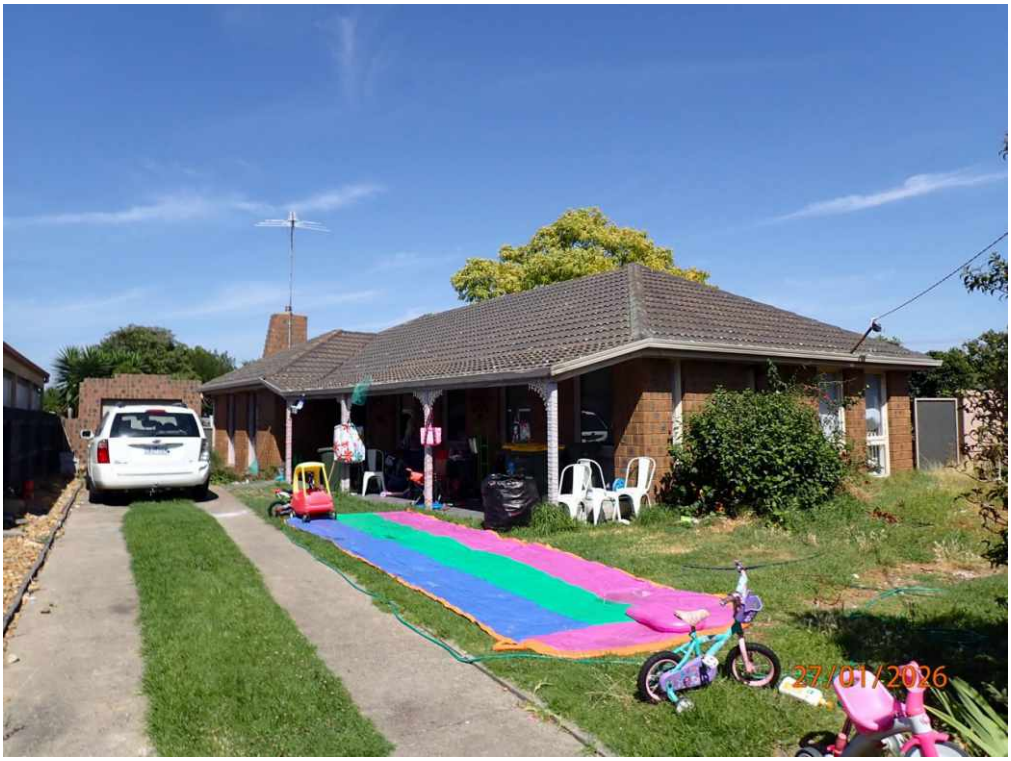
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 12 Bean Ct, Whittington VIC 3219, Australia



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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, 27 Jan 2026
Modified Date:	Wed, 28 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	12 Bean Ct, Whittington VIC 3219, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Peter Phokos Ph: +61405 336 666 Email: Mosman@jimsbuildinginspections.com.au
	Diploma in Building & Construction - Certificate III in Construction Waterproofing Certificate IV in Building & Construction -
Company Name:	Jim's Building Inspections (Mosman)
Company Address and Postcode:	Seaforth 2092
Company Email:	Mosman@jimsbuildinginspections.com.au
Company Contact Numbers:	+61405 336 666

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: 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 inspection report.

The report was commissioned for the sole use of the “Client” and the liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

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 the following options to further protect their investment against timber pest infestation;

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.

This is recommended to be carried out asap by the owners.

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.

Building Standards changed significantly in the 1970's when the Building Act was passed and again in 1990 when the Building Code of Australia was introduced. Materials and construction techniques are constantly changing and Building Legislation must change to address the latest developments.

Unless a dwelling has been constructed recently it may not comply with current standards. That does not necessarily mean that established dwellings are poorly constructed. Generally this assessment is based on the building standards that were current when the dwelling was constructed, which may be different from the current requirements of the Building Act.

This report is based on the the inspection carried out on the tenancy only mention in the address on page 1 of the report.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on 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
Safety Hazard	✔	
Major Defect	✔	
Minor Defect	✔	
Live Timber Pest Activity		✔
Timber Pest Damage		✔
Conditions Conducive to Timber Pest Activity	✔	
Evidence of fungal decay activity and/or damage	✔	
Evidence of wood borer activity and/or damage		✔
Evidence of a previous termite management program		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in Fair condition with 2 major structural defect, 4 safety hazards, minor defects and some maintinance items to be reviewed.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Party Walls, Shed
Other Timber Bldg Elements	Internal Joinery, Doors, Door Frames, Architraves, Deck, Skirting Boards, Fascias, Floating Floor, Veranda Posts, Window Frames
Roof	Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Landscaping Timbers

- Interior

- Gardens

- Fencing

- Exterior

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- 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

- Ceiling linings

- Decking

- Duct work

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Rugs

- Stored items

- Solar Panels

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Bedroom 1 Ensuite & Laundry
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

It os likely

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable. It is highly likely the material where the mould is located will need to replaced rather than treated.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter and review of the extraction fans will need to be channeled to the outside air immediately.

Finding 1.02

Building:	Main Building
Location:	All External Areas
Finding:	Electrical Wires Exposed
Information:	Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.


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Alfresco
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Storage

Finding 1.03

Building:	Main Building
Location:	Garage
Finding:	Electrical Junction Box - Missing
Information:	Several wiring joins in the roof space/subfloor are not adequately protected by a junction box. Junction boxes provide a second insulation barrier to adequately seal off and protect the wires, increasing the safety of the immediate environment and ensuring that the wiring is not damaged.

The absence of junction boxes in the roof space/subfloor poses as an electrical safety hazard, providing risk of electrocution. It appears as though wiring in this area has been completed to a substandard level of workmanship, evidenced by the lack of adequate wiring protection.

Appointment of a licensed electrician is highly advised to provide additional information on the risks of unprotected wiring and to install junction boxes and any other elements as required. Such works should be carried out as a matter of urgency; until this time, any persons within the roof space should exercise a high level of caution.

Finding 1.04

Building:	Main Building
Location:	All Areas

Finding: Suspected Asbestos - Suspected ACM Identified on Site

Information: 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 to areas inside and outside the property.

As Asbestos Reporting is outside the scope of this report, we STRONGLY 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 not only to the areas within the report but all areas within the property, 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.


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Major Defect

Finding 2.01

Building:	Main Building
Location:	Laundry
Finding:	Damp
Information:	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. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases

of damp are likely to ensue, resulting in secondary defects.

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

Finding 2.02

Building:	Main Building
Location:	Garage Roof Exterior > Rear Left
Finding:	Polycarbonate sheeting - Damaged
Information:	The polycarbonate sheeting has deteriorated as a result of exposure to weather conditions over a prolonged period of time. Exposure to elements, such as heavy rain and hailstorms, is likely to damage polycarbonate sheeting, which is not as strong as other roof coverings. Further deterioration of the remaining polycarbonate sheeting is likely to occur if left unchanged. Such deterioration has created the ability for water penetration and secondary damage to the structure, accelerating deterioration of all associated

building elements.

Repair and replacement of several sections of the sheeting is immediately required. Appointment of a roofing restorer is required to perform these works imediately to prevent any further damage being sustained.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Entry
Finding:	Door Closer Missing/Damaged
Information:	The door closer was missing at the time of the inspection. Absence of the door closer limits the operation and security of the door and may pose as a safety risk.

Replacement of the door closer should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected door and improve the safety of the internal area.

Finding 3.02

Building: Main Building
Location: Entry
Finding: Doors - Binding/Jamming
Information: Binding and/or jamming of doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering, doors and door jams.

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 sub floor foundations may 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.

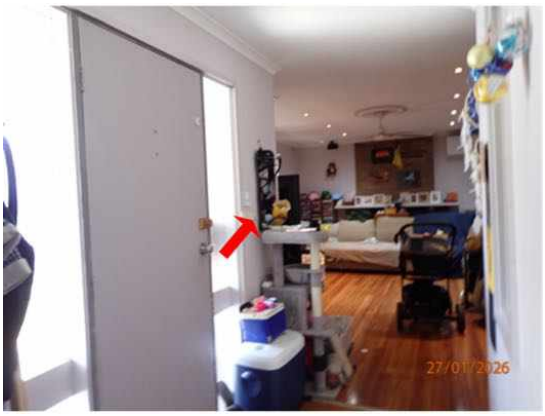
Finding 3.03

Building: Main Building
Location: Lounge Room & Lounge Room 2 > Front Left,Front Right
Finding: Switches - Damaged
Information: The switches in this area was found to be damaged their cover plates at the time of inspection. This occurs generally when the building materials have either aged and decayed or as a result of impact damage (accidental or deliberate).

Repair and/or replacement of the power point or is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the light switch as soon as possible.

Please note that commenting on electrical works are outside the scope of this

inspection. Please engage a licensed electrician to further inspect the property, at client discretion.



Finding 3.04

Building:	Main Building
Location:	Lounge Room > Front Left
Finding:	Building Element - Damaged - Fire Place/Heater
Information:	Damaged occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).
	Replacement of non operating fire place/heater is advised. 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 qualified gas fitter should be appointed to replace the affected building element at t he clients descretion.

Finding 3.05

Building: Main Building

Location: Dining Room

Finding: Building Element - Damaged - Skylight Diffuser

Information: Damaged occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Ref alignment \ of Skylight Diffuser 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 qualified handyman should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.06

Building: Main Building

Location: Dining Room & Bed 1 Ensuite

Finding: Ceiling - Sagging

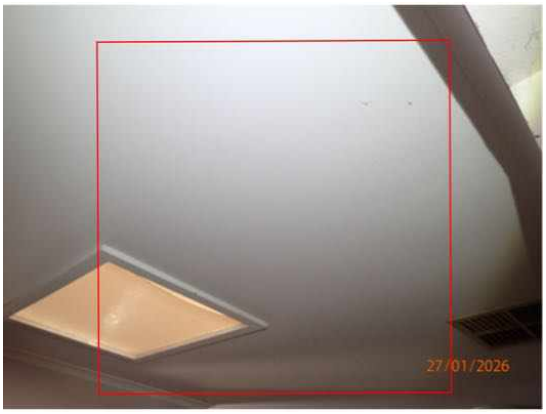
Information: Sections of the ceiling was found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have moved,

due to possible sagging of the roof structure or the removal of a wall.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist, sag or a s a result of the removal of a load bearing wall. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required by a licensed builder.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.



