



Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Mar 2026

Property Address: 56 Queensville St, Kingsville VIC 3012,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 3 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 56 Queensville St, Kingsville VIC 3012, 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: In the event where the property is classified in a poor condition or has numerous defects. It's highly recommended to get the exact quotes for rectification works from relevant tradesman prior to proceeding with the sale.

Please refer back to your conveyancer to procure any kinds of permits/documents relevant for additional structures built (pergolas, sheds etc) or to procure more information on body corp fees, upcoming schedule of maintenance works, sinking fund etc.

In the event where only one final inspection has been carried out for an unoccupied brand new house. Any defects arising from faulty waterproofing will only show up after using the wet areas for 6+ months. Always contact the building inspector/ plumber or the builder (if under warranty) in such scenarios.

To avoid termite ingress/ damage to the property, consider doing termite treatment as soon as possible if one is not already present. Annual pest inspections are highly recommended as well by a licensed termite technician. This course of preventive measures is highly recommended for all properties. However, it is a must for all properties in termite prone areas or properties older than 15 years old.

Issues categorised as moderately significant have the potential to turn into a major defect. If the moderately significant issue is categorised in the major section, then it's an indication that it's very close to being a major issue.

All showers & taps are kept running for atleast 10-15 minutes to check for any potential leaks.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Concrete, Part Slab and Part Subfloor
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Other Building Elements	Driveway, Fence - Post and Rail Construction
Other Timber Bldg Elements	Skirting Boards, Landscaping Timbers and Construction, Doors, Architraves
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Weatherboards
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.

- Roof Void - Part
- Roof Exterior - Part
- Interior
- 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
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Subfloor due to lack of access.

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:

- Duct work
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry

- Furniture

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Bedroom
Finding:	Cracked Glass
Information:	There appears to be a window which is cracked or was accidentally damaged.

Broken glass creates a potential safety hazard in the area. Care must be taken by anyone using the space in its vicinity until its replaced by a glazier or a building maintenance provider.



Major Defect

Finding 2.01

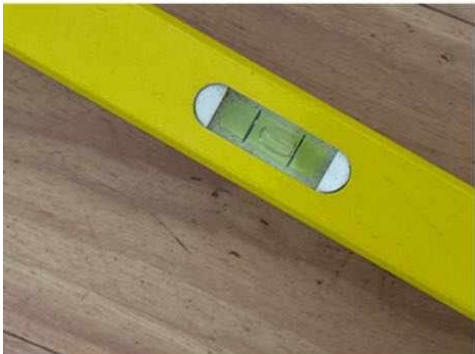
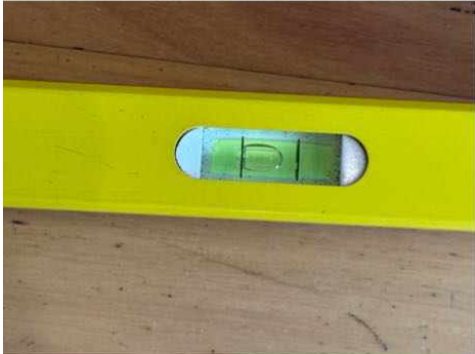
Building:	Main Building
Location:	All Internal Areas
Finding:	Subsidence (moderate to major)
Information:	It appears that the subfloor structure has been affected by movement of the foundations, often referred to as sinking or subsidence. Whilst a degree of movement is expected in subfloors over time, especially as environmental conditions change and buildings 'settle' after construction, this degree of subfloor movement requires attention.

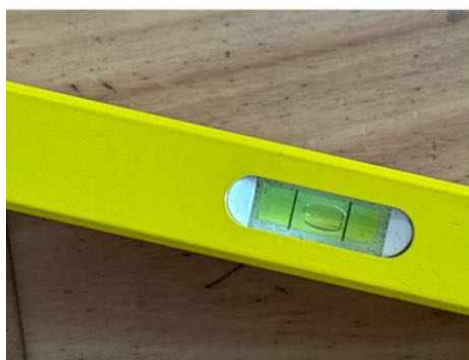
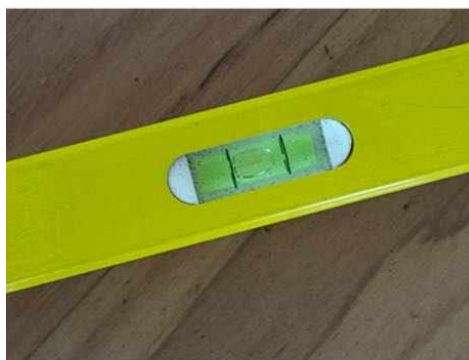
General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past. The max documented deviation was between 25-30 mm in 2 m distance (becomes major after 30 mm). Some of the secondary defects (internal cracking/ door binding) have

commenced.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes 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 specialising in re-stumping would then generally carry out works as advised by an Engineer.





