



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Mar 2026

Property Address: 6 Union St, Williamstown VIC 3016,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 19 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 6 Union St, Williamstown VIC 3016, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Jason Hemphill Ph: 0419 364 490  
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Company Name: Jim's Building Inspections Wallan

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Company Address and Postcode: South Morang 3752

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Company Email: Wallan+01@jimbuildinginspections.com.au

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Company Contact Numbers: 0419 364 490

## 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:

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with safety hazards identified. Major and minor defects were also found.

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete Stumps
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South
Other Building Elements	Footpath, Fence - Post and Rail Construction, Porch, Shed
Other Timber Bldg Elements	Fascias, Floorboards, Internal Joinery, External Joinery, Doors, Door Frames, Deck, Architraves, Porch / Patio, Skirting Boards, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
Weather	Overcast

## 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.

- Interior
- Gardens
- Fencing
- Exterior
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Roof Exterior - Part
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

### Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Chimney vents and flues
- Debris in gutters
- Decking
- Degree of roof incline too steep for safe access
- Duct work
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- Overhanging vegetation
- Porch
- Rugs
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- Wall linings
- Vegetation

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: Lounge Room  
 Finding: Curtain & Blind - Safety Cord  
 Information: Looped curtains and blind cords pose a significant strangulation hazard for children as they can place the loop over their heads and/or get tangled in the loose cords. The mandatory standard for blinds, curtains and window fittings (in place from 30th

December 2010) requires all new window furnishings to come with warning labels and to be installed with tensioning devices. However, as this standard is not retrospective, curtains and blinds installed before 2010 still need to be made safe. Check all the rooms in your house for any blinds or curtains with long, loose or looped cords. This includes any cords within children's reach at floor level or near furniture they can climb on. Secure any loose or looped cords with cleats or tension devices - these can be purchased from your local curtain and blind retailer or hardware store.

Do not put furniture such as cots, beds, highchairs, playpens, couches, chairs, tables or bookshelves near a window where children can reach the blind or curtain cord.

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

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

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





## Major Defect

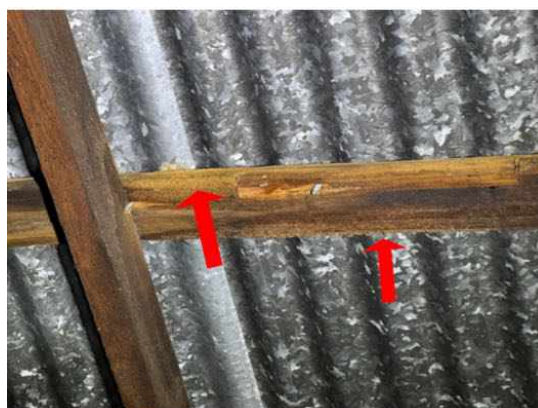
### Finding 2.01

Building:	Main Building
Location:	Roof Void
Finding:	Chemical delignification identified
Information:	Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown of the Lignin deteriorates the wood impacting on the structural integrity and tensile strength of the affected building element.

Chemical delignification is most common near marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc.

Where timber building elements have deteriorated repair and / or replacement is required immediately to ensure the safety of the associated structures. The likely cause of the defibration should also be investigated and dealt with accordingly.





## Finding 2.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof sheets - Deteriorated
Information:	Upon inspection of the exterior roofing, it was found that the roof sheets show signs of rust and deterioration, with some sheets having come loose from their original fixing. The roofing has sustained an array of issues due to the age of the materials and a lack of general maintenance over time, including loose sheeting and deterioration of associated building elements.

Loose, deteriorated and damaged roof sheets are susceptible to water penetration, exposing the surrounding associated area to internal roof leaks and water damage.

Re-fixing of all loose roof sheets should be conducted as soon as possible to ensure that no further damage occurs. Depending on the extent of the damage, replacement of sections of roof sheets or associated materials may be required. Engagement of a roofing restoration contractor is highly advised to perform remedial works as necessary.



### Finding 2.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Water pooling
Information:	Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

It is also recommended that a CCTV inspection of the stormwater drainage system be carried out to identify any blockages, damage, or defects that may be contributing to poor site drainage.