Finding 3.07

Building:	Main Building
Location:	Bedroom 1
Finding:	Door Hardware - Stuck
Information:	The door hardware to the door looked stuck at the time of the inspection. Absence of any of these items the limits the operation of the door and may pose as a safety risk. Repair of the handle should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected door and improve the safety of the internal area.

Finding 3.08

Building:	Main Building
Location:	Bedroom 1
Finding:	Building Element - Damaged - Roller Blind
Information:	Damaged 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 roller blind 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 and restricts the ability to operate the windows.

A relevant tradesperson should be appointed to repair or replace the affected building element in order to use the operable window as intended.

Finding 3.09

Building:	Main Building
Location:	Bedroom 1
Finding:	Paint Surface - Pealing
Information:	Sections of paint in this area was found to have pealing and deteriorated. Paint pealing is generally an indication of excessive moisture or poor preparation upon application in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed builder/painter. Failure to act on this defect may necessitate major works in the future.

Finding 3.10

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Hearer Light - Not Opperating
Information:	The heater light fitting in this area was found not to be operating at the time of the inspection. A Licensed electrician should be appointed to repair/replace the light fitting or light bulb at the client's discretion.

Finding 3.11

Building: Main Building

Location: Bedroom 1 Ensuite

Finding: Windows - Stiff to Wind

Information: The window was difficult to wind at the time of the inspection. Restricted function of the affected windows may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect. Replacement of window hardware may be required, as well as minor repairs and cleaning. A registered window contractor or general handy person will be required to repair the affected windows.

Finding 3.12

Building: Main Building

Location: Bedroom 1 Ensuite

Finding: Cabinet doors - Misaligned/Hinges Loose & Rusted

Information: It is observed that some of the cabinet doors are not aligned and / or have inconsistent gaps between the doors and does not stay closed. The hinges to the joinery doors look to be loose and rusted at the time of the inspection.

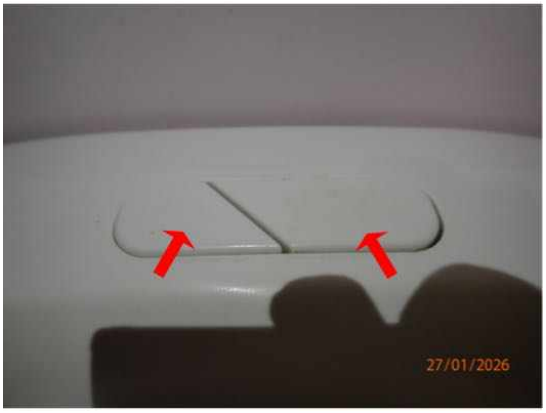
A qualified cabinet maker/handyman can be engaged to rectify the issue at the clients description sand prior to secondary damages accrue.

Finding 3.13

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Toilet - Not flushing as Intended
Information:	The toilet did not flush at the time of inspection as intended during standard operation where both buttons were required i be held while the toilet was flushing for the toilet to flush.

Non-operational building elements such as this are vital to the function of the household and must be fixed.

A qualified plumber should be appointed immediately to repair the toilet and return it to an operational state.



Finding 3.14

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Shower damp - Further investigation advised
Information:	Damp is evident to the lower wall to the shower alcove with no high readings transferring to the other side of the wall where damage is not evident a d abstracted by joinery to the kitchen. Elevated moisture readings were found to the door frames adjacent to the shower.

No high reading were found around the taps.

Sealant appeared to deteriorated and missing to the junctions and grout appears in average condition at present with the shower base beginning to rust and erode.

Leaking pipes and/or fittings may be contributing to the unwanted moisture. Other potential causes can include deteriorated, damaged or inadequate water proofing or missing sealant to junctions and around tap fittings.

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.

Highly recommend consultation with a qualified plumber or bathroom specialist to identify the cause of damp and to perform remedial works as required. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.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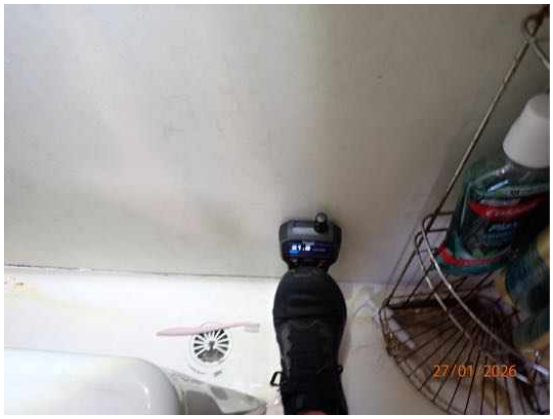
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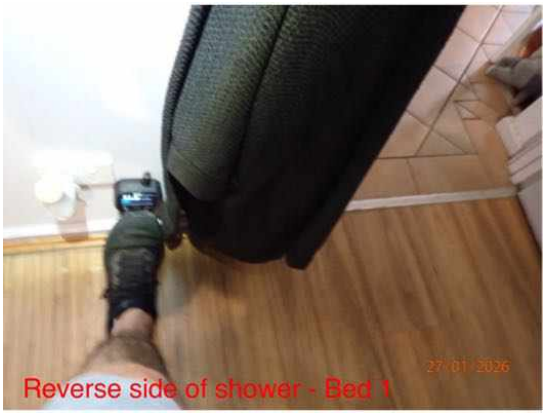
Reverse side of shower - Bed 1
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36.5
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Reverse side of shower - Hallway
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39.8

Finding 3.15

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Substandard works - Basin Trap
Information:	The basin trap to this area appears to have been completed to a substandard level where the trap should be a smooth continuous PVC NOT a flexi hose as installed.
	Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.
	It is recommended that qualified plumber be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.

Finding 3.16

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Incomplete Sealants
Information:	Sealant application. The works to this area appear to be incomplete.

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

It is recommended this be completed prior to secondary defects accuring.

Finding 3.17

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Shower Tray - Rusted
Information:	Rust in the base of the shower tray was evident in this area at the time of inspection.

Rust to the shower trays create potential for water penetration to adjoining building elements. If left unmanaged, the area will continue to rust where water damage may occur as a result of constant water penetration over a prolonged period of time.

Treatment to the eroded area or the replacement of rusted shower tray is advised prior to continuous use. A qualified builder, plumber or bathroom specialist may be appointed to perform these works at prior to continuing to use the shower recess.

Finding 3.18

Building:	Main Building
Location:	Bedroom 1 Ensuite
Finding:	Fitting or Fixture - Loose
Information:	The fitting in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

Finding 3.19

Building:	Main Building
Location:	All Areas
Finding:	Flyscreens - Damaged
Information:	Flyscreens was found to be damaged to the windows in this area at the time of inspection. Whether the flyscreens have not been installed or damaged through wear and tear, this missing building element detracts from the operational state of the window. Where not replaced, damaged flyscreens allow pest and insect ingress into the adjoining room. It is advised that all damaged flyscreen be replaced in order to ensure the full function of all building structures. A general handyperson may be appointed to replace flyscreens at the discretion of the client.


LDY


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Lounge
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Finding 3.20

Building:	Main Building
Location:	All Areas
Finding:	Flyscreens - Missing
Information:	Flyscreens were found to be missing to the windows in this area at the time of inspection. Whether the flyscreens have not been installed or have been removed post-installation, this missing building element detracts from the operational state of the window. Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all missing flyscreens be replaced in order to ensure the full function of all building structures. A general handyperson may be appointed to install flyscreens at the discretion of the client.


Kitchen
27/01/2026


27/01/2026


LDY


27/01/2026


GF
Bath
27/01/2026


2
27/01/2026

Finding 3.21

Building:	Main Building
Location:	All Areas
Finding:	Window Missing Lock
Information:	The window lock/handle was missing at the time of the inspection. Absence of the lock limits the operation and security of the window and may pose as a safety risk. Replacement of the lock/handle should be conducted immediately. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.


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Kitchen
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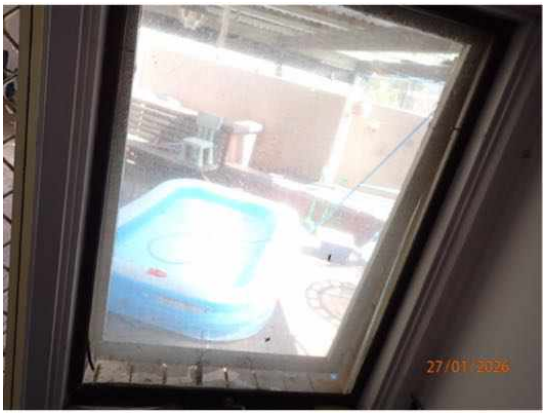
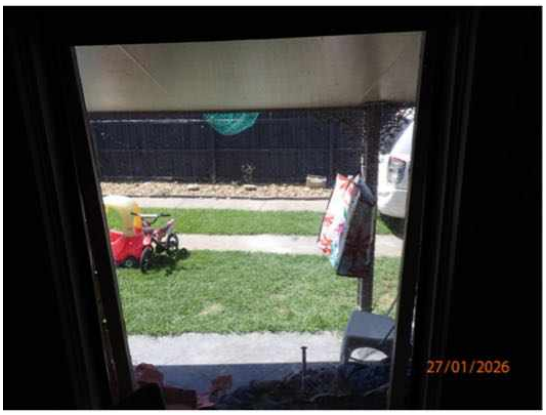



Lounge
2




GF
Bath
27/01/2026


27/01/2026


WC
27/01/2026


27/01/2026


27/01/2026


2
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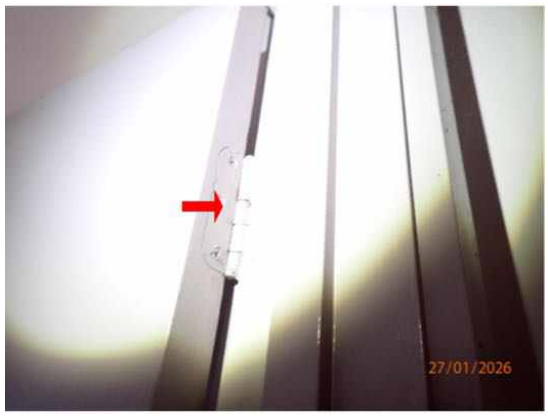
Finding 3.22

Building: Main Building
Location: Toilet (WC)
Finding: Lift Off Hinges
Information: The Bathroom door has regular butt hinges which is suspected that the hinges required are lift off hinges.

