



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 4/4 Kelsby St, Reservoir VIC 3073, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 24 Feb 2026

Modified Date: Wed, 25 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 4/4 Kelsby St, Reservoir VIC 3073, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: John Karouni Ph: 0404 057 939  
Email: Ivanhoe@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections Ivanhoe

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Company Address and Postcode: Northcote 3070

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Company Email: Ivanhoe@jimbuildinginspections.com.au

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Company Contact Numbers: 0404 057 939

## 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: The following apply: At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be LOW. Please be aware that limitations did affect the inspection with inaccessible areas, insulation and sarking meant a complete inspection of the roof space and was not possible. Obstructions such as furniture, stored items and vegetation meant that some areas could not be fully inspected.

NOTE: Any areas which are inaccessible at the time of inspection present a high risk for undetected timber pest or termite activity and/or damage. The client is strongly advised to make arrangements to access inaccessible areas urgently.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Note: The report must be read in its entirety and do not rely solely on the summary.

PLEASE READ ALL DEFECTS IN FULL

THIS REPORT IS SUBJECT TO THE PRE-INSPECTION AGREEMENT. PLEASE ENSURE YOU HAVE READ THIS DOCUMENT AND AGREE TO ITS TERMS PRIOR TO ACCEPTING THE FINDINGS WITHIN THIS REPORT.

PLEASE CONTACT ME FOR A COPY IF YOU HAVE NOT SIGHTED THIS DOCUMENT.

John 0404057939

ivanhoe@jimbuildinginspections.com.au

THIS REPORT WILL FOCUS ON TIMBER PESTS, SAFETY ISSUES AND MAJOR DEFECTS MAINLY. VERY MINOR DEFECTS HAVE BEEN HIGHLIGHTED WITH ARROWS AND CAN BE DISCUSSED FURTHER WITH THE INSPECTOR. THE REPORT WILL NOT PROVIDE COSTINGS FOR REPAIRS ETC AS THIS IS OUTSIDE THE SCOPE OF THE REPORT AND AUSTRALIAN STANDARDS AS4349.1 (2.3.1). A SEPARATE REPORT CAN BE OBTAINED IN RELATION TO COST OF REPAIRS. PLEASE MAKE SURE YOU READ THE REPORT IN FULL. THE CONCLUSION IS INCLUDED AT THE END OF THIS REPORT.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. A termite treatment should always be considered even in a low-risk environment.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Party Walls, Carport, Fence - Fabricated Metal Fence, Porch, Retaining Walls, Water Tanks, Shed
Other Timber Bldg Elements	Fascias, Internal Joinery, Landscaping Timbers and Construction, Eaves, Doors, Door Frames, Architraves, Floorboards, Skirting Boards, Staircase, Window Frames
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Rendered, Brick Veneer, Coated Metal Sheeting
Weather	Raining

## 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.

- The Site
- Trees
- Wall Exterior
- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Outbuildings
- Posts
- Roof Exterior - First Floor Only

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:

- Exterior Roof Surface - Second Storey.
- Ceiling Cavity.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

## Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Areas of skillion or flat roof - no access
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items
- 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: **Low**

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: **Low**

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:	Dining Room
Finding:	Curtain & Blind - Safety Cord
Information:	Looped curtain and blind cords pose a significant strangulation hazard for children as they can place the loop over their head and/or get tangled in the loose cords.

The mandatory standard for blinds, curtains and window fittings (in place from 30th December 2010) requires all new window furnishings to come with warning labels and to be installed with tensioning devices.

However, as this standard is not retrospective, curtain and blinds that were installed prior to 2010 still need to be made safe.

Check all the rooms in your house for any blinds or curtains with long cords that are either loose or looped. This includes any cords that are within children's reach at floor level or near furniture they can climb on.