### Finding 2.04

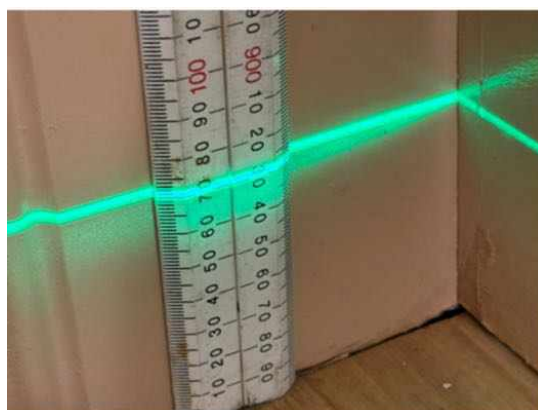
Building: Main Building  
Location: All Internal Areas >  
Finding: Subsidence  
Information:

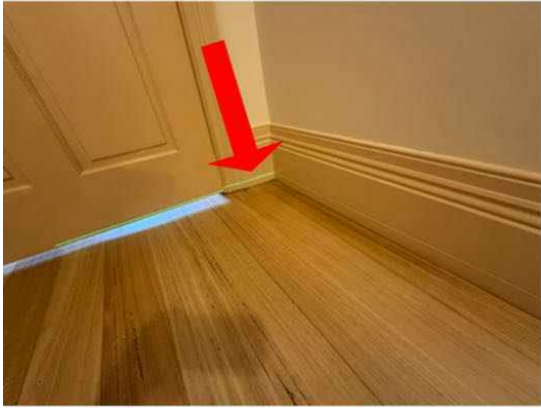
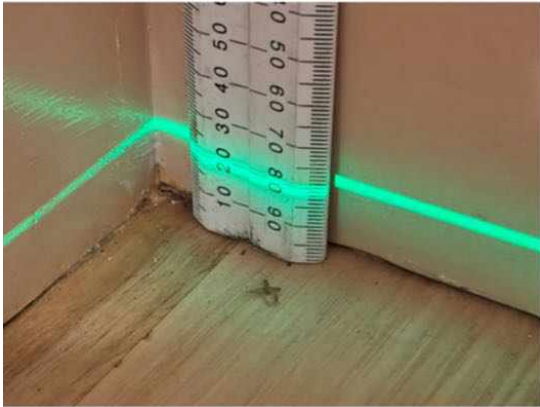
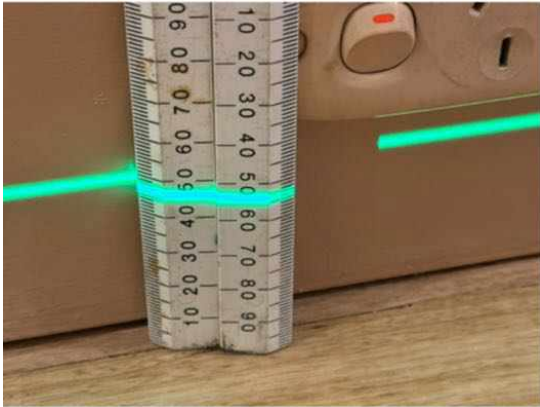
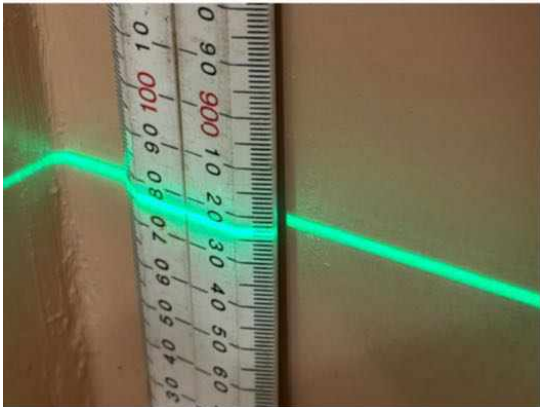
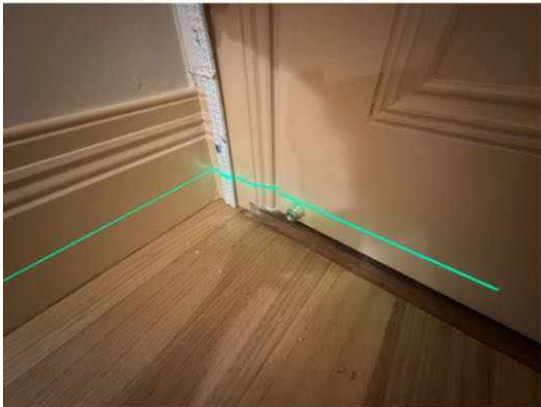
It appears that the subfloor structure has been affected by movement of the foundations, often referred to as sinking or subsidence. Whilst a degree of movement is expected in subfloors over time, especially as environmental conditions change and buildings 'settle' after construction, this degree of subfloor movement requires attention.

