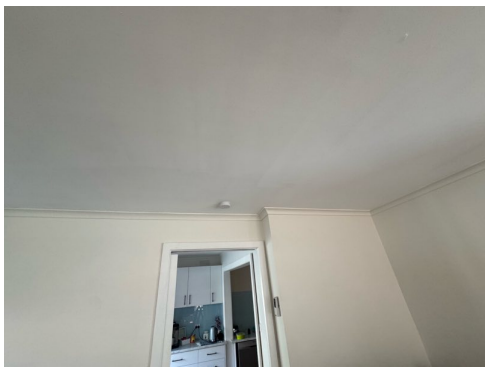
Information:

The paint finishes throughout the property were found to have been completed to a substandard level. Substandard painting is generally classified as an appearance defect. However, the substandard appearance may also be indicative of poor surface preparation and substandard workmanship.

If this applies, further areas of poor and incomplete finishes could develop over time. Furthermore, substandard paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials.

Substandard paint finishes should be sanded back, filled, leveled and repainted, as applicable.

A painting contractor should be appointed to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration at the clients discretion.



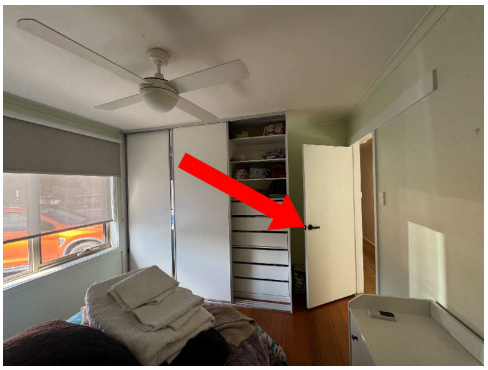
Noted Item

Building: Main Building

Location: Bedroom

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.
This is a common defect, whether being due to substandard installation or general deterioration of the door hardware.
Readjustment of the striker plate is recommended as soon as possible to improve the operational state of the associated door.. Works such as these can be completed by a qualified carpenter or general handyperson.



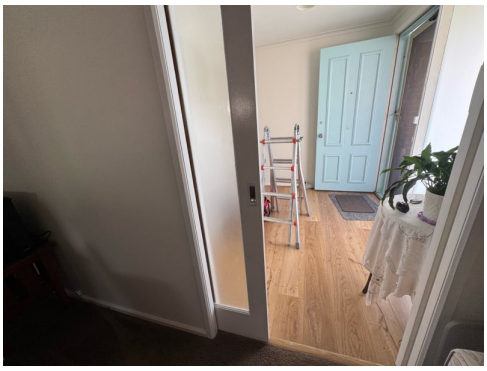
Noted Item

Building: Main Building

Location: Lounge Room

Finding: Door - Stiff to slide

Information: The door to this area was difficult to slide along the associated track at the time of the inspection.
Generally, factors such as the general age of the building element and a lack of maintenance are the usual causes for this defect.
Minor repairs and/or cleaning is advised to improve the operational state of the associated door.
A qualified carpenter or general handyperson should be appointed to perform rectification works as soon as possible.



Noted Item

Building:	Main Building
Location:	Footpath
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does 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.

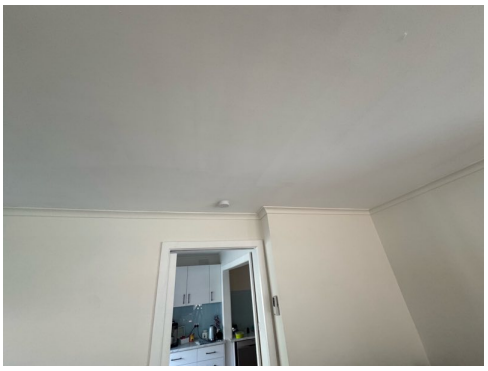
Noted Item

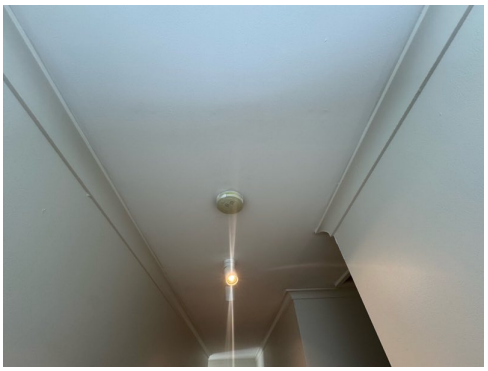
Building: Main Building

Location: All Areas

Finding: Smoke Detectors and Alarms

Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.
Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.