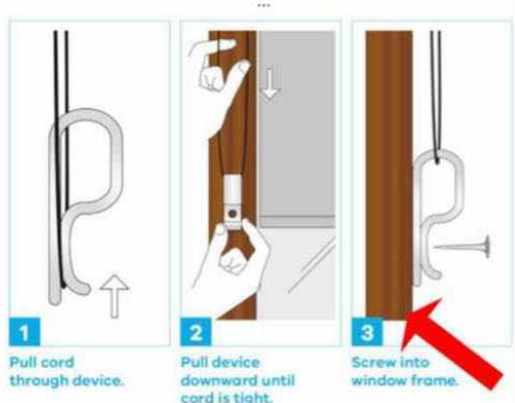
Secure any loose or looped cords with cleats or tension devices – these can be purchased from your local curtain and blind retailer or hardware store. Do not put furniture such as cots, beds, highchairs, playpens, couches, chairs, tables or bookshelves near a window where children can reach the blind or curtain cord.

When installing new blinds and curtains, make sure you or the installer secures any loose or looped cords immediately.

Depending on the types of curtains/blinds that you have in your home, there are various kits and devices that can help you to make them safe. These can be purchased from your local hardware store or curtain and blind retailer.

It is recommended that this defect be resolved immediately to avoid harm to occupants.

Consumer Affairs Victoria can be contacted for further information and have free curtain and blind cord kits that are suitable for roller blinds with looped cords and wooden window frames.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: Garage  
 Finding: Crack in concrete slab - Category 1  
 Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.02

Building:	Main Building
Location:	Kitchen External wall
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.



### Finding 3.03

Building:	Main Building
Location:	All 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.

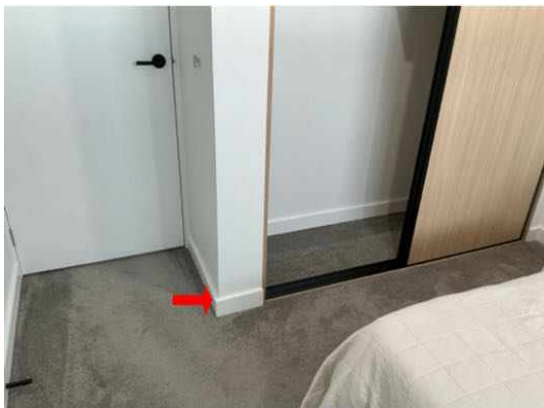
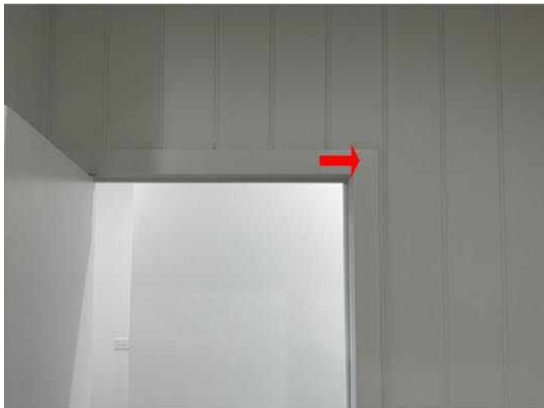
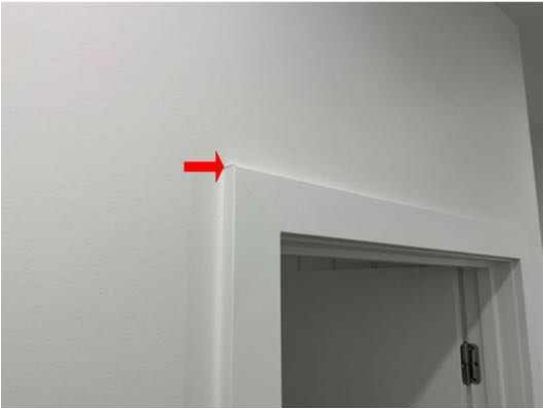
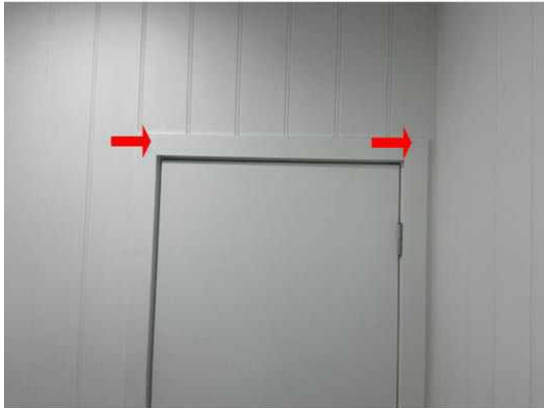
In this instance client have indicate that these cracks become visible after roof leaks. However the leaks have been repaired, and hence no change in terms of sizes.