This can pose a safety issue and should be rectified as soon as possible. A carpenter or handyman can be engaged to carry out the works.

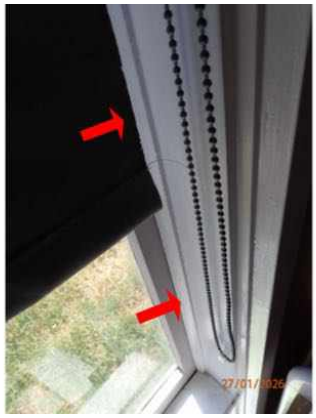


Finding 3.23

Building: Main Building
Location: Toilet (WC)
Finding: Exhaust fan - Missing
Information: An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.

Finding 3.24

Building:	Main Building
Location:	Bedroom 2 > Rear Right
Finding:	Window - Binding/jamming
Information:	Binding and/or jamming of this window is evident during standard operation. This defect inhibits the functionality of the affected window as well as creating potential for secondary defects to associated building elements, such as damage to the window reveal or sash. A window that binds to the associated frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges or areas effected by weather. For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.25

Building:	Main Building
Location:	Bedroom 3 > Front Right
Finding:	Fitting or fixture - Loose Light
Information:	The light in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other secondary defects or personal injury which poses a safety concern.

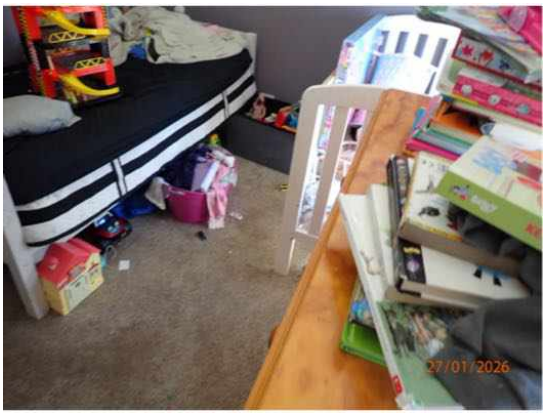
A qualified electrician should be appointed to perform these rectification works immediately.

Finding 3.26

Building:	Main Building
Location:	Bedroom 2 & 3
Finding:	Carpet - Deteriorated
Information:	Sections of the carpet floor covering in this area appeared to be tired with considerable wear and tear. This can be from the age of the carpet or, possibly due to an internal water leak.

The first step is to diagnose the cause of the dampness. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Replacement of the affected carpet is recommended at the clients discretion.



Finding 3.27

Building:	Main Building
Location:	Kitchen
Finding:	Window Lock/Handle - Loose
Information:	The window lock/handle was loose at the time of the inspection. Loose lock/handle limits the operation and security of the window and may pose as a safety risk. Replacement/Repair of the handle should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.28

Building:	Main Building
Location:	Kitchen
Finding:	Dishwasher Installation
Information:	The dishwasher in this area is loose and requires to be securely installed.
	If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.
	A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

Finding 3.29

Building:	Main Building
Location:	Kitchen
Finding:	Gas Installation - Cook Top - Igniter
Information:	It was noted at the time of inspection that one or more of the gas cook top burners was not operational by the igniter not functioning at the time of the inspection.
	It is advised to engage a qualified gas fitter to inspect repair or replace the appliance as needed. This is to be carried out asap.

Finding 3.30

Building:	Main Building
Location:	Kitchen
Finding:	Oven Door Handle - Loose
Information:	The oven door handle was loose at the time of the inspection. Loose handle limits the operation of the door and may pose as a safety risk. Replacement/Repair of the handle should be conducted as soon as possible. A general handy person or qualified carpenter should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

Finding 3.31

Building: Main Building
Location: Kitchen
Finding: Building Element - Damaged - Cook Top Dial
Information: Damaged 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 dial 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 qualified gas fitter should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.32

Building: Main Building
Location: Kitchen
Finding: Building Element - Damaged - No Fan Speed
Information: Damaged occurs generally when the building materials have either aged and decayed where there is only one speed to the range hood fan width a retro fitted switch to the range hood.

Repair and/or replacement of range hood is advised to ensure that the grill function of the range hood is achieved. 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 electrician should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.33

Building: Main Building

Location: Kitchen

Finding: Range Hood - Filter Blocked

Information: The range hood was found to the filter was blocked and required cleaning at the time of the inspection.

This is likely to lead to a build-up of grease and grime in the surrounding area within the kitchen walls, ceiling and cupboards.

Without the filter the Rangehood is not considered fully operational and is deemed a minor defect. It is therefore preferable that the be installed or the range hood replaced.

A licensed electrician/mechanical ventilation contractor should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.

Finding 3.34

Building: Main Building

Location: Kitchen

Finding: Tap - Leaking

Information: The tap in this area was found to be leaking at the time of inspection. This is a

common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a qualified handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Finding 3.35

Building:	Main Building
Location:	Laundry
Finding:	Exhaust fan - Missing
Information:	An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.

Finding 3.36

Building:	Main Building
Location:	Lounge Room 2 > Front Right
Finding:	Fitting or Fixture - Loose - Door Stop
Information:	The door stop in this area is loose and requires adjustment to tighten.
	If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.
	A qualified handyman should be appointed to perform these rectification works at discretion of the client.

Finding 3.37

Building:	Main Building
Location:	Lounge Room 2 > Front Right
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.
	Noticeable cracks may result in minor sticking or jamming of associated doors and

windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

Finding 3.38

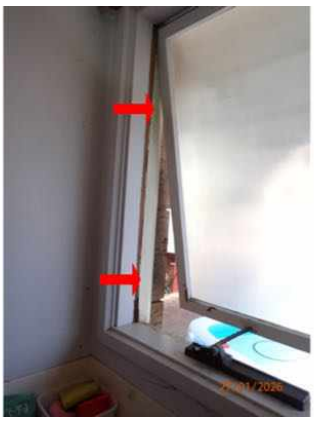
Building:	Main Building
Location:	Hallway > Rear Right
Finding:	Timber Floor - Popping
Information:	The timber floating floor was identified to be popping at the time of the inspection. If left unattended the underlying issue could effect the floor system or surrounding building elements and structure. This issue generally arises from excessive heat to the subfloor or a high moisture content which can subsiquesnty force the floors to move further than the manufacturers allowances. It is advised to engage a licenced builder to investigate the cause of this issue as soon as possible

Finding 3.39

Building: Main Building
Location: Bathroom > Rear Right
Finding: Building Element - Damaged - Window Storm Mold
Information: Damaged occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Replacement of broken storm mold 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 qualified handyman d]or carpenter should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.40

Building: Main Building
Location: Bathroom > Rear Right
Finding: Mirror - Delaminating
Information: Delaminating was identified in the mirror in this area.

Delaminating affects the use and quality of the mirror and will restrict the visibility within the mirror over time.

A qualified mirror or glass repair service may be required to replace the mirror at the owners discretion

Finding 3.41

Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Mild Water Hammer
Information:	It was observed during inspection that mild water hammer is present. Unless it is caused by the use of a solenoid or ceramic valve in an appliance supplied by the owner it is considered to be a defect with reference to Standards and Tolerances. This defect is to be reviewed and addressed by a licensed plumber at the owners discretion.

Finding 3.42

Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Basin - Cracked
Information:	Cracking was evident to the basin at the time of inspection, which is suspected to have been by minor impact damage. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking. As the cracking provides potential ingress for water, secondary water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged. Consultation with a plumber regarding basin repair or replacement is required. Remedial works may be required to protect against any further damage.

Finding 3.43

Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Cabinetry - Water Damage
Information:	Swollen building elements generally indicate that the building materials have been affected by water / moisture and they have swollen in appearance. No moisture or water leaks were evident at the time of inspection. Although not urgent replacement or repairs of affected building elements may be done by a cabinet maker at the clients discretion.








Finding 3.44

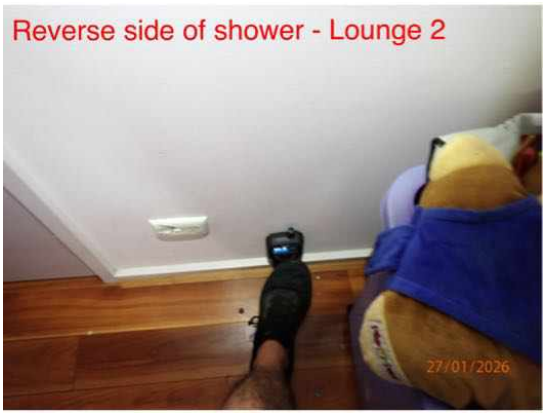
Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Shower damp - To Be Monitored & Epoxy Grout
Information:	Damp is evident to the lower wall to the shower alcove and acceptable level moisture reading were found to the reverse side of the shower. Elevated moisture readings were found to the wall adjacent to the shower.

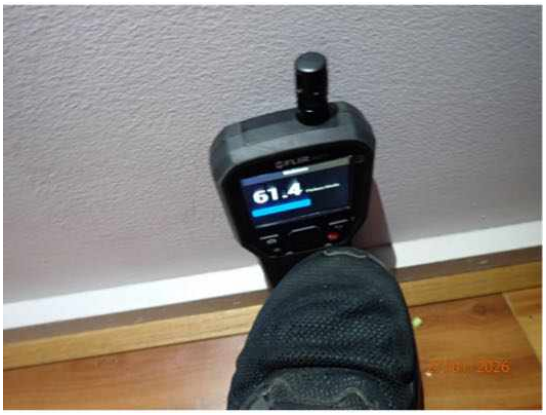
Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

It is advised to engage a epoxy grout specialist to remove and replace the grout with epoxy grout and install epoxy to all floor wall corner joints.