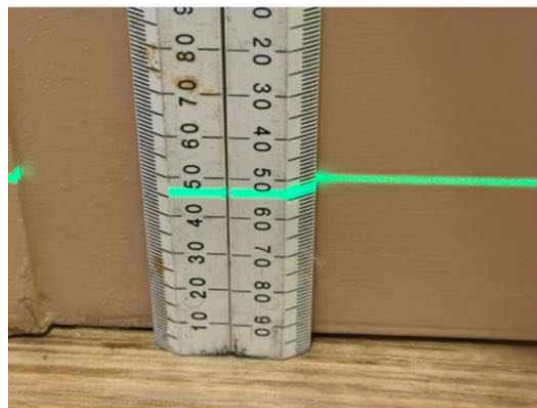
General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary where changes to soil moisture content is apparent.

A Registered Builder specialising in re-stumping would then generally carry out works as advised by an Engineer.







### Finding 2.05

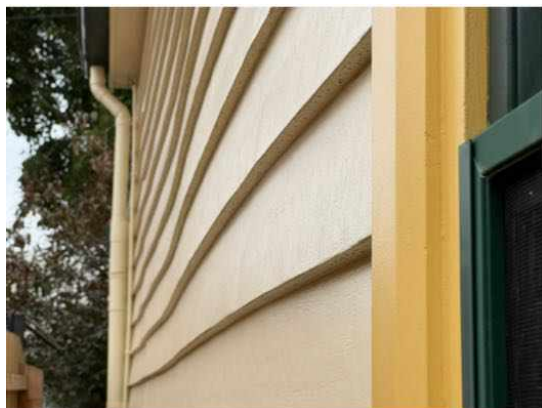
Building:	Main Building
Location:	Exterior walls - right side
Finding:	Walls - Bowed
Information:	Vertical bowing and horizontal bending is caused by lack of resistance to vertical pressures from foundations, upper floors or roofs, or horizontal pressures from a range of causes e.g. environmental conditions.

If left unmanaged, bowing and bending may eventually lead to structural collapse. As such, any bowing or bending of walls should be rectified as soon as possible.

Quotations for building works required to fix bowing building elements should be sought prior to purchase. It is suspected that extensive works, including works to walls and associated finishes, is likely to be required.

A structural engineer may provide advice prior to seeking quotations on the required scope of works to prevent structural failure. Where bowing is less severe, a registered builder, in association with qualified trades, should be appointed to perform remedial works.





## Minor Defect

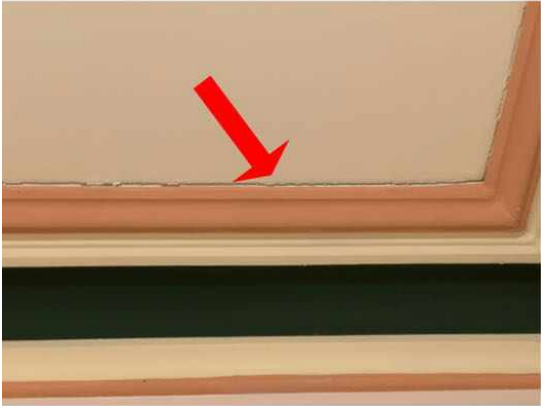
### Finding 3.01

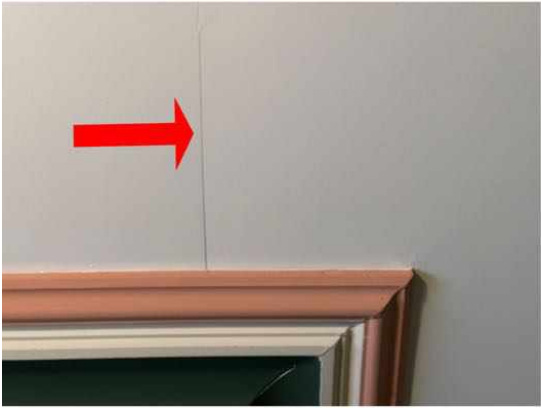
Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction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

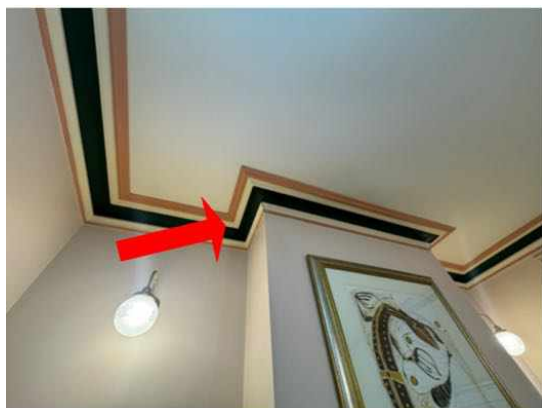
Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired.