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.





## 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: Out Building  
 Location: Yard  
 Finding: Garden Beds - Conditions Conducive to Termite Attack  
 Information: Garden beds were found to be evident in close proximity to the building. Garden beds immediately adjacent to the perimeter of the building block the visual inspection of these areas, providing a concealed termite entry point.

Where garden beds have raised ground levels, termites can easily access the weep holes or the subfloor vents of the brickwork.

Garden beds can include untreated timber and a combination of moisture from watering, which produce conditions conducive to termite activity and ingress.

Further advice from a Timber Pest Technician is required to ensure appropriate Termite Management systems are implemented.





### Finding 6.02

Building:	Out Building
Location:	Yard
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.

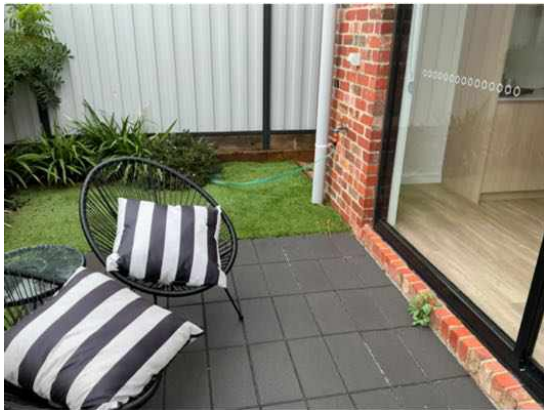
Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



**Finding 6.03**

Building: Main Building  
 Location: Yard /Side  
 Finding: Tap- No Drain  
 Information: Upon inspection, it was discovered that the tap located at the rear of the building lacks a drain or basin beneath it. This omission would result in excessive water accumulating on the foundation of the building, creating an ideal environment for termite infestation.

Therefore, it is strongly recommended that a licensed plumber be engaged promptly to rectify this issue.





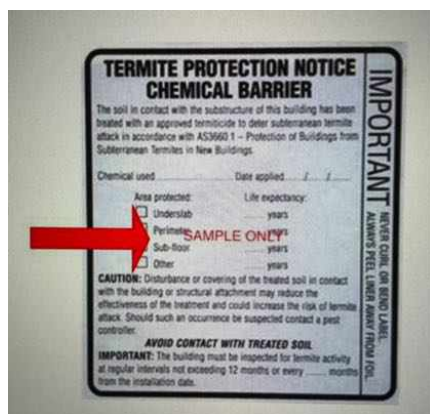
**Finding 6.04**

Building: Main Building  
Location: Electrical switchboard  
Finding: Termite Management System - no evidence of 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 6.05

Building:	Main Building
Location:	Building perimeter/interior/roofspace
Finding:	Stored items/insulation/furniture - limits inspection
Information:	There are stored items too close to the external walls and throughout cupboards and this limits the ability to inspect weepholes, walls etc in these areas of the building. Insulation in the roof void is limiting the inspection due to batts covering timber elements. Insulation, furniture and stored items can conceal hidden termite entry or attack.

### Evidence of fungal decay activity and/or damage

No evidence was found

### Evidence of wood borer activity and/or damage

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

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

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

- BUILDING SUMMARY

The house is in good condition compared to houses of a similar age.

In general, all wall and ceiling linings were in good condition with expected minor wear and tear. The bathrooms and kitchen are in good overall condition.

All external brickwork is in good condition with no discernible cracking.

Water pressure appears to be normal, although this is not an opinion of a licensed plumber. No water hammer was noted when taps were turned off quickly.

The HWS appeared to be in good condition at the time of inspection.

Further inspection of electrical appliances, plumbing and the air conditioner is advised as reporting on these items is outside the scope of this report.

NO MAJOR DEFECTS NOTED

SAFETY HAZARDS NOTED

\* Curtain & Blind - Dining/Living area

RECOMMENDATIONS

The report must be read in its entirety to fully appreciate the scope of works required to rectify and ensure the long-term structural stability and longevity of the building.

