



# Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: 46 O'Farrell St, Yarraville VIC 3013,  
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: Mon, 16 Mar 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: 46 O'Farrell St, Yarraville VIC 3013, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Fred Schober Ph: 0422 652 047  
Email: Taylorslakes@jimbuildinginspections.com.au

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Diploma of Building & Construction  
Cert IV of Building & Construction

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Company Name: Jim's Building Inspections (Taylors Lakes)

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Company Address and Postcode: Taylors Lakes 3038

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Company Email: Taylorslakes@jimbuildinginspections.com.au

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Company Contact Numbers: 0422 652 047

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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: No access to roof -raining  
No access to sub floor-No manhole  
No access to roof void-manhole obscured by cabinetry

Please note-as per PIA-the following extract reflect the serial identification & categorisation of the defects -

Australian Standards 4349 & 4349.1

#### 1.4.10 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.

#### 1.4.14 Structural defect

Fault or deviation from the intended structural performance of a building element.

#### 2.3.3 Inspection process

The inspection shall comprise visual appraisal and limited assessment of serviceability.

Section 4- C4.1 The inspection of buildings includes subjective appraisal by an experienced practitioner and, normally, considerable reliance is placed on the results of the inspection. In such cases, the client should receive not only an indication of the inspector's considered opinion but also sufficient supporting information to enable the client to form an opinion regarding the basis of the conclusions and the weight that should be attached to such conclusions.

#### General definition of Major Defects-

What constitutes a major defect?

A major defect is a flaw or discrepancy in any building's primary components or elements. It is likely to render a building unsuitable for its original purpose and may even result in the structure's total or partial destruction or collapse.

The load-bearing components of a qualified building include foundations, floors, walls, joints, piles, plates, roof trusses, fire safety systems, and waterproofing. A defective design, improper construction, materials, or failure to comply with the National Construction Code can cause major defects.

THIS IS A VISUAL BUILDING INSPECTION REPORT IN ACCORDANCE WITH AS4349.1

Information Regarding The Scope And Limitations Of This Pre-purchase Building Inspection. SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a "Pre-Purchase Standard Property Report" in accordance with AS4349.1.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such

as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

#### LIMITATIONS

The Client acknowledges:

1. Visual only inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the readily accessible areas of the property requires the Consultant to carry out whenever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report.  
Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultants direct expertise.
4. The inspection only covered the readily accessible areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

#### EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- any individual Minor Defect;
- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- detection of wood destroying insects such as termites and wood borers; Unless contracted to do so - & PIA's signed off.
- the operation of fireplaces and chimneys;
- any services including building, engineering (electronic), fire and smoke detection or mechanical;
- lighting or energy efficiency;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- any appliances such as dishwashers, In-Sink-Erators, ovens, stoves and ducted vacuum systems;
- a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as toxic mould;
- whether the building complies with the provisions of any Building Act, code, regulation(s) or by-laws;
- whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is

subject to landslip or tidal inundation, or if it is flood prone;

- In the case of strata and company title properties, the inspection of common property areas.

## 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 the condition documented in this report.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

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Building Type	Residential
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Company or Strata title	Unknown
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Floor	
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Furnished	Furnished
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No. of bedrooms	2
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Occupied	Unoccupied
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Orientation	South
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Other Building Elements	Fence - Post and Rail Construction, Pergola, Footpath, Porch, Shed
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Other Timber Bldg Elements	Fascias, Internal Joinery, Landscaping Timbers and Construction, Floorboards, Patio, Porch / Patio, Deck, Architraves, Eaves, Window Frames, Weatherboards
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Roof	Tiled, Corrugated Iron (e.g. Colourbond)
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Storeys	Single
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Walls	Weatherboards
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Weather	Raining
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## Section C Accessibility

### Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Outbuildings
- Roof Exterior
- Roof Void
- Slab Edge
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior.
- 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:

- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Decking
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Patio
- Rugs
- Wallpaper or Wall Coverings

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: Yard  
Location: Yard - Back > Rear Right  
Finding: Paving - Uneven  
Information: Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.





## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Front Elevation > Front Right
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.