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


88.1


Reverse side of shower - Lounge 2
27/01/2026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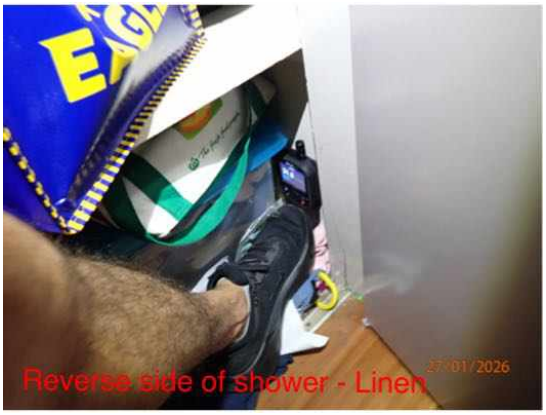

Reverse side of shower - Linen
27/01/2026


32.6
27/01/2026


Adjacent to shower


77.7

Finding 3.45

Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Grout - Missing with Epoxy
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.

It is advised that the showers are reviewed by a qualified specialist bathroom grout and sealant specialist to remove and replace all rout with EPOXY grout and re seal all wall for junctions asap.

Finding 3.46

Building:	Main Building
Location:	Garage & Laundry
Finding:	Doors - Binding/Jamming
Information:	Binding and/or jamming of doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering, doors and door jams.

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 sub floor foundations may 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 3.47

Building:	Main Building
Location:	Roof Void
Finding:	Vent - Extracted into roof space
Information:	The bathroom ventilation was discharging within the roof space was dislodged at the time of the inspection and was found to lead directly into the roof space, rather than venting to the exterior of the building. The positioning of this flue is likely to condensate within the ceiling void. The presence of insulation surrounding the flue adds to this can pose an issue. Without re-direction to the exterior of the building, the ventilation is not considered fully

operational and is deemed a minor defect. It is therefore preferable that the flue be re-directed to vent into the external environment.

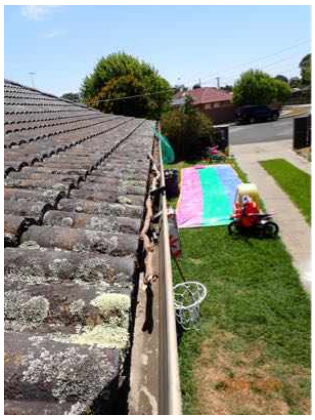
A licensed mechanical ventilation contractor/electrician should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.

Finding 3.48

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof were considered to be in a fair condition. While weathering and ageing of the roof tiles and sheets over the alfresco and flashings are fairly consistent with the age of the property, maintenance works are required.

Where left unmanaged, deteriorating roof are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures. The ceilings to the inside were freshly painted and difficult to see any current active leaks.

Consultation with a roofing contractor is advised to review the roof and provide the costs to pressure clean t he'd roof surfaces. Re inspection of the roof will be required to review any areas requiring rectification once the the roof is cleaned.. This is to be carried out asap.

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Finding 3.49

Building:	Main Building
Location:	Roof Exterior Alfresco
Finding:	Exterior roof - Insufficient fall
Information:	It was identified that there is insufficient fall or angle in the roofing structure, which is leading to pooling of water and an array of secondary related building defects. Such defects are likely to include material deterioration, leaks and/or corrosion of associated building materials.

The angle of the roof is insufficient to facilitate the effective drainage of rain water to the roof plumbing systems. Over time, if this defect is not addressed (potentially including structural changes to the roof), further building defects will develop.

Consultation with a roofing plumber or roofing restoration contractor is required for quotations regarding these works. Where water pooling is quite significant, structural alterations to the roof may potentially be expensive and time-consuming.

Finding 3.50

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Rusted or Corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed roof plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

Finding 3.51

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

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

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 3.52

Building:	Main Building
Location:	Roof Exterior
Finding:	Solar Panels
Information:	Upon inspection of the exterior roofing, the majority of the solar panels were considered to be in a fair condition. While weathering and ageing of the solar panels maintenance works are required to review the condition of the panels and confirm they are actually functioning. Where left unmanaged, deteriorating panels are likely to lead to a number of secondary defects, including the likelihood of decreasing the efficiency of the solar panels. Consultation with a solar specialist is advised to review the panels and solar system and provide the costs to pressure clean the panels surfaces. This is to be carried out prior to the use of the panels.


SOLAR ARRAY
A.C. ISOLATOR

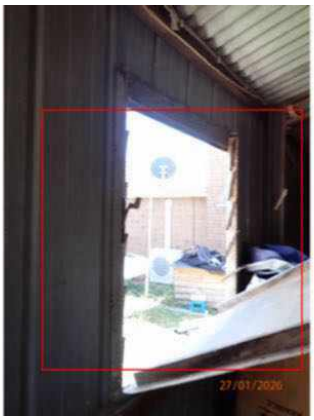

WARNING
This premise contains an electricity generation system. The isolation switch is located at:
AC Solar Array Located:
In an emergency, turn off the MAIN SWITCH (inverter supply) located at:
This will isolate the PV array and de-energise the PV system.
WARNING
MULTIPLE SUPPLIES
ISOLATE ALL SUPPLIES BEFORE WORKING ON THIS SWITCHBOARD
SOLAR SYSTEM SHUTDOWN PROCEDURE
Solar system is shutdown by switching the "Main Switch (Inverter Supply)" to the OFF position. This will isolate the PV array and de-energise the entire PV system

Finding 3.53

Building:	Main Building
Location:	Garage & External Storage Room
Finding:	Window - Missing/Damaged
Information:	Missing/damaged glass identified in the window in these areas. Missing window panes windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is highly un;Kiel's given there is no glass left:). The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to replace the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.



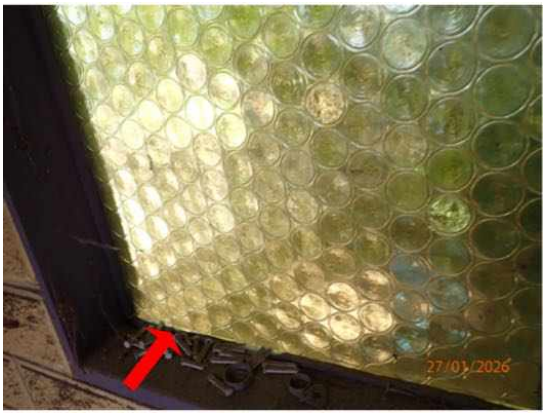
Finding 3.54

Building:	Main Building
Location:	Store Room
Finding:	Windows - Wood rot
Information:	Wood rot was found to be affecting external windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.



Finding 3.55

Building: Main Building

Location: Store Room

Finding: Door - Binding/Jamming

Information: Binding and/or jamming of the door to to the storage room within the property was evident during standard operation. This defect inhibits the functionality of affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering, doors and door jams.

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 slab/base structures.

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

Finding 3.56

Building: Main Building

Location: Yard - Back

Finding: Hot Water Unit Installation

Information: It was noted at the time of inspection that the base of the hot water was sitting on the ground. Hot water units sitting on the ground could rust and erode causing a potential water leak as a secondary defect and can be conducive conditions timber and pest

It is advised to engage a qualified plumber to inspect repair, replace or adjust the unit as required prior to. Secondary defects occurring.

Finding 3.57

Building: Main Building

Location: Alfresco >

Finding: Cracks to Exterier Render - Category 1

Information: It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.58

Building: Main Building

Location: Store Room
Finding: Brickwork - Cracking noticeable
Information: There were cracks evident to external blockwork.

Noticeable cracks are a common occurrence in external blockwork and could be as a result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions but more than likely as a result of the window lint;e rusting and eroding causing the mortar to crack. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork and lintels.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible to be reviewed and replace any rusted or eroded steel lintels.

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

Finding 3.59

Building: Main Building
Location: Store Room
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.

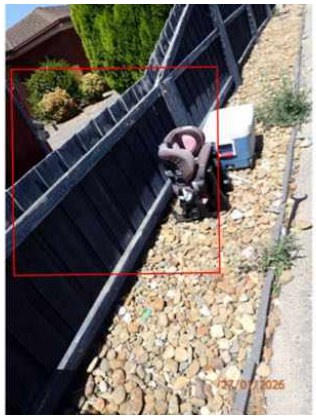
Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

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 3.60

Building:	Main Building
Location:	All Areas
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



Finding 3.61

Building:	Main Building
Location:	All External Areas
Finding:	Weep holes - Blocked
Information:	It was noted during the time of inspection that some of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages. Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems. Depending on the nature of the blockage, the homeowner may be able to undertake remedial works to remove blockages. Alternatively, appointment of a registered builder may be required to remove blockages. Preventative works are necessary in ensuring the structural integrity of the affected brickwork and should be performed as soon as possible.

Finding 3.62

Building:	Main Building
Location:	All External Areas
Finding:	Site Drainage - Building Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection.

If left unattended excessive moisture and water can pool/pond and lie against building structures and possibly cause secondary defects.

It is strongly advised to engage a licensed builder/plumber to review and advise asap.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Finding 3.63

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Overflow - Not Plumbed for Drainage
Information:	The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow.

These works will ensure that the area remains dry and free of any secondary defects.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External 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 moisutre from watering hosing can make conditions conducive to termite activity and termite ingress.

Finding 6.02

Building: Main Building
Location: All External Areas
Finding: Excessive Moisture - Identified
Information: Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated or leaking plumbing pipes or excessive subfloor moisture to the subfloor where a qualified plumber or a mechanical ventilation specialist should be engaged to further inspect the property to identify the cause of the excessive moisture and carry out any necessary repairs.

This is advised to be carried out as soon as possible.

Finding 6.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Wet Areas - Termite Techniques - Moisture Detected
Information:	Moisture readings was found in the walls of the wet areas which warrants further invasive investigation.

All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture.

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

NOTE: Any wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.