Access into the roof space was limited due to excessive timbers, insulation, ducting and a low roof pitch in certain areas. The installation of an additional manhole in a more centralised location is

recommended to allow for a more thorough inspection of this area in the future.

Many minor defects can be rectified and maintained in the future. General ongoing maintenance is crucial in reducing further minor issues that, if left to deteriorate further, can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional, as these areas are outside the scope of this report.

There was no evidence of previous termite activity in the house. However, several conducive issues and concerns will require rectification to ensure that no termite activity or hidden entry can go unnoticed.

PLEASE NOTE:

- \* There is no current durable notice.
- \* Any timber in ground contact should also be removed.
- \* Be aware that stored items and insulation can limit the inspectable areas and may conceal defects.
- \* Further invasive inspections are always recommended.
- \* A roofing contractor or the use of a drone is advised to review the areas of the roof where the Building Inspector was unable to access during the inspection and take action on any shortfalls identified in the report.

I strongly recommend installing an approved barrier treatment. A full inspection to AS 4349.3 or AS 3660.2 should be carried out at least once every 12 months. Regular inspections do not prevent timber pest attacks but are designed to limit the extent of damage by detecting problems early.

The absence of visual termite activity does not exclude termites from being concealed on the property. Regular inspections and rectification of all conducive conditions are recommended.

A pre-purchase inspection report may be negative, as its purpose is to identify defects in the property. The reader should consider the positive aspects of the property in their final decision-making. Not all the positive aspects will be highlighted in this report.

Please note that this is a general appraisal only and cannot be relied upon independently. Please read the report in its entirety.

The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary serves as a concise and superficial overview of the inspection findings. It is not intended to replace the comprehensive Report and should not be relied upon independently. The Summary should be read in conjunction with the full report for a comprehensive understanding.

In the event of any discrepancies between the Report and the Summary, the information contained in the Report will prevail.

A Building Inspection to AS4349.1-2007 "Appendix C" does not constitute a certificate of compliance with any act, regulation, ordinance or by-law. It also does not serve as a warranty or insurance policy against future issues with the property.

The cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C", although it may be part of a special-purpose property report.

Most properties will have minor defects, such as blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. If you require the consultant to report on minor defects and imperfections, you should request a "Special-Purpose Building Report".

Nearly all properties have minor faults or defects. These faults or defects do not necessarily indicate that the property should not be purchased. Often, many such faults or defects are evident to the buyer or may be reflected in the selling price.

For further information, advice and clarification please contact John Karouni on: 0404 057 939

## Section D Significant Items

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

#### Noted Item

Building:	Out Building
Location:	The Site
Finding:	Inadequate Site Drainage
Information:	At the time of inspection, the site drainage at the back yard was found to be inadequate, posing a potential risk of subsequent water damage to associated building elements.

It is crucial that water does not accumulate against the base of walls. Surrounding paths and ground levels should be sloped to redirect water away from the walls. Downpipes should not discharge stormwater onto lower walls or plinths. Instead, stormwater should be conveyed away by large, regularly maintained drains. Ground levels may need to be lowered to expose a buried damp proof course (DPC).

In instances where site drainage is inadequate, the installation of an Agricultural Drain may be necessary. A qualified plumber should be engaged to conduct a thorough inspection of the property and undertake any necessary remedial works. Neglecting water management can lead to water damage and subsequent defects.



#### Noted Item

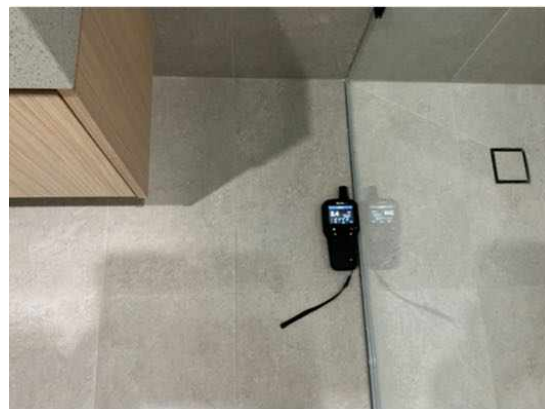
Building:	Main Building
Location:	Bathroom/main
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	A moisture meter was positioned at distance from the shower area to obtain a reference reading at the commencement of the measurements of the outside shower area. However, when I set the moisture meter to zero against the tiles next to the door, I observed elevated moisture readings.