### Finding 3.02

Building:	Main Building
Location:	Exterior walls - right side > Centre
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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



### Finding 3.03

Building:	Main Building
Location:	Exterior walls - right side > Centre
Finding:	Building element - Damaged-window -putty & frame requires attention
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.





### Finding 3.04

Building:	Main Building
Location:	Deck > Rear Left
Finding:	Building element - Damaged-tree is 'lifting' decking....works required to mitigate further damage
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



### Finding 3.05

Building:	Yard
Location:	Rear Elevation > Rear Right
Finding:	Plumbing - Point of connection non-compliant
Information:	At the time of inspection it was noted that connections between above ground pipe

work and below ground sewer/storm water systems were incomplete.

At the point of connection, the connection should be sealed against vermin and debris entering the sewer / storm water system. The sealing method depends upon the age and type of the pipe work being connected.

Additionally, where sewer pipes are concerned, gases can escape from unsealed connections which can pose a serious health risk.

Engagement of a certified plumber is strongly recommended to ensure all connection points are sealed in accordance with the plumbing construction guidelines.



### Finding 3.06

Building:	Main Building
Location:	Bedroom > Front Right
Finding:	Building element - Damaged-window frame
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



### Finding 3.07

Building:	Main Building
Location:	Bedroom > Rear Left
Finding:	Surface - Holes b/w fire place & wall & floor-gap requires sealing
Information:	Holes in surfaces are generally indicative of impact damage, whether accidental or deliberate, or a failing of the surface material.

Where holes are apparent in the surface of a building material, the surface is no longer sealed against water penetration or further impact damage, which may lead to additional damage to the surrounding surface.

Repair or replacement of the affected building element is recommended as soon as possible to ensure that any secondary defects are minimised. A qualified carpenter or general handyperson should be appointed to perform these works.



### Finding 3.08

Building:	Main Building
Location:	Bedroom > Rear Right,Rear Left
Finding:	Unconventional handyman work
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.





### Finding 3.09

Building:	Main Building
Location:	Bedroom 2 > Front
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 structural 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 handyperson should be appointed to perform minor rectification works at client discretion.



### Finding 3.10

Building:	Main Building
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Location: Lounge Room > Front, Centre

Finding: Building element - Not operating-timber fire mantle-piece requires installation

Information: Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation.

Repair and/or replacement of the faulty building element is recommended. It is highly recommended that the relevant tradesperson be engaged to perform any necessary works.



### Finding 3.11

Building: Main Building

Location: Lounge Room > Front Right

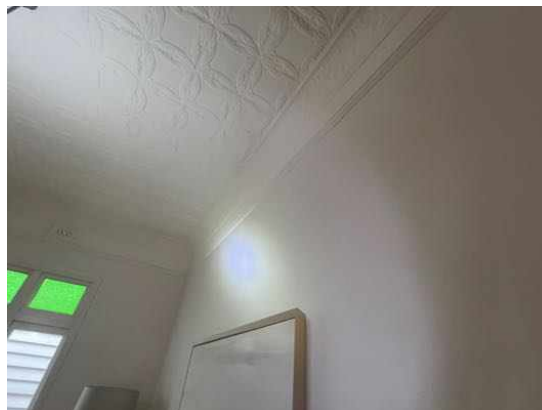
Finding: Unconventional handyman work-poor repairs to wall noted

Information: This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation

of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.



### Finding 3.12

Building:	Main Building
Location:	Kitchen > Centre
Finding:	Building element - Damaged-corner bench-laminate
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



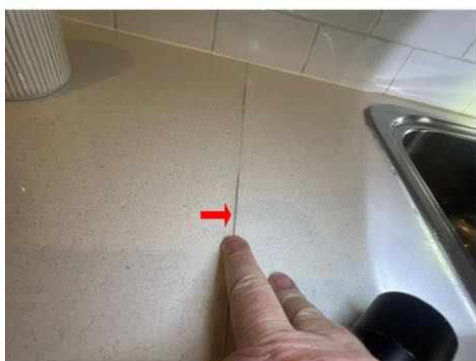
### Finding 3.13

Building:	Main Building
Location:	Kitchen > Centre, Front
Finding:	Delamination of timbers-laminate join
Information:	Delamination is one means by which composite materials (e.g. layered timber composites) may fail over time. In laminated materials, repeated cyclic stresses may lead to the formation of mini-structures of separate layers, with significant loss of mechanical toughness. Water penetration or the presence of excessive moisture also generally contributes to delamination.