Finding 2.02

Building:	Main Building
Location:	Roof Void
Finding:	Roofing Deterioration – Loose Fixings, Rusted Flashings & Drainage Concerns (Moderate to Major)
Information:	During the inspection, multiple defects were observed to the metal roof covering and associated flashings. Significant corrosion is present to several flashings, particularly at abutments and transitions. In some areas, corrosion has progressed beyond surface oxidation, indicating material thinning which may compromise long-term weatherproofing performance.

Roofing screws were found to be loose and/or partially lifted at numerous locations. Several fixings appear inadequately seated, and some roof sheets exhibit minor movement, suggesting reduced wind uplift resistance and compromised fixing integrity. Over time, this condition increases the likelihood of water ingress through enlarged penetrations and deteriorated neoprene washers.

Sections of the roof sheeting were observed to be inadequately secured, and minor lifting was evident along sheet laps. This condition, combined with loose fasteners, may allow capillary action or wind-driven rain to penetrate beneath the sheets.

Gutters were observed to be holding/pooling water, indicating inadequate fall or possible minor deformation. Persistent ponding accelerates corrosion, particularly at

seams and fixings, and increases overflow risk during heavy rainfall events.

Internally, no active water ingress was detected at the time of inspection. However, some ceiling areas show evidence of prior patch repairs, which may indicate historical leaks that have since been addressed cosmetically. Recently painted ceilings can obscure moisture staining, and absence of visible leakage at the time of inspection does not eliminate future risk.

Risk Assessment:

While no active internal leaks were noted, the cumulative effect of corroded flashings, loose fixings, minor sheet movement, and gutter ponding presents an elevated risk of future water ingress, especially during prolonged or wind-driven rainfall events.

Recommendation:

Engage a licensed roofing contractor to:

- Re-secure or replace loose roofing screws with appropriate cyclone-rated fixings and new neoprene washers.
- Replace heavily corroded flashings.
- Assess and rectify sheet fixing integrity and laps.
- Correct gutter fall and ensure free drainage.

If corrosion is widespread, partial re-roofing or staged replacement may need to be considered in the medium term to prevent progressive deterioration.





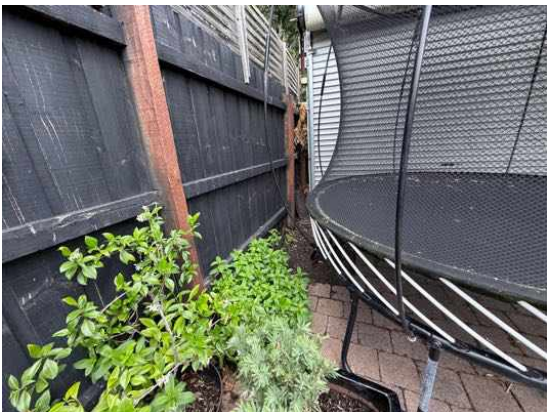


Minor Defect

Finding 3.01

Building:	Main Building
Location:	Yard
Finding:	Timber Boundary Fence Deterioration
Information:	The timber boundary fence was observed to be deteriorating in sections, with visible warping, splitting and separation of palings. Some boards appear weathered and loosely fixed, and minor distortion is evident along the lower rail. While the fence remains generally standing at the time of inspection, continued exposure to weather and moisture may result in progressive weakening and potential instability over time.

Maintenance and selective replacement of damaged palings/rails is recommended in the short to medium term to prevent further deterioration and to maintain adequate boundary support and presentation.