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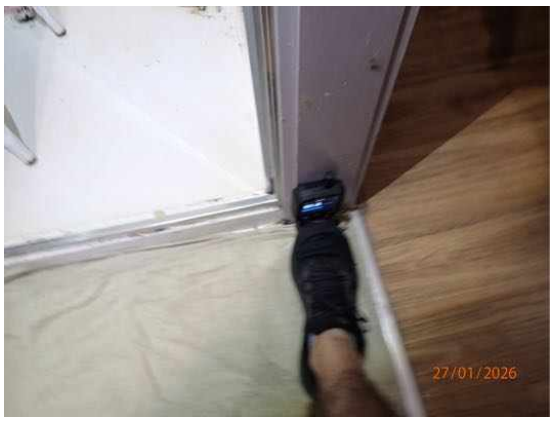
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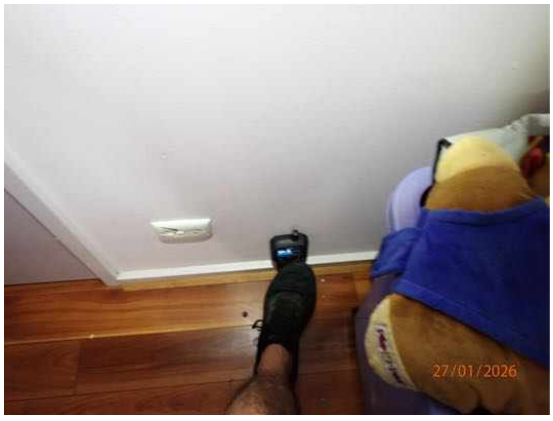
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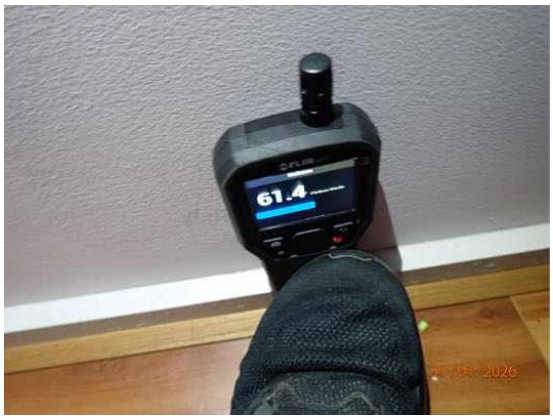
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Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Site Drainage - Inadequate Providing Conducive Condition
Information:	The site drainage in this area was found to be inadequate at the time of inspection.
	If left unattended excessive moisture can attract termites and produce conditions that promote termite attack fungal growth, wood decay.

Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

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

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. All susceptible timbers should be removed and replaced with non susceptible timber.

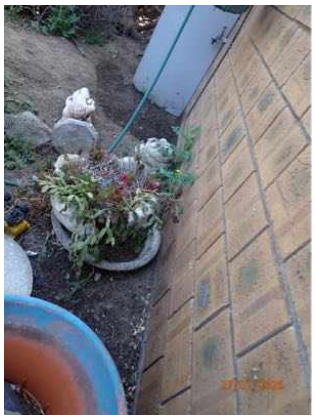
Finding 6.06

Building:	Main Building
Location:	All External Areas
Finding:	Water Leak - External
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage. Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present.

Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.08

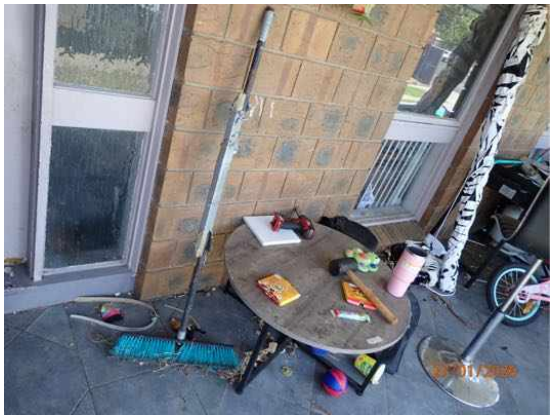
Building:	Main Building
Location:	All External Areas
Finding:	Bridging of Termite Barriers - Weep Holes
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with undetected passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels, paving, footpaths, structures or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed in all areas throughout the external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.



Finding 6.09

Building:	Main Building
Location:	All External Areas
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 6.10

Building:	Main Building
Location:	All External Areas
Finding:	Bridging or Obstruction - Air Conditioner, Hot Water & Storage
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier. Either the A/C Unit, Hot Water unit, storage shed or stored goods obstructed a clear visual inspection to the wall(s) and weep holes in this area. Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner. Recommend moving obstructions away from the external walls for further and future inspections.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Store Room

Finding: Wood Rot - Timber Pest Damage

Information: Wood rot or fungal decay was found in the shed at the time of inspection.

Wood rot which is technically known as Fungal Decay occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering in the long term or the pooling of water or absorbed moisture from other abutting building materials.

Wood rot provides conditions that are conducive to termite and timber pest activity. Highly recommend to remove all susceptible timbers and replace with non susceptible timbers.

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

- Asbestos Inspector

- Licensed Electrician

- Licensed Plumber

- A qualified environmental hygenist

- Damp Proofing Specialist

- Licensed Plumber specialising in Gas

- Licensed Plumber specialising in Roof Plumbing

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- Building Summery

The building compared to others of a similar built of age of construction appears to be mostly in fair condition. It does however have safety hazards, minor defects and some major defects minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

All room numbers are labeled from left to right as walking through the property from the front door and the room location references are also referenced when sanding at the front door looking in.

It is recommended that a second manhole be installed in an appropriate location in the ceiling of the property, to gain full access for regular inspections to all areas of the roof void.

Please be aware that limitation's did affect the inspection and areas of low clearance, insulation, mechanical ventilation ducting to areas of the roof void, poor access meant a complete inspection of the roof space was not possible, areas of furniture, stored items, insulation and garden vegetation meant some areas was obstructed.

It is strongly advised that all minor defects along with any maintinance advise provided are actions to prevent theses defects from escalating into major defects or safety hazards.

The rating for the risk of undetected defects is therefore High.

Pest Summery

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Several proposals should be considered when making a long term decision regarding termite management. Termite management should be carried out in compliance with Australian Standard 3660.2:2017, and follow the AEPMA Code of Practice for Termite Management, incomplete or partial treatments carry greater risk of the attack continuing unabated with ongoing damage and higher resultant costs.

Carpet and fixed cabinetry and stored items can obscure termite activity.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Additional Invasive and Non Invasive Tests

These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible

and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- Consult the owners on the current termite management program in place and action any shortfalls in the protection of your asset against termite attack.
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- No evidence of annual inspections have been carried out as recommended on every property.
- Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections. (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Repair and monitor any water leaks and areas of excessive moisture.

- A roofing contractor or use of drone is advised to review the areas of the roof where the building inspector was not able to access at the time of the inspection and action any shortfalls identified within the report.
- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

Additional information:
- Trees nearby on other properties could not be inspected.

Obstructions are as follows but not limited to:

* Ducting to the roof space.
* Insulation to the roof space.

* Furniture.
* Fixed joinery.
* Vegetation.
* Floor coverings.
* Blinds/Curtains.
* Soft Furnishings.
* Pictures/Art/Frames to walls.
* Bins.
* Car.
* Fixed ceilings.
* Stored goods

Major Structural Defect - Definition as per AS4349.0-2007

* Moisture found in walls to the laundry.
* damaged roof sheets to the roof of the garage.

Safety Hazards

* Mould to bed 1 Ensuite & Laundry.
* Exposed electrical cables.
* Missing junction box to the garage.
* Suspected asbestos.

It is recommended that areas where the not visible areas attempt to be inspected.

For further information, advice and clarification please contact Peter Phokos on: +61405 336 666

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Shower, Bath, Toilet & Basin Condition
Information:	The shower recess was tested and there was no visible water penetration to surrounding areas unless otherwise stated in a seperate defect of the report. The water appeared to flow freely towards the floor waste at the time of inspection. Moisture was detected to the shower walls and the severity is documented within the report. The shower floor waste appeared to be clear at the time of inspection. No leaks were visible during flushing the toilet and appeared to operate as normal unless otherwise stated in a seperate defect within the report. No water damage was noted to the vanity unit at the time of inspection unless otherwise stated in a seperate defect within the report. Basins, laundry tubs, vanity's and sinks were water tested and inspected and no evidence of leaks or blockages in the plumbing/drainage was present at the time of inspection unless otherwise stated in a seperate defect within the report. All internal taps and shower heads were tested with no leaks unless otherwise stated in a seperate defect within the report. IMPORTANT NOTE: This test may not reveal water leaks until the shower or toilet are put into constant use and surrounding areas monitored over a period of time.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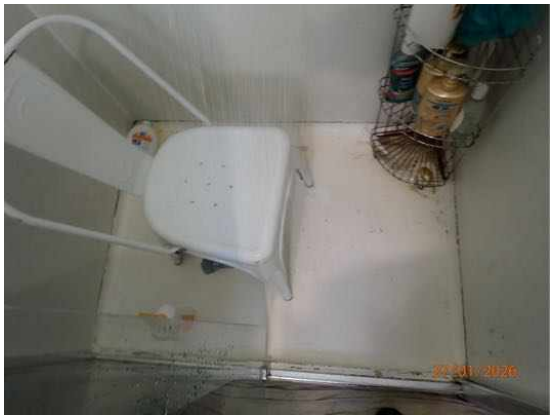


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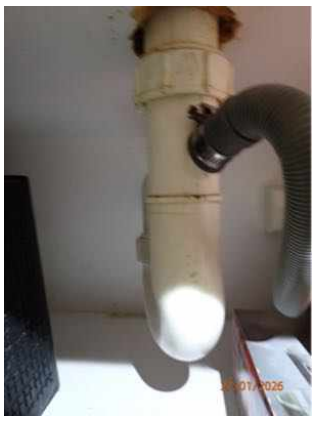


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Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing & Electrical
Information:	All appliances need to be serviced and maintained in good order. 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 all appliances checked by a licensed relevant contractor to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked and a maintinance schedule be created for all appliances and equipment moving forward.

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.