Where building materials have become delaminated, they lose their structural strength, and are likely to have a variety of appearance and serviceability defects as a result.

Delamination of timbers may be repaired where the area affected is minor and/or easily accessible, by gluing and screwing layers back together. However, this is an interim repair, and where delamination has occurred, the client should plan for the replacement of affected timbers sooner than would otherwise be expected.

All timber structures affected by delamination should be replaced as soon as possible to avoid any further damage. Repair and replacement estimates should be sought from a registered builder or qualified carpenter.



### Finding 3.14

Building:	Main Building
Location:	Bathroom > Front
Finding:	Building element - Missing-sliding door guide requires installation
Information:	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.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.



### Finding 3.15

Building:	Main Building
Location:	Bathroom > Front Right
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm + of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

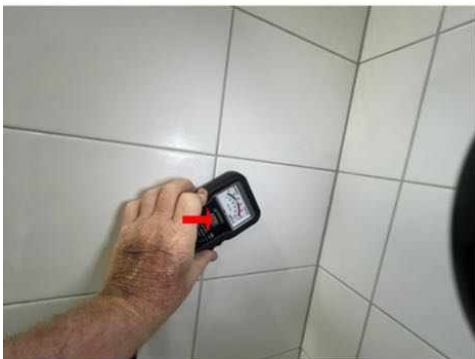
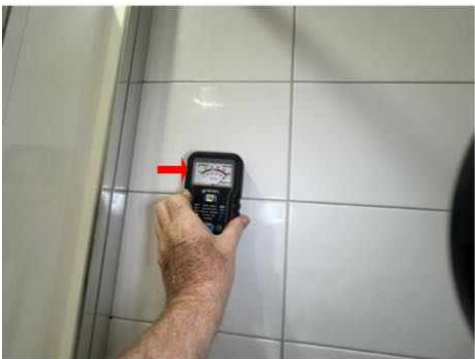
Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which

subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





Finding 3.16

Building:	Main Building
Location:	Bathroom > Front
Finding:	Building element - Swollen
Information:	Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The formation and development of mould/fungi or mildew is also a likely consequence of excessive moisture, which may pose major respiratory issues for occupants, particularly the elderly, the very young and those with existing illnesses and could be potential health safety hazards. In these cases an appropriately qualified inspector/tester should also be contacted for advice and/or technical assistance.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major repair works if prolonged.

Rectification of the cause of the water leak should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary, Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.



### Finding 3.17

Building:	Main Building
Location:	Bathroom > All Areas, Centre Right
Finding:	Grout - Missing
Information:	Grout is missing in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.



### Finding 3.18

Building: Main Building

Location: All Areas > All Areas

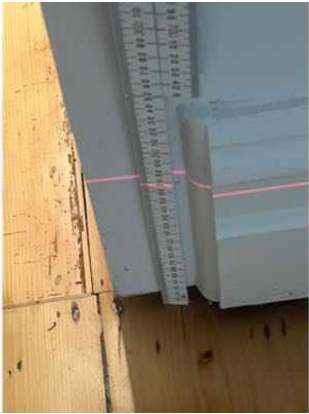
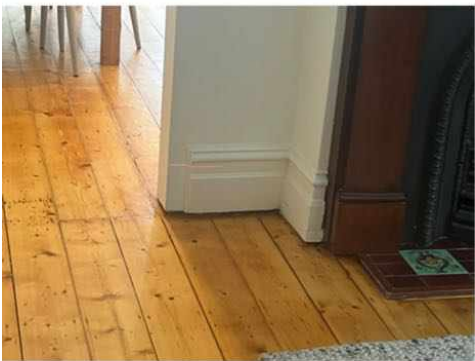
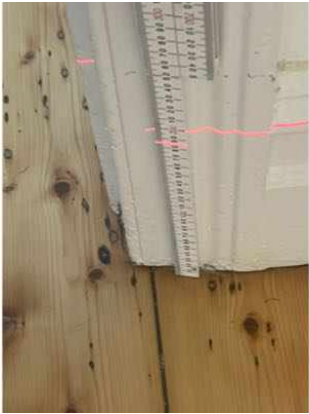
Finding: Flooring - Uneven>30-mm-No access to sub floor-