Noted Item

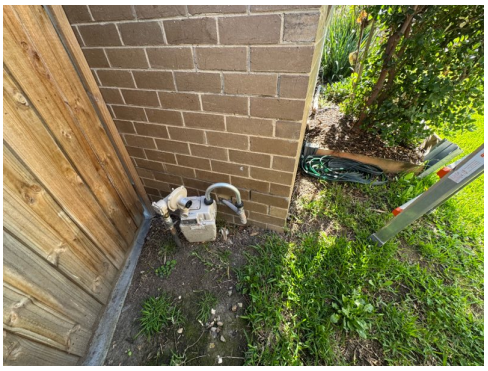
Building: Main Building

Location: All Areas

Finding: Plumbing and Electrical

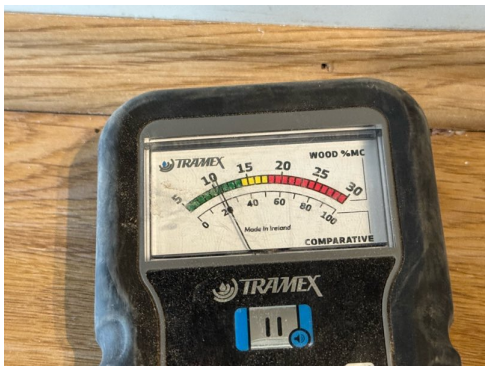
Information:

All gas and electrical appliances need to be serviced and maintained in good order. I can not guarantee that all appliances are working to full capacity and always recommend that heating/cooling equipment be serviced regularly.
Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by Licensed and registered tradespersons. It is recommended that the client arrange to have the gas and electrical appliances checked by licensed and registered tradespersons to ensure they work safely and efficiently.
We recommend all other installations be checked also. While we note and comment on visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements to be done by licensed plumbers and electricians to ensure they are functioning correctly.



Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Wet area - Inspection
Information:	There was no visible evidence of water escape from the accessible areas around the wet areas of the property at the time of inspection. Plasterboard walls, ceilings, carpet, cabinetry or timber skirting adjoining the wet areas showed no evidence of water staining or damage. Moisture readings taken did not indicate any areas of elevated dampness to the external areas and to the opposing walls. The client should be aware that all wet areas should be inspected regularly. Deteriorated grout and sealants should be immediately addressed to prevent water from escaping. Even the smallest break in sealants or grout will allow water to escape into the adjoining structures. If there are any signs of deterioration to sealants and grout, cracked tiles or bases, water damage or water escape a registered building practitioner should be immediately engaged.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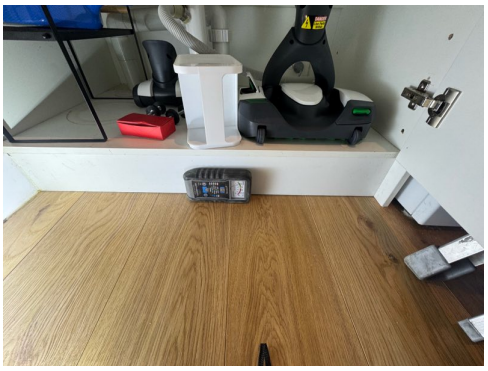


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WOOD TIMBER
SHALLOW DEPTH
DRYWALL ROOFING
PLASTER TILE
MASONRY
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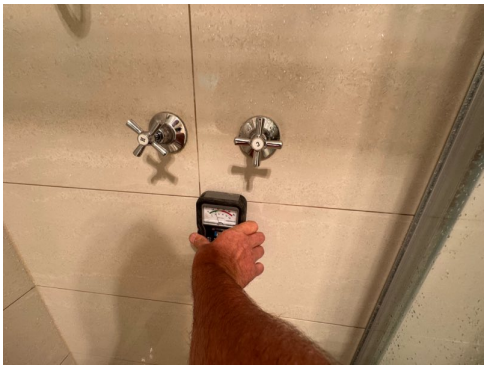
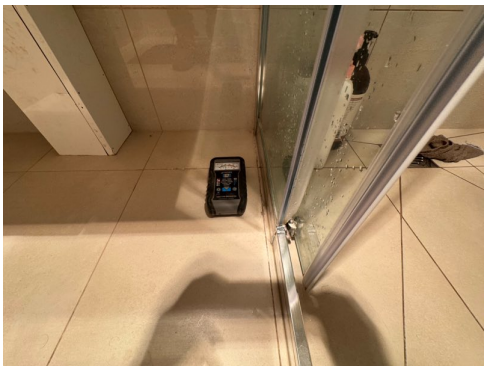
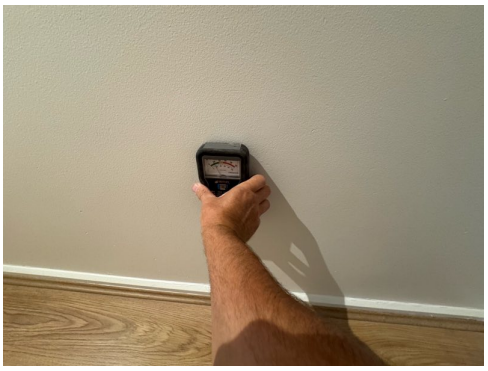