Excessive moisture can facilitate the formation and development of mould and fungal growth, as well as the decay of associated building materials, compromising their structural integrity. This issue is frequently caused by deteriorated, inadequate, or non-existent waterproofing in the shower area. The shower in question was constructed prior to mandatory regulations requiring waterproofing of all wet areas.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building or condensation from within the structure. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads to the growth of microbes such as moulds, fungi, and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Damp conditions also create a conducive environment for termite infestation.

Therefore, it is strongly recommended that all plumbing and drainage fixtures, fittings, tiles (grout and sealant), and other associated components be maintained regularly to prevent excessive moisture from accumulating within the internal property.

The shower was constructed prior to mandatory waterproofing to all wet areas. Therefore, we highly recommended that the shower be regouted with epoxy grout to prevent water penetration.



## Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: For your information  
 Information: All areas of the dwelling were inspected with particular attention to wet areas, which were closely assessed to detect excessive levels of moisture and temperature anomalies. No evidence of termite activity was discovered within the house during the inspection.

In an effort to identify the presence of concealed timber pest activity, a range of techniques are employed to identify irregularities, including:

- Moisture meter readings of susceptible areas
- Sounding of timber elements using a device known as a “donga”
- Visual assessment of materials affected by moisture or exhibiting signs of deformation
- Trails and bridging constructed by termites
- Irregular and regular-shaped holes in timber elements indicative of pest destruction

Termite activity generates high temperatures and moisture, and any irregularity detected can serve as grounds for further investigation. No readings for moisture were recorded during the inspection.

It is important to note that wall paneling, wallpaper, carpet, and fixed cabinetry can obscure termite activity.

## Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Evidence of termite workings / damage was absent at the time of inspection  
 Information: No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity.

Annual pest inspections are also advised in order to identify such workings.

## Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Subterranean Termite Prevention Proposal  
 Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity. The prevention of such infestations is far easier to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Evidence of live termite activity was absent at the time of the inspection  
 Information: If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact a pest controller immediately.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Wood borer activity - not identified  
 Information: No evidence of wood borer activity was noted at the time of inspection however this may not be completely decisive as obstructions were present that may have partially limited inspection of all timber members.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Fungal decay - absent at the time of inspection  
 Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Although no evidence of fungal decay was present at the time of inspection it is highly recommended that areas which may be conducive to the development of fungal decay e.g. subfloor space external timber elements etc. be monitored and maintained regularly.

### Noted Item

Building: Main Building  
 Location: All internal tiling  
 Finding: For your information  
 Information: All internal floor tiling was in good condition overall with no obvious cracking or drummy tiling identified.

No remedial works are required at this time.

### Noted Item

Building: Main Building  
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Finding: For your information  
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

### Noted Item

Building: Yard  
 Location: Site drainage  
 Finding: For your information  
 Information: Site drainage appears to be acceptable at the time of inspection, however, the

site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate.

Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

## Noted Item

Building: Main Building  
 Location: Cabinetry plumbing  
 Finding: For your information  
 Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection. No leaks to the drainage pipes in the subfloor was evident at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

## Section D Significant Items

### Undefined Defects

#### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Scope and Limitations of the Inspection and Report
Information:	This document defines the scope and limitations of the inspection conducted, and serves as an essential part of the inspection report. Anyone relying on this report should carefully review and acknowledge the following clauses to understand the conditions under which the inspection was performed.

#### Scope of the Inspection

1. Purpose of the Inspection: The inspection comprises a visual assessment of the property to identify major defects and form an opinion regarding its overall condition as of the inspection date. This report is not intended to provide a detailed analysis of all building components or systems, nor does it include an estimate for the rectification of any defects.

2. Compliance with Standards: The inspection is carried out in accordance with Australian Standard AS 4349.1-2007. This report is not a certificate of compliance with the requirements of any law, regulation, or standard, and it is not a Structural Report. For structural issues, it is recommended to consult a Structural Engineer.