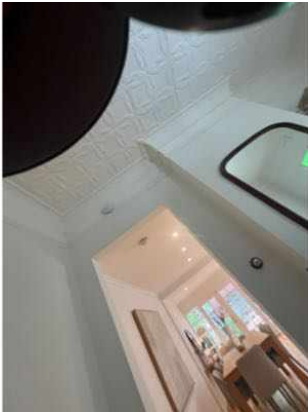
Information: The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.









### **Live Timber Pest Activity**

No evidence was found

### **Timber Pest Damage**

No evidence was found

### **Conditions Conducive to Timber Pest Activity**

#### **Finding 6.01**

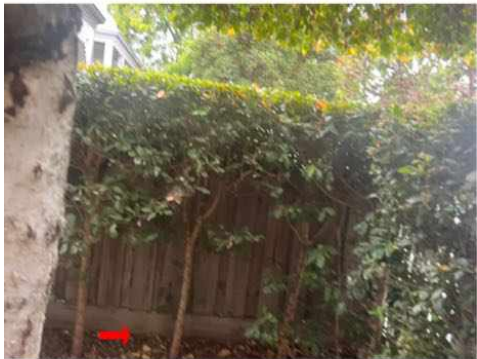
Building: Yard  
Location: Yard - Front > All Areas  
Finding: Building materials in direct ground contact - conducive to termites  
Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber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

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.







**Finding 6.02**

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





### Finding 6.03

Building: Main Building  
 Location: Front Elevation > Front Left  
 Finding: Timber Pest-meterbox no durable notice-found  
 Information: Meter Box

Finding: Termite Management System - No Evidence of Installation

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 meter box 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.

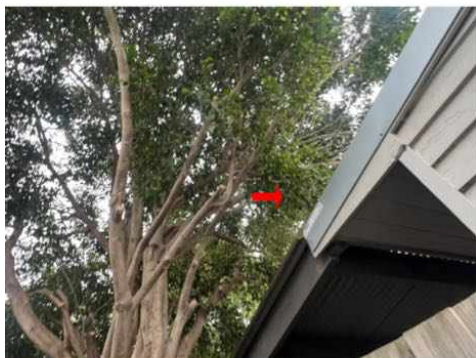


#### Finding 6.04

Building:	Yard
Location:	Yard - Side > Rear Right
Finding:	Bridging - Vegetation
Information:	Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

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

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



### Finding 6.05

Building:	Main Building
Location:	Deck > Rear Left
Finding:	Pest -Attachments to buildings-structures-EG steps, verandahs, porches, carports, trellises, decks-down pipes-
Information:	5.4.3 Attachments to buildings Attachments to buildings such as downpipes and service pipes mounted on external walls shall have a nominal gap, which provides clear and uninterrupted visual inspection across the inspection zone. Structures such as steps, verandahs, porches, access ramps, carports, trellises, decks, hot- water systems, air-conditioners, or similar, which are not provided with a termite management system in accordance with AS 3660.1, shall be separated from the building by gap of at least 25 mm, to allow clear and uninterrupted visual inspection across the inspection zone.

NOTE: In some cases where there is zero boundary clearance or where existing structures are covered by heritage protections or cannot be practicably modified to conform with this clause, then conformance with this Standard may not be possible.



### Finding 6.06

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

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

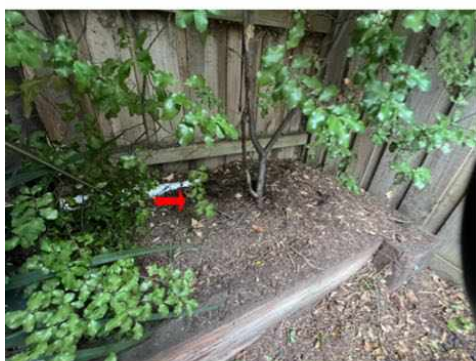


### Finding 6.07

Building:	Yard
Location:	All Areas > Rear Right
Finding:	Damp or wet - leak
Information:	Damp or wet conditions are generally a direct result of poor drainage an active leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

If left unattended damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite or timber pest attack.