Finding 3.02

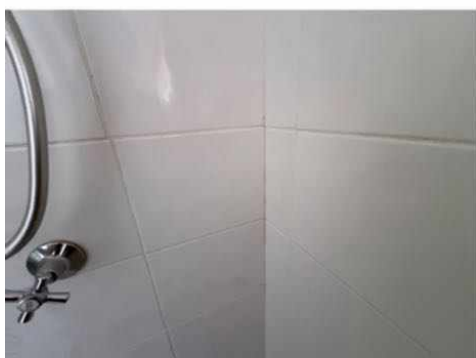
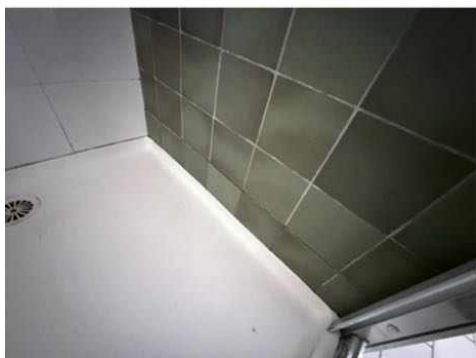
Building: Main Building
Location: Bathroom
Finding: Sealant or Grout- degraded/ fine cracks (moderately significant)
Information: It was noted on inspection that sealant or grout is degraded or cracked to the tiled shower alcove and or other areas of the bathroom.

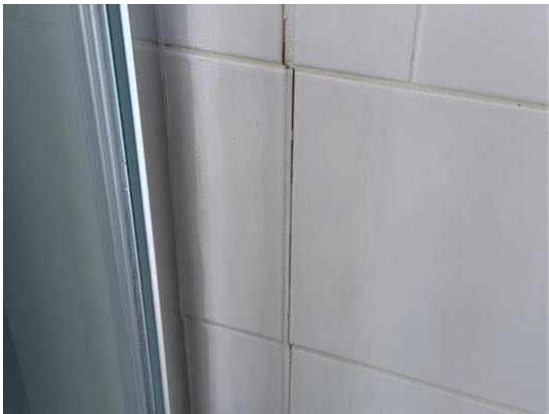
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

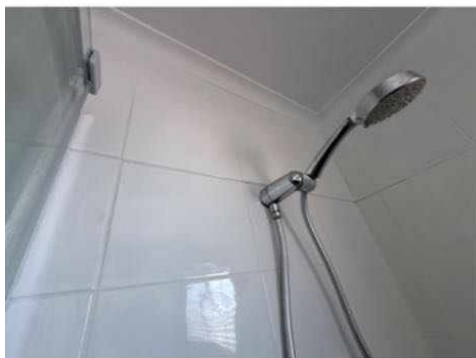
There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

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







Finding 3.03

Building:	Main Building
Location:	Roof Void (extended section of the house)
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

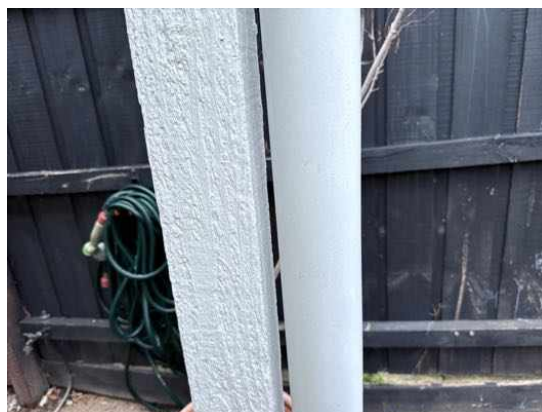
Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.



Finding 3.04

Building: Main Building
 Location: Yard
 Finding: Pipework - Not clipped off
 Information: Plumbing pipes in this area have not been correctly clipped off (secured) to the adjoining structure. Where pipes have not been clipped off, they are more susceptible to impact damage and moisture damage, particularly if they are in direct contact with the ground.

A qualified plumber should be appointed immediately to provide adequate clipping for the plumbing pipes. Failure to do so may necessitate repair works to affected plumbing pipes, which may be a costly exercise.