3. Strata/Company Title Properties: For properties under a strata or company title, the inspection is limited to the interior and immediate exterior of the specific dwelling. Common property areas are excluded from the scope of this report.

4. Time Sensitivity: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the inspection date. A re-inspection is required if more than 30 days have elapsed to ensure conditions have not changed.

5. Client-Specific Report: This report applies exclusively to the person named in the "CLIENT INFORMATION" section. It is assumed that the report was requested by the purchaser of the property, and the terms of the Pre-Inspection Agreement have been fully explained to the client. This report is not intended for use as a marketing tool by real estate agents.

#### Inspection Limitations:

1. Visual Inspection Only : The inspection is restricted to areas that are safe, unobstructed, and accessible. It does not include invasive or destructive methods, such as removing fixtures, cutting materials, or disassembling components to gain

access.

2. Obstructions and Accessibility : The inspection may be limited or incomplete in areas obstructed by furniture, storage, personal belongings, or building materials. Restricted areas include, but are not limited to:

- Roof voids with low clearance or deep insulation.
- Subfloors with ducts, plumbing, or inadequate access.
- Gutters, fascia, or flashings obscured by design or environmental conditions.

3. Exclusions from the Scope: The following items are beyond the scope of the inspection and are not assessed in this report:

- Electrical, Plumbing, and Gas Systems (recommend inspection by licensed contractors).
- Geological, Geotechnical, and Hydrological conditions.
- Drainage, Environmental Hazards, and site flooding potential.
- Pools, Spas, Retaining Walls over 700mm, or Underground Rooms.

4. Roof Access and Safety: Roof coverings are not inspected if conditions are deemed unsafe due to height, steep pitch, deterioration, or wet/slippery surfaces. In such cases, observations are limited to areas visible from accessible vantage points.

5. Cracking of Building Elements: Cracks are categorized into five levels of severity. Any observed cracking should be assessed by a Structural Engineer

to determine potential consequences and necessary remedial work.

- Hairline Cracks (less than 0.1mm): Cosmetic only, no repair required.
- Fine Cracks (up to 1mm): No repair typically required.
- Noticeable Cracks (1-5mm): Easily repairable with filing.
- Significant Cracks (5-15mm): Repairs may involve replacing sections; weather tightness may be impaired.
- Severe Cracks (15-25mm): Major structural repairs required; walls may lose stability.

6. Internal Inspections: Floor coverings, joinery, finishes, and furnishings often obstruct inspection of underlying areas. These limitations may prevent identification of defects, particularly in concealed locations.

#### Key Disclaimers

1. No Guarantees : This report does not guarantee the absence of defects, termite damage, or other issues in inaccessible areas.

Further investigations by relevant specialists may be required.

2. Estimates for Repairs : Cost estimates for rectifying defects are not included in this report. Obtain quotes from a Licensed tradespersons before making any decisions.

3. Concealed Defects : Defects in concealed areas, including but not limited to rising damp, illegal plumbing, or hidden termite activity, are not assessed.

4. Maintenance : Seasonal binding of timber windows and doors may require adjustments by a Qualified Carpenter.

5. Specialist Assessments Recommended: Additional inspections are recommended for pools, spas, and fire protection systems by Qualified Specialists.

- Elevated Structures: Regular inspections by an Engineer are essential for safety.
- Surface Drainage: Ensure water is directed away from the property to prevent footing damage.

For more detailed findings, refer to the main report. Contact the Inspector if clarification is required before making any decisions. A reinspection is recommended if conditions change or after 30 days from the original inspection date.

## Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Scope for Timber Pest Inspections
Information:	This report includes the findings of a visual timber pest inspection, forming part of a combined timber pest and building inspection. The inspection complies with AS 4349.3-2010 - Inspection of Buildings, Part 3: Timber Pest Inspections. Below is the detailed scope, limitations, and important disclaimers that define the boundaries of this report.

### Scope of the Report

1. Discovery of Timber Pests : The report notes the presence or absence of timber pest activity and/or damage. The scope includes subterranean termites, dampwood termites, borers, and wood decay fungi. It excludes drywood termites and European house borers unless evidence is incidentally found.