A qualified plumber should be appointed immediately to identify the cause of the excessive moisture in order to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area which may require localised replacement of building materials and refinishing..



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Yard
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Location: Front Elevation > Front Right  
 Finding: Fungal decay - present (localised)-boundary fence -plinth board  
 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.

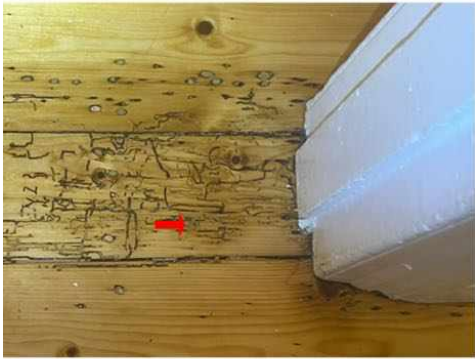
In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

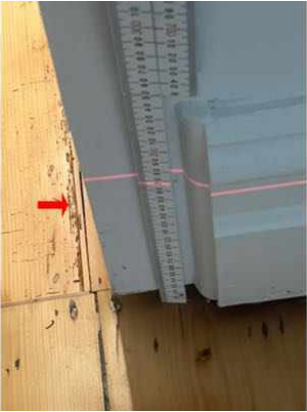


## Evidence of wood borer activity and/or damage

### Finding 8.01

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: Lyctus Borer - damage identified-to timber flooring throughout the dwelling  
 Information: It is suspected that timber which has been affected by lyctus borer attack has been used in construction. Whilst the client should have this finding confirmed by a timber pest inspector the timber if it is affected would be considered defective unless otherwise approved by the manufacturer.





## Section D Significant Items

### D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

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

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

- Conclusion-Pest

This property's condition is reflective of this report-

The following defects were identified at the property -at the time of inspection-

Safety hazards-

Uneven paving at rear

Major Defects -

-Uneven flooring->35mm

Minor defects include-

Shower Damp-

Damp is evident to the lower 300mm + of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

- Fire place requires re-installation
- Flashing to porch inadequate
- A/C over flow require plumbing
- out building down pipe requires plumbing
- window frames require re-paint & Remediation
- poorly repaired walls noted-throughout dwelling
- doors jamming
- grout missing in bathroom

Etc

Refer to defect statements-

Important Note

Any minor defect could become MAJOR under certain conditions particularly:

Blocked Gutters

Cracked Roof tiles-weathered tiles-deteriorated mortar- etc

Signs of prior leaks

Step cracking or minor cracks to retaining walls

If cracks (including evidence of repaired cracks) to masonry construction, concrete slabs or load bearing walls.

We have been instructed to recommend a structural engineer be directed to inspect and provide appropriate advice and recommendations to you-

If any external timber structures are observed,

I strongly recommend:

(a) a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer, and;

(b) if people are likely to use the external timber structure, they take care not to overload the structure.

6. If cladding is identified and a visual inspection is made, including if any defects are identified, there is no cover for the Insured reporting on the composite format of the cladding or doing any testing of the cladding.

FYI

Certification-

If renovations have occurred to the property it is highly recommended that appropriate certification for the works undertaken be made available as part of the section 32.

Works greater than \$15,000.00 in value -a Builders warranty should be provided-(7 years )

If the works have not be carried out by a licensed builder under a building permit or deemed as owner builder works it is highly recommended to consult with the conveyancer or solicitor to determine if an owner builder defect report under section 137B of the Building Act is required.

Please note the requirement of a 137B report can still apply even where a building permit has been issued.

#### Obstructions and Limitations-

There are photographs in this report which 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 where possible should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

As per AS 4349.1 we are limited to a 'non-invasive' inspection practice-

Therefore the removal or lifting of furniture-or building structures is not permitted.