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 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Doors - uneven gaps/ rubbing on carpet/ not latching
Information:	Uneven gaps between several doors and door frames and doors rubbing on the carpet, not latching or binding were identified in several areas. Where large gaps to the head or foot of door frames appear, it may indicative of a variety of defects, ranging from uneven framework, sagging hinges or uneven flooring.

A gap to the head of the door may also indicate movement of the foundation of the property, which is a common occurrence and does not indicate structural damage.

A qualified carpenter should be appointed to perform remedial works to restore the doors to a fully operational level.





Finding 3.03

Building:	Main Building
Location:	Kitchen
Finding:	Range hood - Not operating
Information:	The range hood appears to be damaged or blocked and is not operating as intended.

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

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



### Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Glass - Cracked
Information:	Cracks were identified to the glass in this area. Cracking in glass is generally the result of impact damage, and is likely to develop further when left unmanaged.

A qualified glazier is required to repair the glass as soon as possible. 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.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

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

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

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



**Finding 6.02**

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

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack. Where it is not possible frequent inspections of these areas shall be undertaken to provide early detection of infestation

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





### Finding 6.03

Building:	Main Building
Location:	Yard - Front
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found at the time of inspection. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

The building of gardens or planting of shrubs close to the perimeter of the building may promote termite activity. It is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



### Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Attachments and items adjacent to buildings
Information:	Attachments to buildings shall have a nominal gap to allow clear and uninterrupted visual inspection across the inspection zone.

Attachments and items adjacent to buildings, such as fencing, steps, verandas,

porches, access ramps, carports, trellises, decks, hot-water systems, air conditioners, downpipes, service pipes, or similar attachments, shall be separated from the building by a gap of at least 25 mm, to allow clear and uninterrupted visual inspection. Where it is not possible to separate existing attachments from the building, frequent inspections of these areas shall be undertaken to provide early detection of infestation.

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



### Finding 6.05

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

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack. Where it is not possible frequent inspections of these areas shall be undertaken to provide early detection of infestation

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



### Finding 6.06

Building: Main Building  
 Location: Yard - Back  
 Finding: Garden Beds - Conditions Conducive to Termites  
 Information: Garden beds were found at the time of inspection. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

The building of gardens or planting of shrubs close to the perimeter of the building may promote termite activity. It is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Main Building  
 Location: Fencing  
 Finding: Wood rot- Fencing  
 Information: This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.. In this case although the affected timber

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

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements.

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.

A fencing contractor should be appointed to provide further advice and perform rectification works as necessary.





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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

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

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

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

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

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

Access to the subfloor and roof void was restricted at the time of inspection, preventing a full assessment of these areas. This limitation increases the risk of undetected timber pest activity and structural issues. It is recommended that suitable access be provided, including installation of access openings where necessary, and that a re-inspection be carried out once these areas are accessible.

#### MAJOR DEFECTS

- Chemical delignification to timber: Structural timber deterioration identified, requiring urgent repair or replacement and investigation of the cause by a qualified builder and/or structural engineer.
- Roof sheets deteriorated: Roof sheeting is rusted, loose, and deteriorated, requiring urgent repair or replacement by a qualified roofing contractor.

- Gutters water pooling: Water pooling observed in gutters, likely due to blockages, requiring cleaning, repair, and further investigation by a roofing plumber (including CCTV drainage inspection)
- Subsidence: Movement of subfloor foundations identified, requiring assessment by a structural engineer and likely rectification works by a registered builder (re-stumping specialist).
- Bowed walls: Structural bowing to walls noted, requiring urgent assessment by a structural engineer and remedial works by a registered builder.

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

The following items are highly recommended:

- Regular timber pest inspections every 6-12 months.
- Install a termite barrier system to the property (consult a suitably qualified termite expert for advice).