2. Hidden Damage and Accessibility Issues : If timber pest activity or damage is identified, it is important to assume that concealed damage may exist in areas that were not visible or accessible.

Common inaccessible areas include:

- Behind walls, insulation, or cladding.
- Under floor coverings or furniture.
- In obstructed roof voids or subfloor spaces.

Further inspection or invasive investigation (requiring a separate contract) is recommended to assess the extent of hidden damage.

3. Extent of Damage : The report categorizes timber damage as:

- Slight: Minor cosmetic damage.
- Moderate: Requires repair but not structural.
- Moderate to Extensive: Substantial damage needing significant repair.
- Extensive: Severe damage requiring immediate and comprehensive structural repair.

These categories are not expert opinions. For a detailed evaluation, a structural inspection by a qualified builder, engineer, or architect is recommended.

#### Key Terms and Limitations

1. No Guarantee for Inaccessible Areas : This report does not guarantee that inaccessible or partially inaccessible areas are free from infestation or damage. Nor does it guarantee that a future timber pest infestation will not occur.

2. Liability Disclaimer : No liability is accepted for failure to identify timber pests or damage in areas inaccessible at the time of inspection or if access was denied.

#### Additional Notes

- Invasive Inspections : A separate contract is required to perform invasive timber pest inspections.
- Client Responsibilities : It is essential to read the full report, as the summary provides only a superficial overview and is not a substitute for the complete findings.

If you have any questions or require further clarification, please do not hesitate to contact the inspector directly.

### 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.





















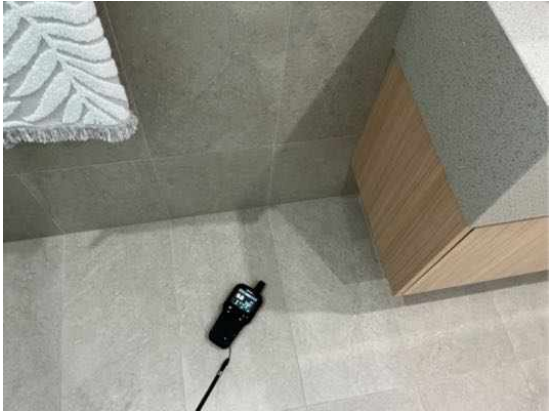


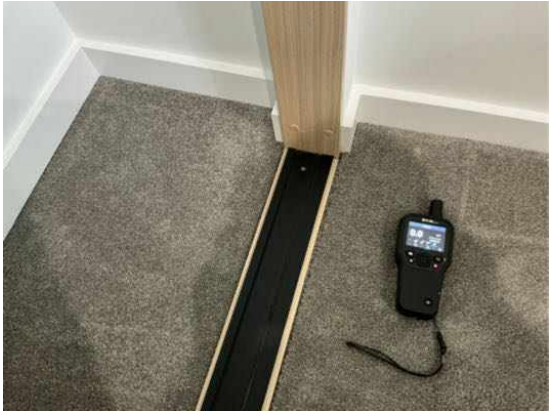






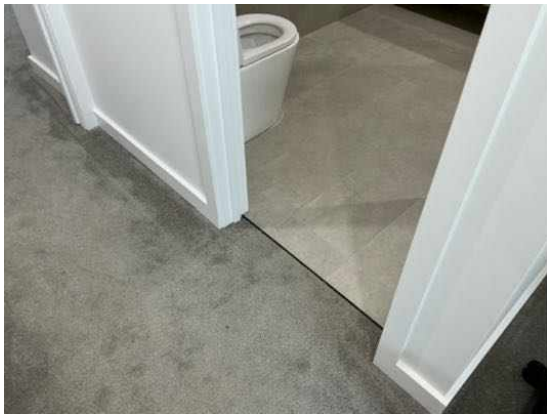
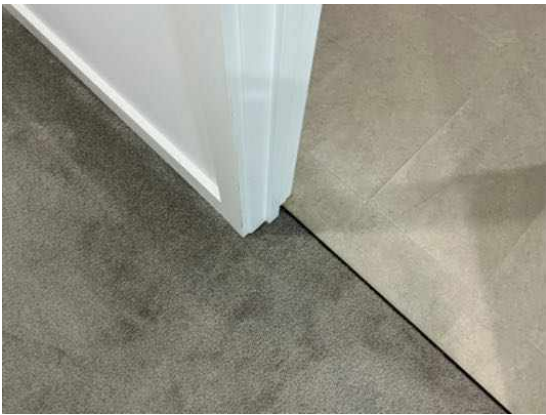