#### Balcony-decking-Pergolas

The load capacity of the external timber balcony/deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural engineer further assess the external timber balcony/deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

#### No -Asbestos suspected present in structure-

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

#### Additional structure built without a permit (Suspected)

Extension -Please ensure the correct documentation is provided in the sec 32 regarding the additional build-

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.
- Any structures attached to the house.

- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, whether it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property.

The council will then offer 2 alternatives

- 1/ Obtain the necessary permit for the structure or
- 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a Defect report (Owner Builder/Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.

- Out dated appliances noted in dwelling-

At the time of the building inspection it was noted that the kitchen appliances -and household heating/cooling & HWS were more than 10 years old-

Most modern appliances are designed to operate effectively for 10-12 years after which their efficiency deteriorates-would highly recommend they be replaced -or at the very least be inspected & serviced by a qualified tradesperson upon-or prior to purchase.

All Major defects and safety hazards that were identified should be attended to immediately and seen as a higher priority, to avoid unsafe conditions, loss of utility or further deterioration of the property.

Its strongly recommend that you appoint a licensed pest controller in to do a timber pest inspection and to put a current termite management barrier system in place in order to protect this house from any possible future termite activity and follow their recommendations.

Please read the report fully and follow the recommendations to ensure the longevity of the dwelling. For further information, advice and clarification please contact Fred Schober-0422652047

Please note -

This report has been commissioned -as per the agreed Pre-Inspection Agreement, which is compliant to the AS 4349.1 identifying that the proposed inspection is of a non-invasive nature -

The remaining items listed in this report are fairly typical for the type and age of the building, and which should form part of an ongoing maintenance and rectification program.

All recommended rectification works are brief in nature and should be planned in much greater detail prior to being carried out.

Additionally any works to be completed should be done in accordance with the current NCC, Aust Stand'ds & Tolerances and all other relevant building codes and regulations.

NB-Strongly advise that all appliances be serviced by qualified tradespeople to ensure safety and reliability of items.

#### Pest Conclusion-

In summary, the building, compared to others of similar age and construction is in highly susceptible to timber pests.

There was no visual evidence of any live termite activity inside the main building at the time of the inspection.

There was no durable notices found in the meter box at the time of the inspection

Where a building is not protected with a termite management system, the building is considered high risk for termite attack. Immediate consultation with a licensed pest technician in regards to the scope and costs associated with a termite management system is highly recommended. Alternatively, monthly inspections should apply. Refer to the body of the inspection report for further details.

For further information, advice and clarification please contact Fred Schober-0422652047

#### Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances: Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system.

However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection

For further information, advice and clarification please contact Fred Schober on: 0422 652 047

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

Building: Main Building  
Location: Front Elevation > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference







**Noted Item**

Building: Main Building  
Location: Exterior walls - right side > 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: Yard  
Location: Yard - Back > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Main Building  
Location: Rear Elevation > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building  
Location: Deck > All Areas, Centre  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

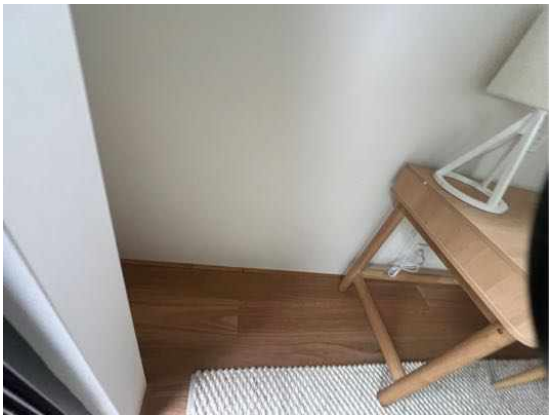
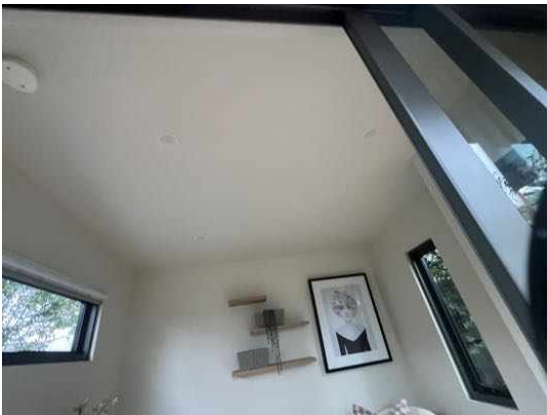
Building: Out Building  
Location: Front Elevation > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