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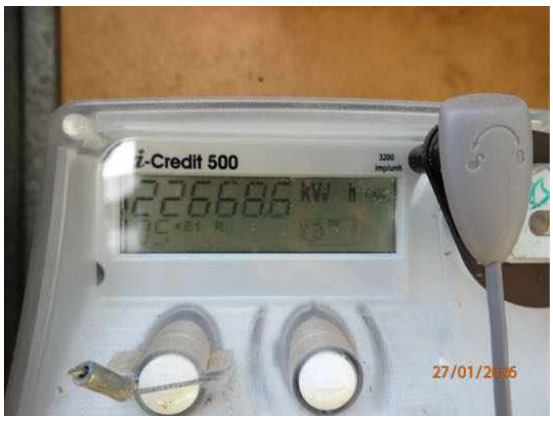
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WARNING
This premise contains an electricity generation system. The isolation switch is located at:
AC Solar Array Located:
In an emergency, turn off the MAIN SWITCH (inverter supply) located at:
This will isolate the PV array and de-energise the PV system.
WARNING
MULTIPLE SUPPLIES
ISOLATE ALL SUPPLIES BEFORE WORKING ON THIS SWITCHBOARD
SOLAR SYSTEM SHUTDOWN PROCEDURE
Solar system is shutdown by switching the "Main Switch (Inverter Supply)" to the OFF position. This will isolate the PV array and de-energise the entire PV system
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SOLAR ARRAY
A.C. ISOLATOR
OFF


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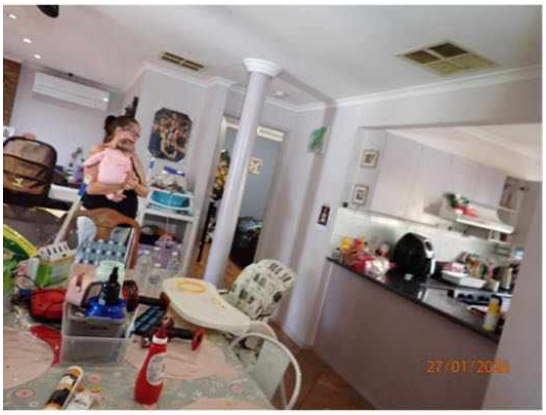
Noted Item

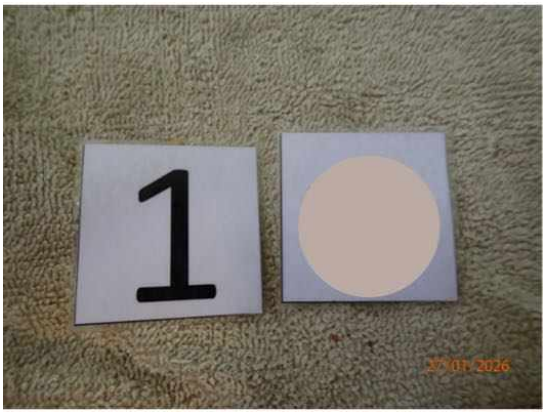
Building: Main Building

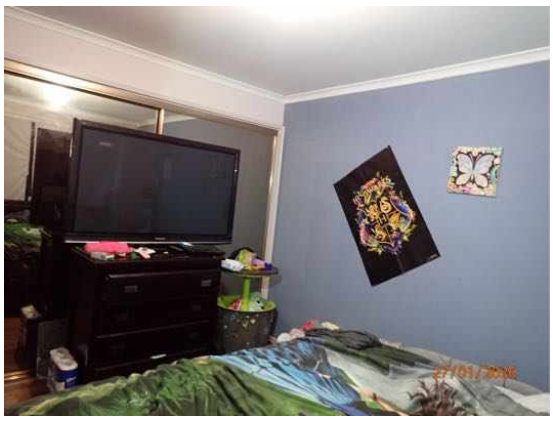
Location: All Internal Areas

Finding: Smoke Detectors & Alarms

Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this is highlighted as a caution only. Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis. Please refer to AS3786 and state based legislation, which may also apply.







Noted Item

Building:	Main Building
Location:	All External Areas
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.

Noted Item

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

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

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

Noted Item

Building: Main Building
Location: All External 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 easy 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:	Roof Void
Finding:	Roof Void - Limited Access
Information:	Limited access to the roof void was present due to facts including but not limited to, limited access, insulation, Air condition Unit & ducting, obstructions or placement of insulation and or sarking, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

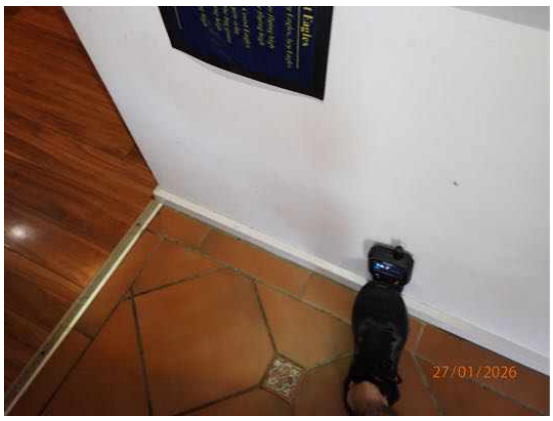
NOTE: Unless all insulation is removed from the roof space a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.






Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Additional Photos Added - Moisture Readings
Information:	Additional photos are added for your reference. Where additional moisture readings were made and clear of any elevated moisture present.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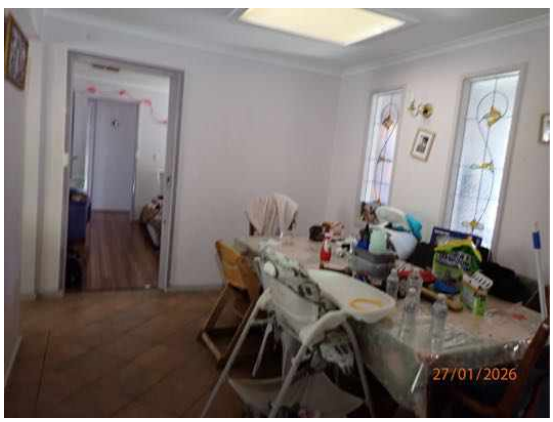
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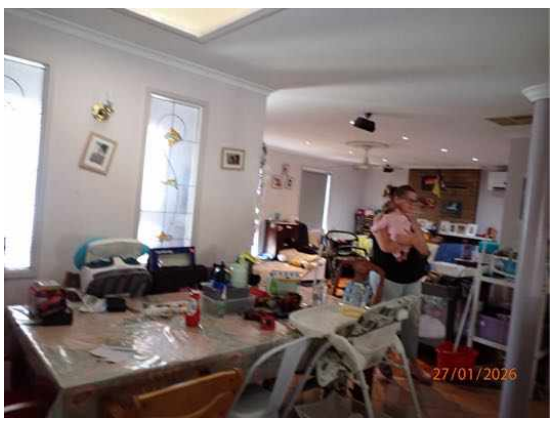
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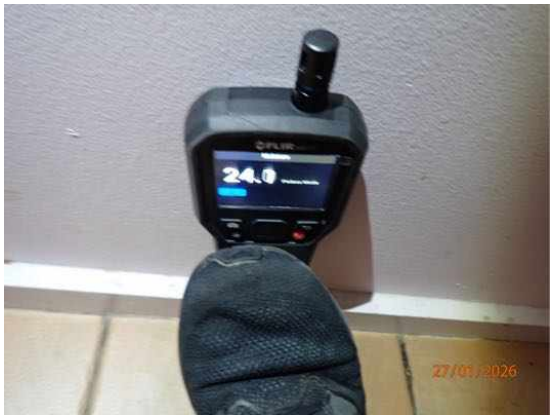
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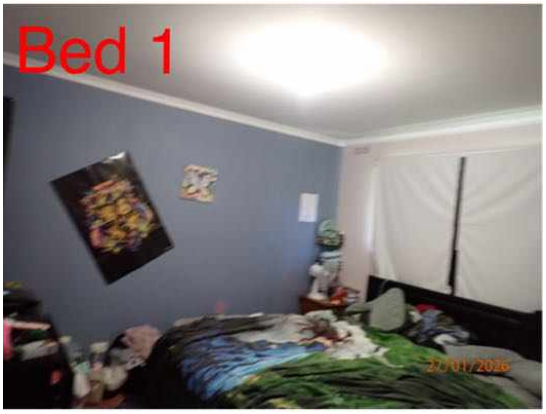
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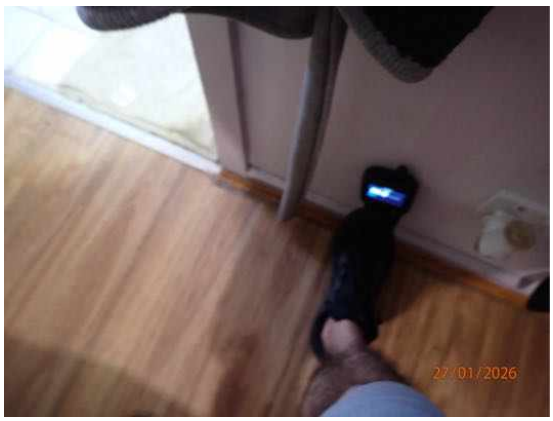
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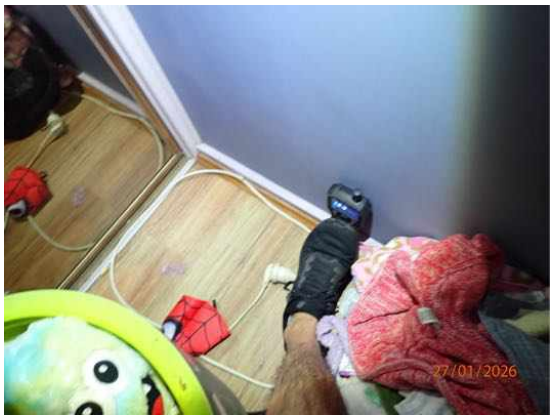
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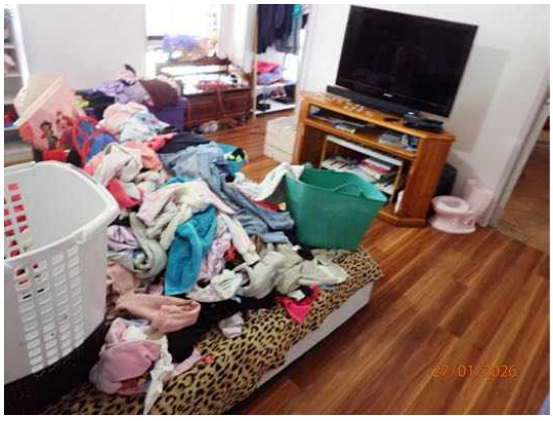
38.3
27/01/2026