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

External facade- for cracking

Internal plasterboard walls and ceilings should be checked for cracking or an increase in the quantity or length of cracks.

Internal ceilings and eaves for water staining.

All tiled areas- cracking between grout and deteriorated sealants.

Uneven flooring- increase in subsidence.

Roof, Gutters, downpipes and stormwater drains for damage and blockages.

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

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

Potential Leaks: Leaks from the pipework or the roof are likely to occur. A licensed plumber should investigate thoroughly and test for leaks.

Concealed Defects: The vendors may be aware of or have concealed defects. It's important to be cautious and conduct further detailed maintenance inspections in the future.

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

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

Report Validity: Please note that the information in this report is accurate as of the time of inspection. However, conditions can and do change, sometimes rapidly. The report provides a snapshot of the

property's condition at the time of the inspection, and it may become outdated soon after the inspection. Always contact the report author if conditions change or issues arise.

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

**Section D Significant Items**

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

**Noted Item**

Building: Main Building  
 Location: All Areas  
 Finding: Smoke Detectors and Alarms  
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



**Noted Item**

Building: Main Building  
 Location: All Areas  
 Finding: Ducted heating and cooling - Not operating (suspected)  
 Information: At the time of inspection, it was suspected that the ducted heating and cooling system may not be operating. The operational status could not be confirmed.

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

It is highly recommended that a licenced HVAC contractor be engaged to perform any necessary works to ensure the ducted heating and cooling system is working safely and efficiently.

Further clarification and confirmation of the operational status of the ducted heating and cooling system should be obtained from the vendor.



### Noted Item

Building: Main Building  
 Location: All Areas >  
 Finding: Plumbing and Electrical  
 Information: All gas and electrical appliances need to be serviced and maintained in good order. I can not guarantee that all appliances are working to full capacity and always recommend that heating/cooling equipment be serviced regularly.

Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by Licensed and registered tradespersons. It is recommended that the client arrange to have the gas and electrical appliances

checked by licensed and registered tradespersons to ensure they work safely and efficiently.

We recommend all other installations be checked also. While we note and comment on visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements to be done by licensed plumbers and electricians to ensure they are functioning correctly.





### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Wet area - Inspection  
 Information: There was no visible evidence of water escape from the accessible areas around the wet areas of the property at the time of inspection.

Plasterboard walls, ceilings, carpet, cabinetry or timber skirting adjoining the wet areas showed no evidence of water staining or damage.

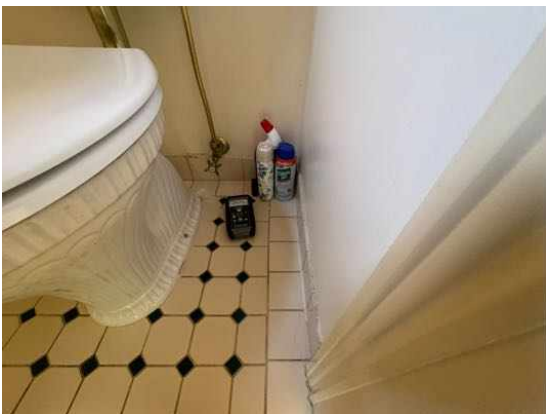
Moisture readings taken did not indicate any areas of elevated dampness to the external areas and to the opposing walls. If the property has been vacant for some time, moisture levels or leaks may not be detectable during the inspection because often only frequent use of water pipes (showers, taps, etc) results in a leak being identifiable.

The client should be aware that all wet areas should be inspected regularly. Deteriorated grout and sealants should be immediately addressed to prevent water from escaping. Even the smallest break in sealants or grout will allow water to escape into the adjoining structures.

If there are any signs of deterioration to sealants and grout, cracked tiles or bases, water damage or water escape a registered building practitioner should be

immediately engaged.





Noted Item

Building: Main Building  
Location: Subfloor  
Finding: Access restricted - subfloor  
Information: There was a problem with gaining access to the sub floor to conduct an inspection of this area at the time of the inspection. Being unable to gain access to a large area of the building increases the risk of undetected termite timber pest activity.

The limitation can result in timber pests and structural issues going undetected.

We recommend a reinspection once access can be provided and where possible, any physical barrier should be removed and a manhole installed to allow a full inspection to be carried out.

A re-inspection should be arranged once the areas are made accessible.





**Noted Item**

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



**Noted Item**

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







**Noted Item**

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





## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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