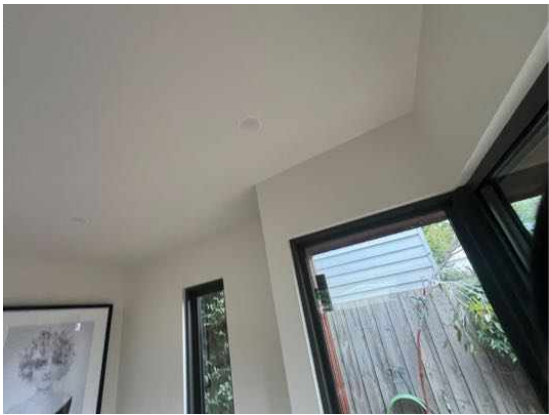




**Noted Item**

Building: Out Building  
 Location: All Areas > Centre, 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: Shed

Location: All Areas > Centre, All Areas

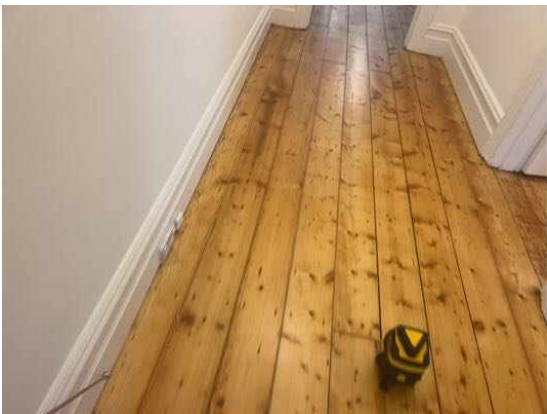
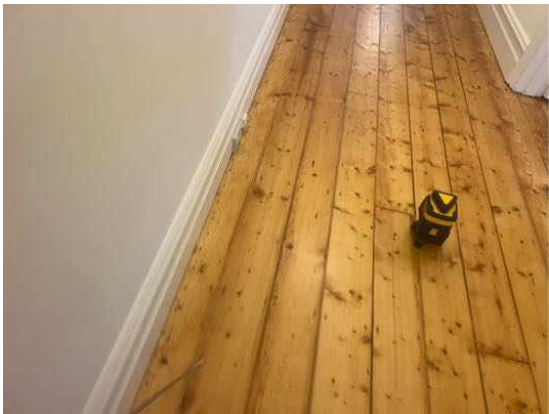
Finding: Additional Photos - Obstructions and Limitations-no access

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 > All Areas  
Finding: Pest inspection-FYI-Methodology-and inspection of cabinetry  
Information: As part of the course of the Pest Inspection-we /knock on skirting boards and architraves to determine if Pests are present-we also visually examine in and around internal cabinetry-as note in images supplied-











**Noted Item**

Building: Main Building  
Location: Entry > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Main Building  
Location: Hallway > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