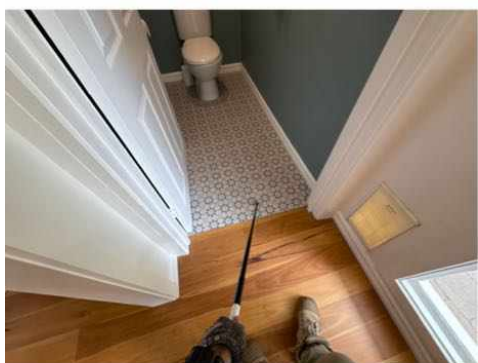


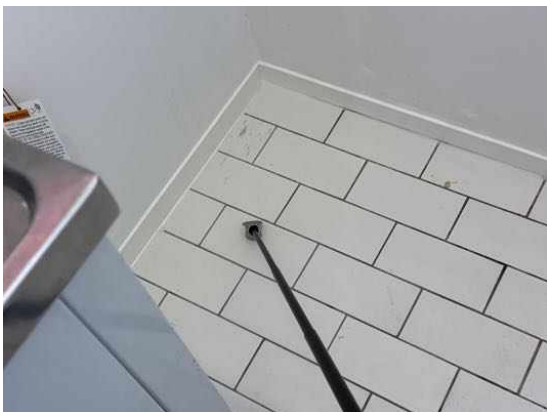
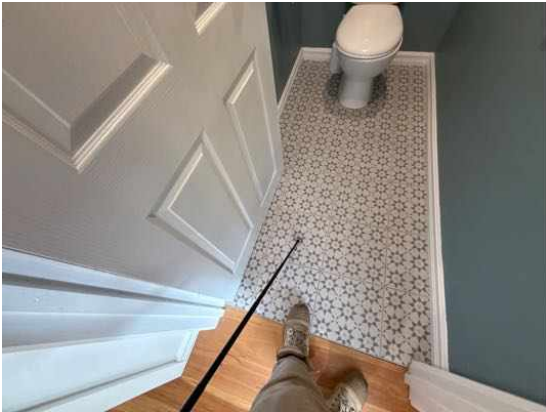
Finding 3.05

Building:	Main Building
Location:	Some Internal Areas
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



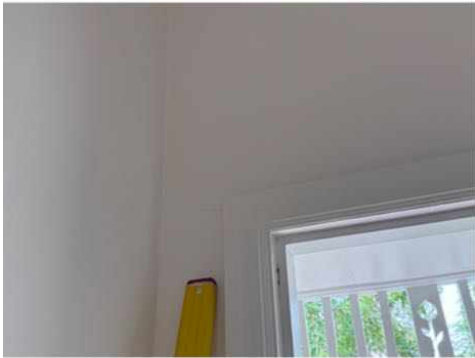


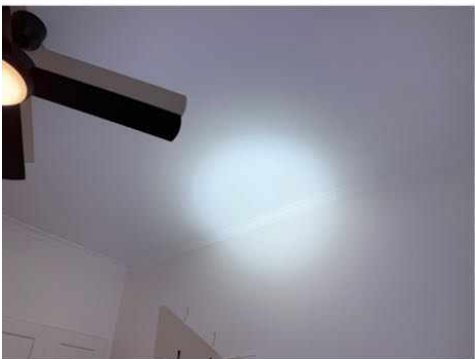
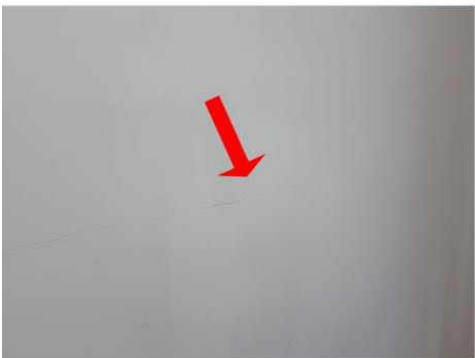
Finding 3.06

Building: Main Building
Location: Some Internal Areas
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.







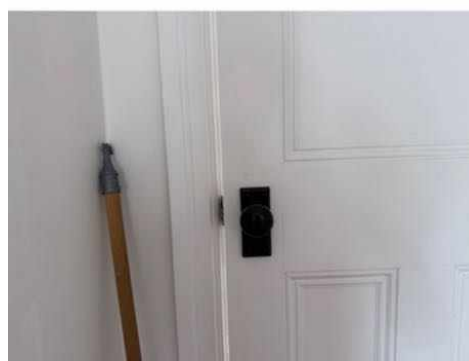
Finding 3.07

Building:	Main Building
Location:	Some Internal Areas
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyman should be appointed to perform minor rectification works at client discretion.



Finding 3.08

Building:	Main Building
Location:	Some Internal Areas
Finding:	Window - Stiff to slide

Information: The window in this area was jammed and difficult to operate at the time of the inspection. 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 pose as a potential safety hazard if required for emergency egress from the building.