27/01/2026


28.9
27/01/2026


Lounge
2
27/01/2026


27/01/2026

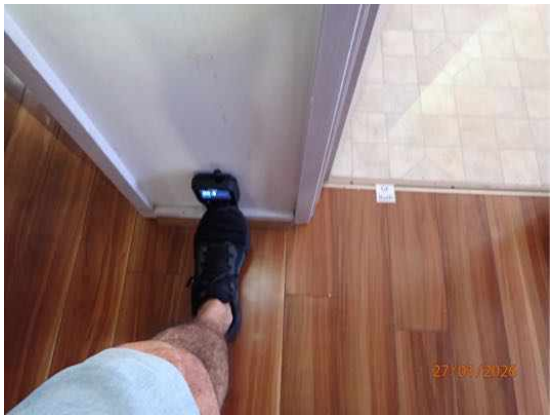

27/01/2026


25.4
27/01/2026


27/01/2026


34.4
27/01/2026


27/01/2026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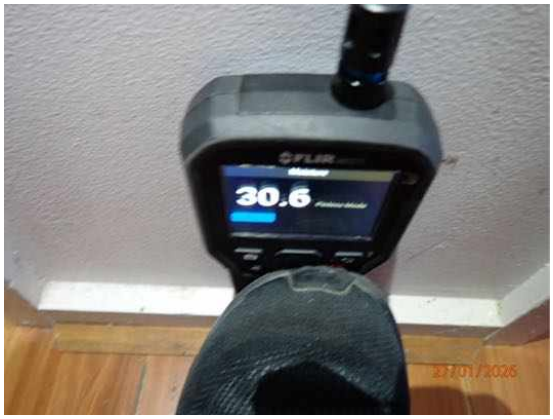

30.6
27/01/2026


3


21.5
27/01/2026

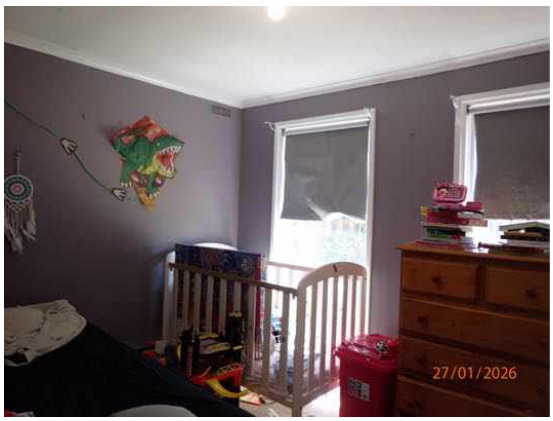

WC
27/01/2026


27/01/2026


39.4


36.3


2
27/01/2026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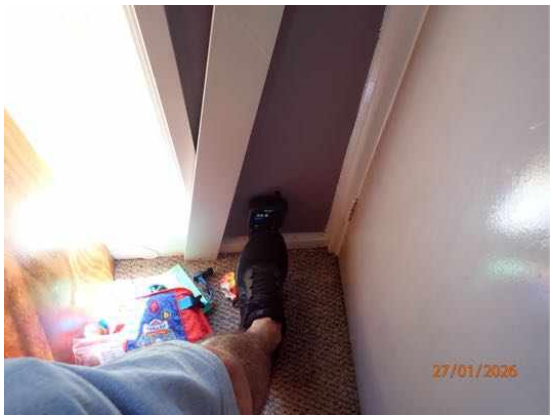
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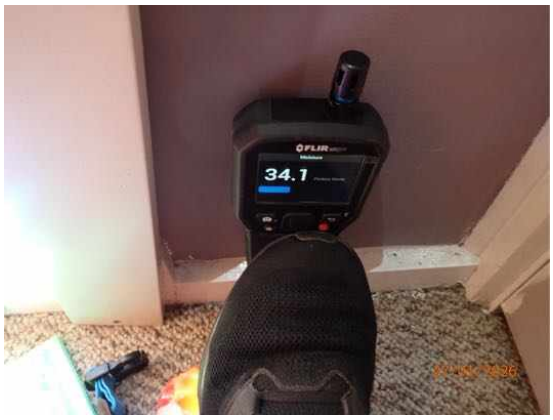
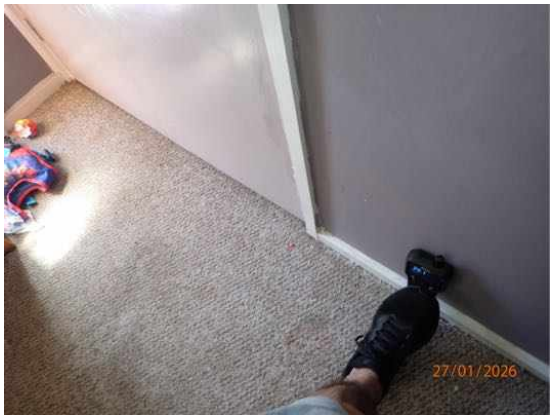
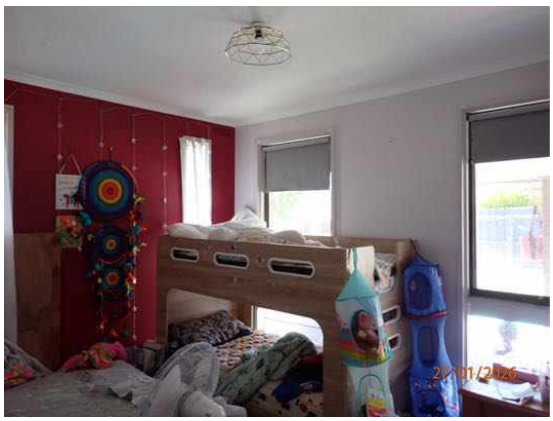

34.1





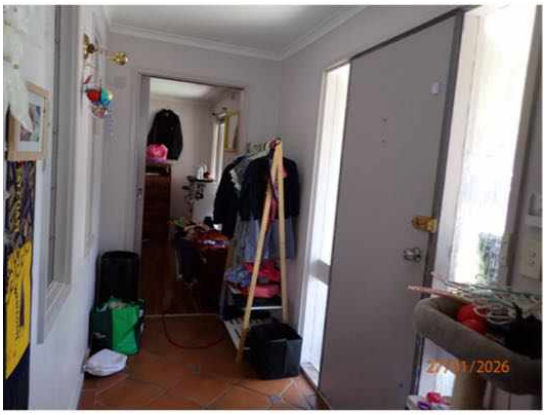
Noted Item

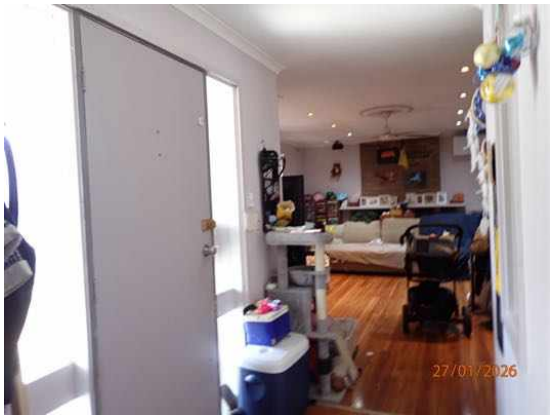
Building: Main Building

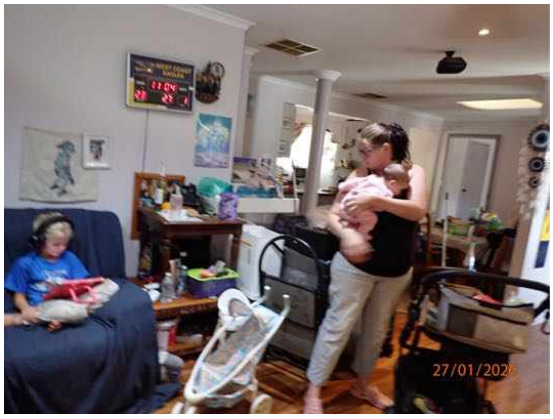
Location: All Areas

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.

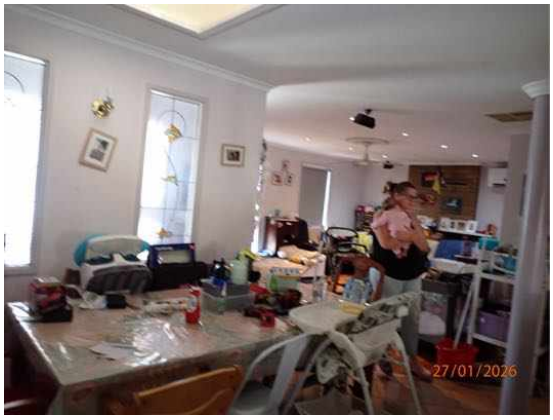







Dining


27/01/2026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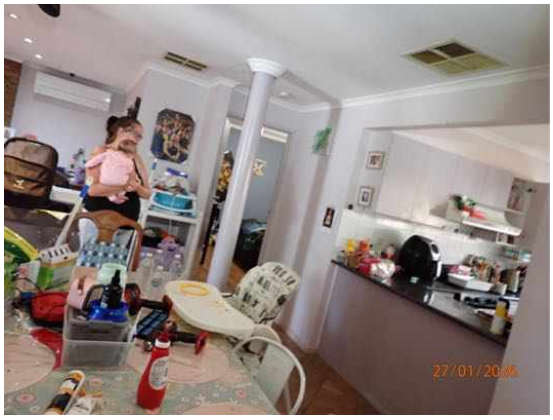
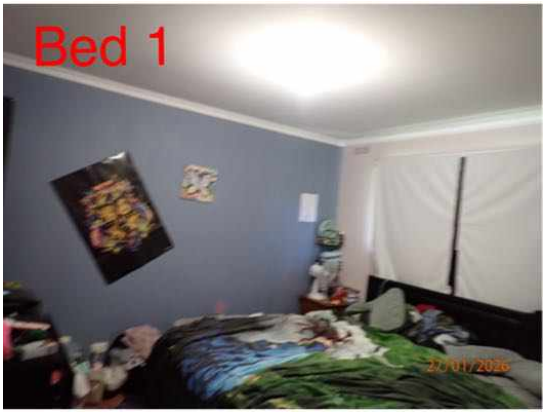