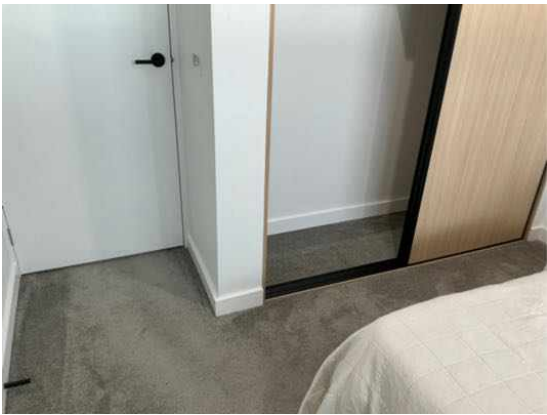




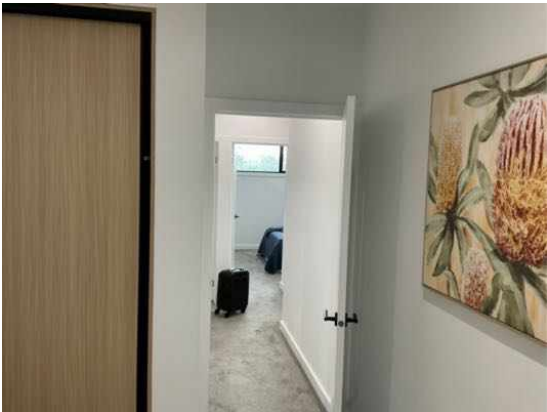
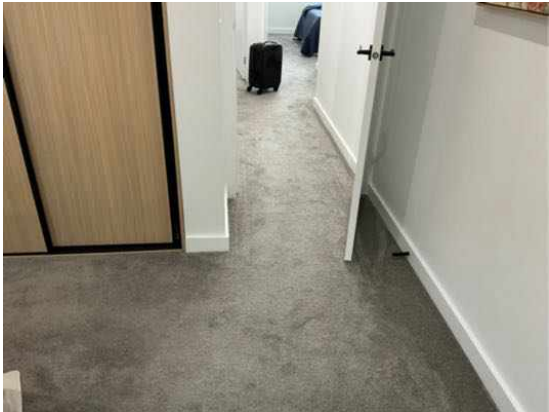
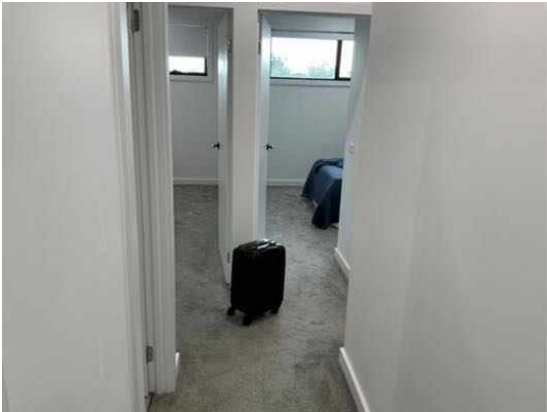














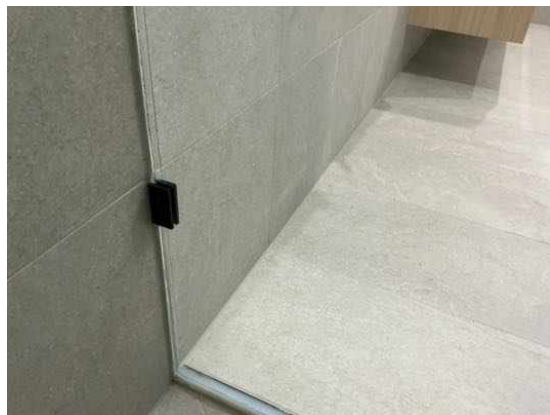
**Noted Item**

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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