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

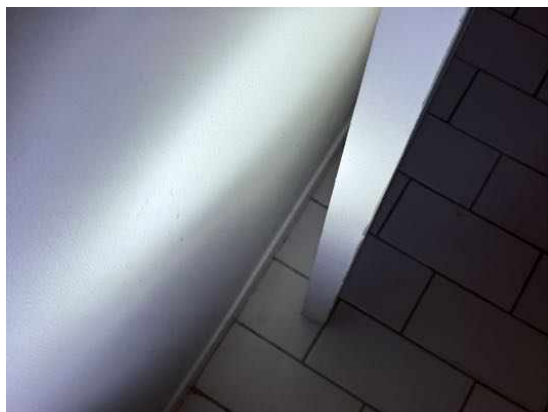
Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the window.



Finding 3.09

Building: Main Building
 Location: Laundry
 Finding: Door stop - Missing
 Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Finding 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Cracked floor tiles
Information:	Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



Finding 3.11

Building:	Main Building
Location:	Roof Void
Finding:	Timber Roof Truss Member Showing Partial Cracking (Moderately significant)
Information:	During inspection of the roof void, a longitudinal crack was noted to a roof truss/rafter member. The cracking appears to follow the natural grain of the timber and is consistent with age-related shrinkage and timber checking commonly observed in seasoned structural members.

At the time of inspection, no significant deflection, distortion, or immediate structural distress was evident. However, where splitting extends deeper into the section, there is potential for some reduction in member stiffness over time if left unmonitored.

As a precaution, it is recommended that the affected member be reviewed by a qualified carpenter during routine maintenance to confirm no reinforcement is required. Periodic monitoring is advised to ensure the crack does not progressively widen or extend.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

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

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

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





Conditions Conducive to Timber Pest Activity

Finding 6.01

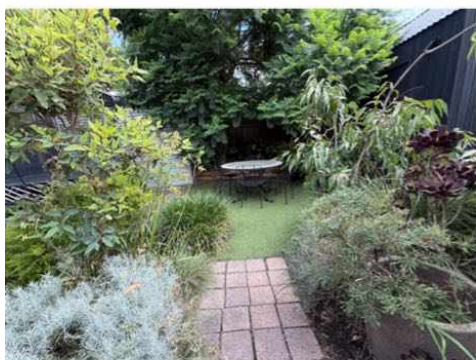
Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site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

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

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

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Garden Bed/ Mulch - Conditions Conducive to Termites
Information:	Mulch were found around the property. These areas can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.





Finding 6.04

Building: Main Building
 Location: Entry
 Finding: Timber deck- High conducive condition.
 Information: We are unable to inspect under the timber deck if its in close proximity to the ground.

Where we are unable to inspect timber structures, decks and subfloor areas the risk of undetected termite activity is rated as extremely High.

We strongly recommend the purchaser prioritise a termite treatment by a Licensed Pest Controller to protect and maintain the asset as it is a timber structure.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
 Location: All Areas
 Finding: Wood rot
 Information: These building elements shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed

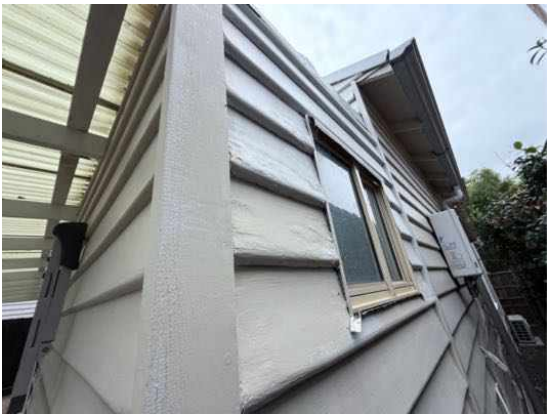
to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

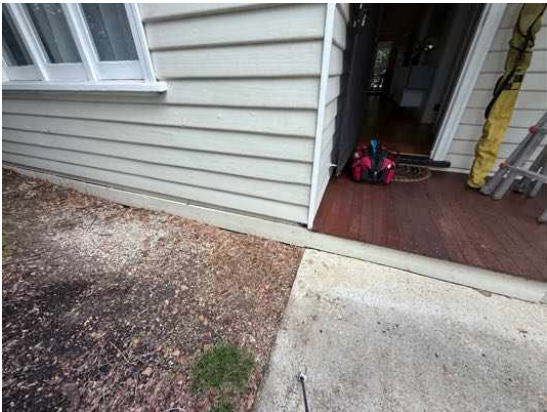
Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.











Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	Subfloor
Finding:	Suspected Borer Damage to Subfloor Structural Members (Moderate to Major)
Information:	Evidence of timber borer activity was observed to subfloor elements, including bearers and associated timber components. Localised surface deterioration and the presence of excessive fine timber dust (frass) were noted, which is indicative of ongoing or previous borer infestation. While this condition is generally not as immediately destructive as active termite attack, the volume of fine dust suggests that the affected timber may have experienced prolonged internal deterioration.

No full subfloor access was available to determine the complete extent of infestation or structural compromise. If primary structural members such as bearers or joists are significantly affected internally, their load-bearing capacity may reduce progressively and at an accelerated rate once section loss becomes substantial. Timber strength can deteriorate internally before obvious surface failure becomes visible.

Given the structural role of these elements, further investigation by a licensed pest control specialist and/or qualified structural practitioner is recommended to assess the depth of damage and determine whether treatment, reinforcement, or partial

replacement of affected members is required (after subfloor access is made possible). Ongoing monitoring is advised to ensure structural integrity is maintained.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- The inspected property was found to be in a fair condition when compared to other properties of similar age. As it had a couple of major & few moderately significant & some minor defects, most of which are expected to be found in a property of this age.

Most of the defects could be mended by a building maintenance provider & its suggested to appoint licensed practitioners at recommended areas.

Some of the minor defects mentioned in the report when combined together, lead to one problem: Moderate amount moisture damaging/affecting neighbouring building elements & creating conditions which are conducive towards termite activity.

Due to recent renovations, majority of the defects if present gets obscured beneath the revamped work. Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

The following building elements should be regularly monitored to identify any upcoming defects.

- 1) External facade- for increase in rot.
- 2) Internal plasterboard wall & ceiling- for cracking (increase in quantity or length of cracks).
- 3) Eaves & Internal ceiling for water staining.
- 4) All tiled area- crack between grouts.
- 5) Uneven flooring- increase in subsidence.

No live termites were identified at the time of inspection. However borer damage, wood rot & other conducive conditions for timber pests were found around the dwelling at the time of inspection. As there is no durable notice found to indicate any previous termite management system installation and the property is considered extremely susceptible to timber pests. It is highly recommended that the client to consult with a licensed pest controller to discuss the further preventative actions such as installation of an appropriate termite protection system.

For further information, advice and clarification please contact Shubham Patil on: 0452 035 252

Section D Significant Items

The following items were noted as - For your information

Noted Item

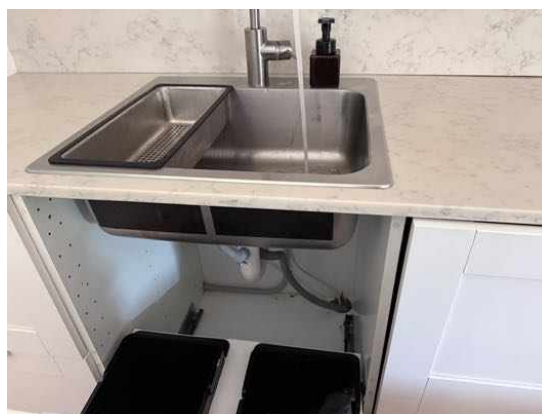
Building: Main Building
Location: All Areas
Finding: Termite Techniques
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

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

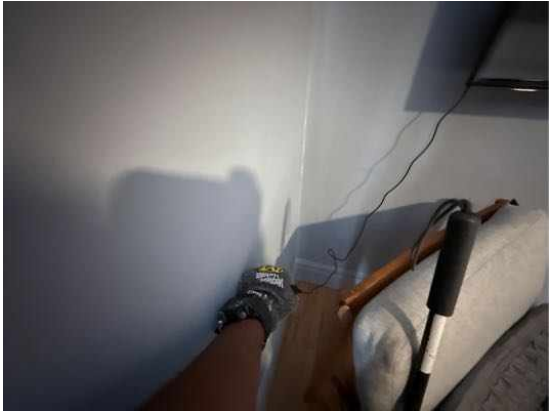
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture 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: Main Building
Location: All Areas
Finding: Evidence of recent renovations.
Information: Whenever a property is refurbished, majority of the defects if present could get obscured beneath the revamped work. The same can be said for this property as well. Some fine cracks are filled over, walls have been painted etc. It is difficult to pinpoint on any particular defects present below such layers.

Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.



Noted Item

Building: Main Building
Location: All Areas
Finding: Additional photos & Obstruction/Limitations.
Information: Additional photos for general documentation. May have some minor maintenance items not listed in the defects section.

Furthermore, some 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.













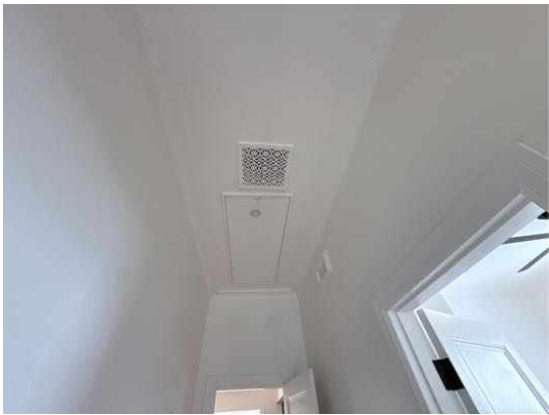




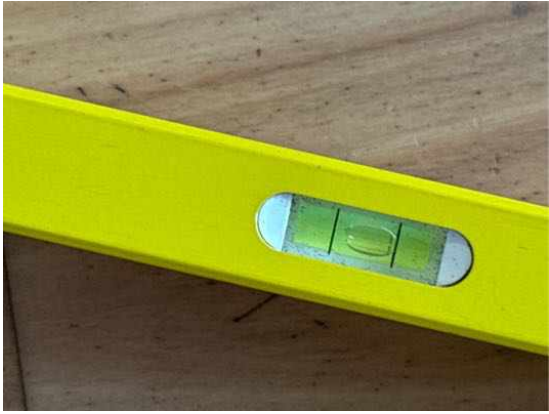




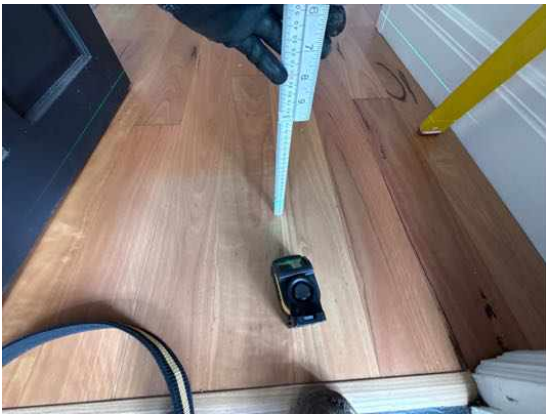


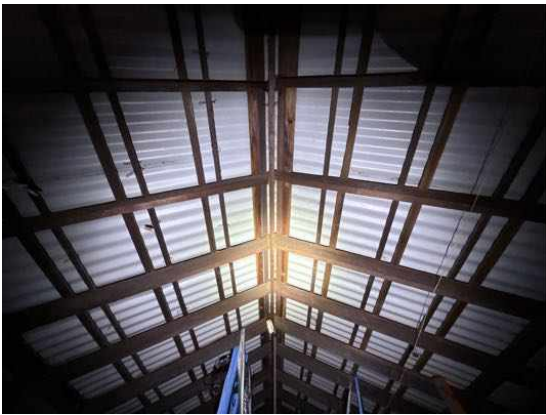


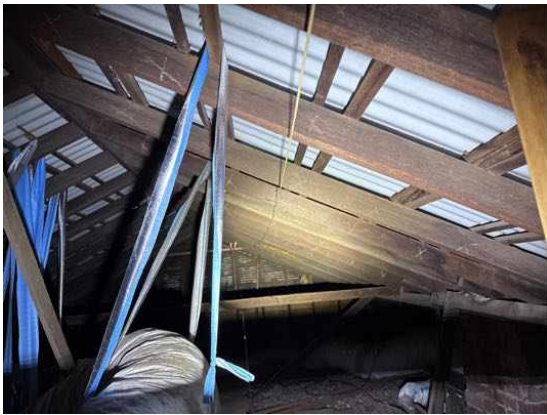
















Definitions to help you better understand this report

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 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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