Noted Item

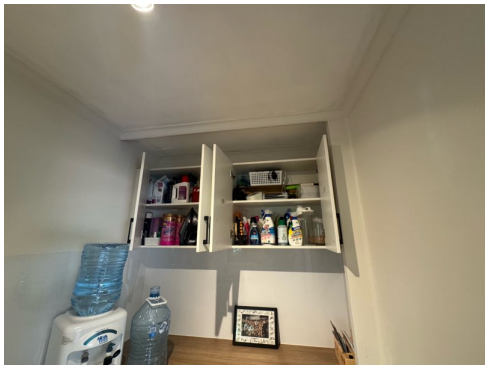
Building:	Main Building
Location:	Roof Void
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects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

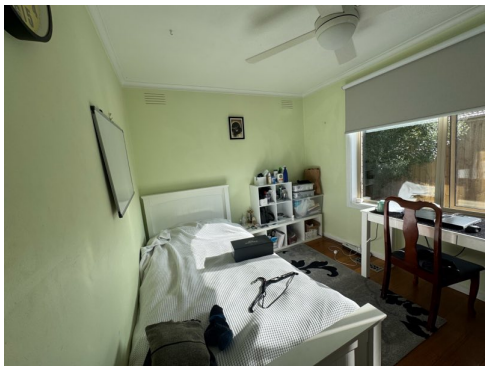
Noted Item

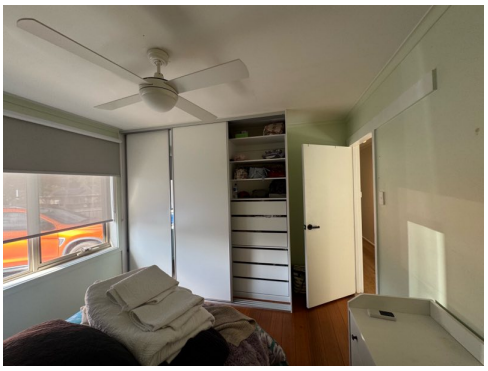
Building:	Main Building
Location:	Subfloor
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects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

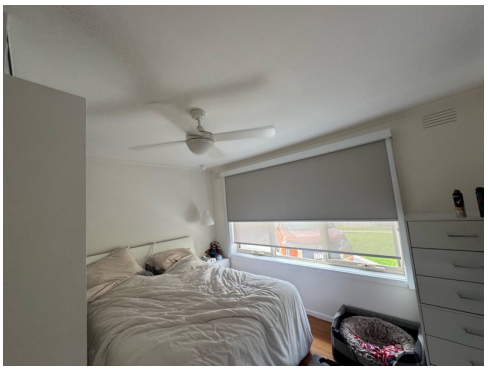
Noted Item

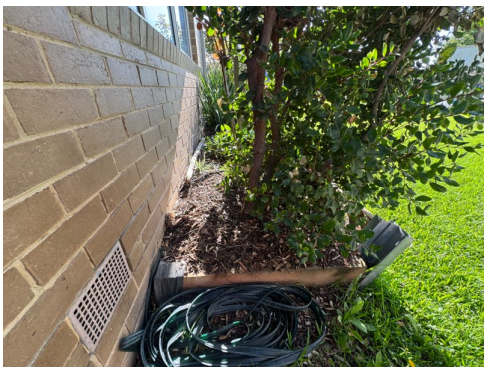
Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects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











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.