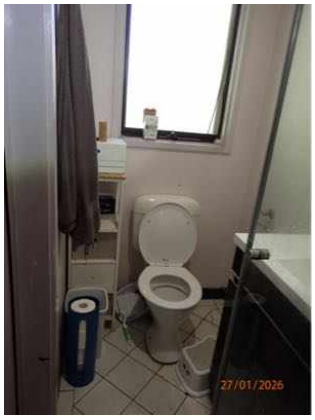

Bed 1


27/01/2026


1
Ens


27/01/2026


27/01/2026

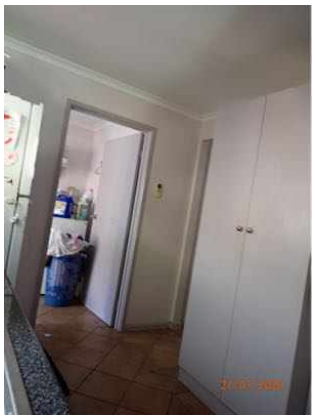

27/01/2026


Kitchen
27/01/2026


27/01/2026


27/01/2026


27/01/2026




LDY
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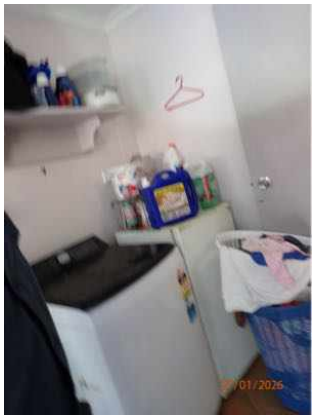
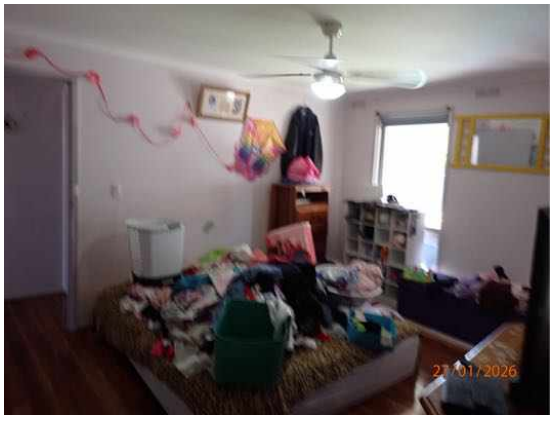

27/01/2026


Lounge
2
27/01/2026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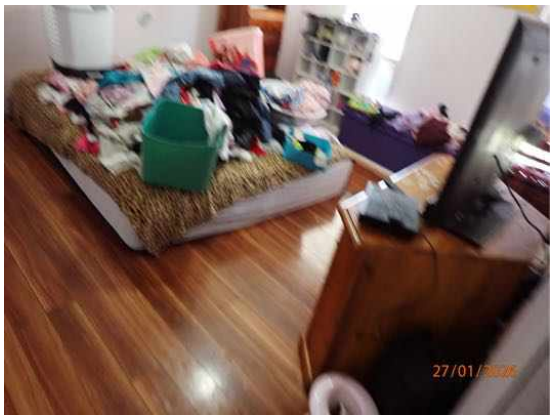
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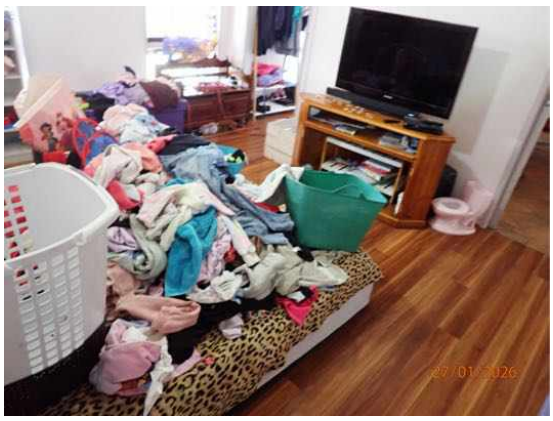
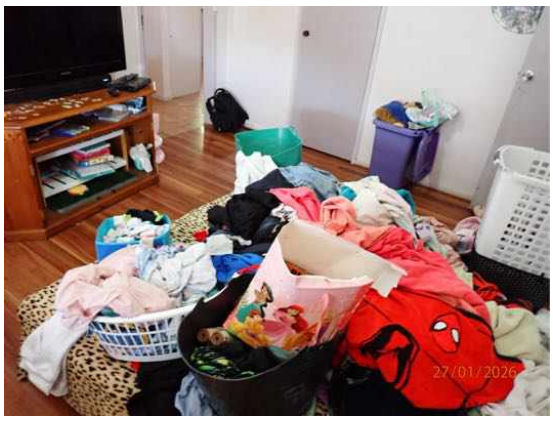


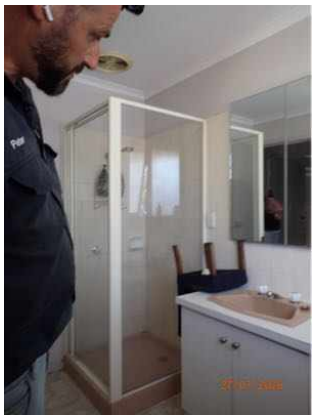



GF
Bath
27/01/2026


27/01/2026


27/01/2026


27/01/2026




WC
27/01/2026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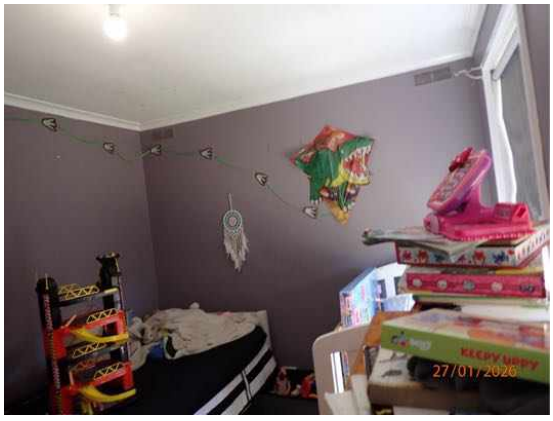
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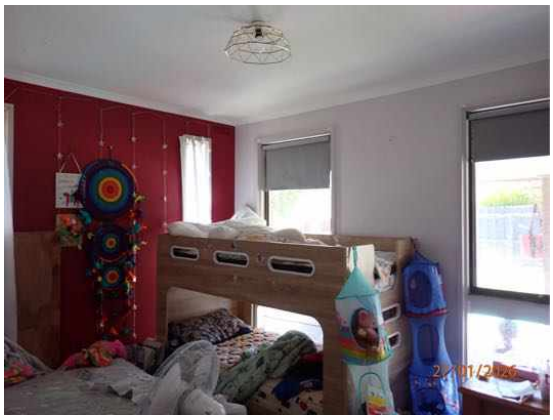
27/01/2026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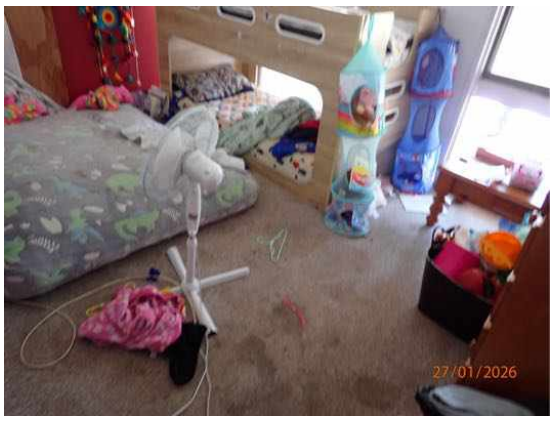
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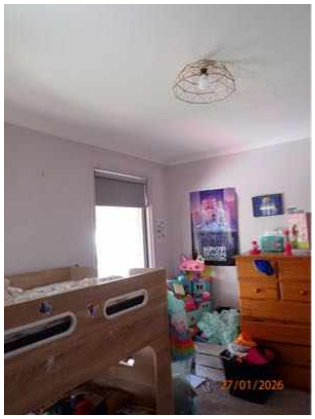
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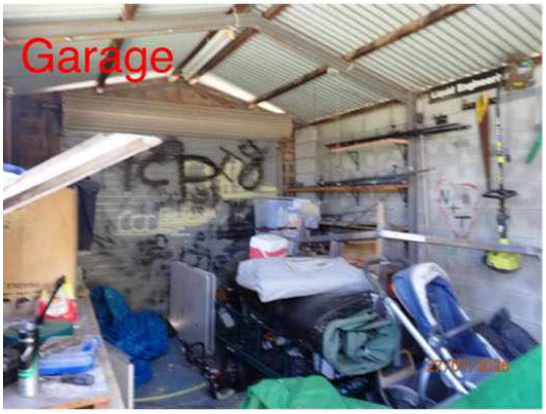
Garage


27/01/2026


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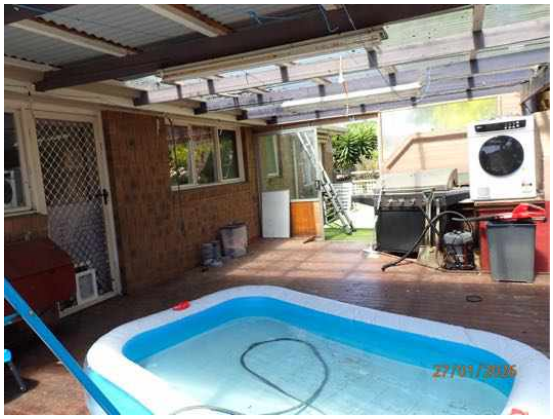
Alfresco




External Storage


27/01/2026


27/01/2026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27/01/2026

Noted Item

Building:

Location:

Finding: Qualifications/Education of Peter Phokos

Information: Qualifications

Qualified in Shopfitting & Detailed Joinery (Trade) 1995

Certificate of Proficiency in Cabinetmaking (Trade) 1996

Occupational Heath & Safety General Induction (White Card) 2005

Certificate IV in Building & Construction 2010

Diploma in Building & Construction 2011

Certificate III in Construction Waterproofing 2014

Certificate IV in Occupational Health & Safety

Licensed Builder Licence 2011 # 97716c NSW - Current

Licensed Builder Licence 2024 # DB-U100932 VIC - Current

Certificate III in Urban Pest Management 2021 Licence # 5105380 - Current

Additional Education

Electrical Appliance Testing & Tagging - 2014

Mould & Methamphetamine Awareness Sampling Fundamentals - Tesa Directive - 2020

Certificate of Participation Expert Witness Training - Forensic Foundation International - 2023

First Aid Certificate - Current

Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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