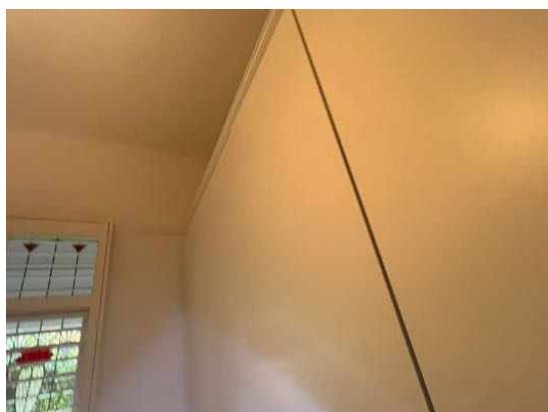
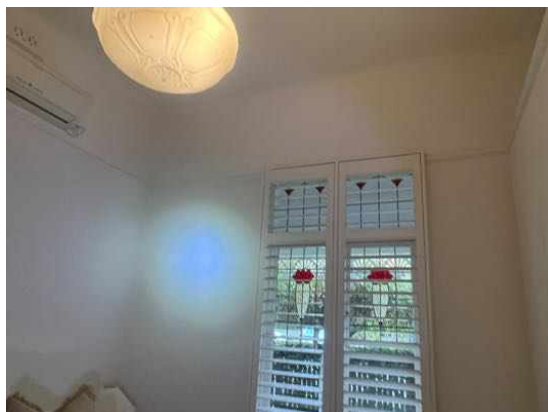
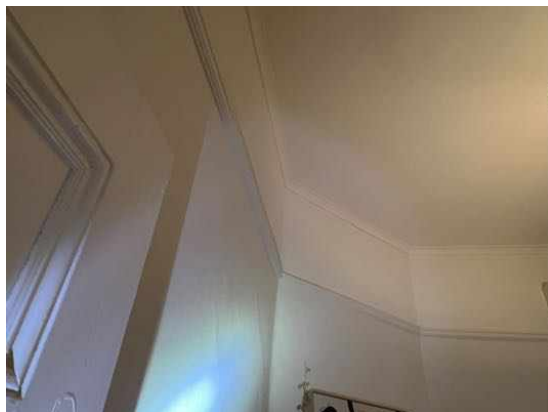




Noted Item

Building: Main Building  
Location: Bedroom > 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: Bedroom > Front Left  
 Finding: Unconventional handyman work-repairs noted to wall  
 Information: This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.



**Noted Item**

Building: Main Building  
Location: Bedroom 2 > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



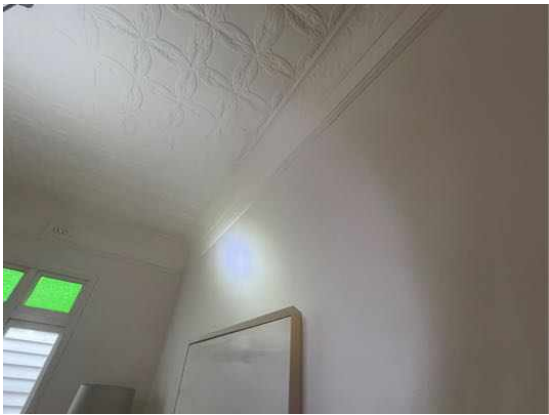




**Noted Item**

Building: Main Building  
Location: Lounge Room > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Main Building  
Location: Kitchen > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





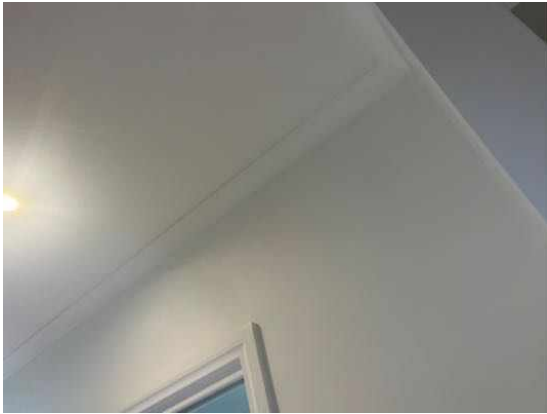




### Noted Item

Building: Main Building  
 Location: Dining Room > 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.





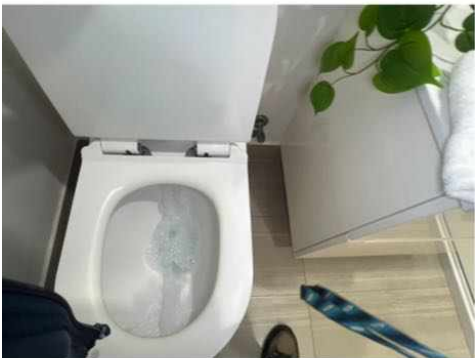


**Noted Item**

Building: Main Building  
Location: Bathroom > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference







**Noted Item**

Building: Main Building  
Location: All Areas > All Areas  
Finding: Additional Photos - Obstructions and Limitations-raining-no access  
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 > All Areas  
Finding: Additional Photos - Obstructions and Limitations-no access as manhole above cabinetry  
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 > All Areas  
Finding: Additional Photos - Obstructions and Limitations-No access to subfloor-  
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.