Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 2 Mar 2026

Property Address: 8 Cope St, Airport West VIC 3042, Australia

Contents

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

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

Original Inspection Date: Mon, 2 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	8 Cope St, Airport West VIC 3042, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Barry Hasturk Ph: 0419 200 040 Email: Niddrie@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Niddrie
Company Address and Postcode:	Oaklands Junction 3063
Company Email:	Niddrie@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 200 040

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: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	East
Other Building Elements	Fence - Post and Rail Construction, Driveway, Garage, Porch
Other Timber Bldg Elements	Internal Joinery, Architraves, Porch / Patio, Eaves, Doors, Door Frames, Skirting Boards, Stair Railing, Staircase, Weatherboards
Roof	Tiled, Pitched
Storeys	Double
Walls	Brick Veneer, Light Weight Wall Clad
Weather	Raining

Section C Accessibility

Areas Inspected

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

- Fencing

- Gardens

- Interior

- Exterior

- Landscaping Timbers

- Roof Exterior - Part

- Roof Void - Part

- The Site

- 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.

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- 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:

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Ceiling linings

- Degree of roof incline too steep for safe access

- Floor coverings

- Duct work

- External finished ground level

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings

- Landscaping

- Furniture

- Inclement weather conditions prevented inspection of roof exterior

- Insulation

- Patio

- Porch

- Stored items

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

The risk of undetected defects is: **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

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Porch > Front
Finding:	Porch Ceiling Moisture Ingress – Localised Active Moisture Detected (Major Defect)
Information:	Staining was observed to the porch ceiling lining. Moisture testing was conducted to several sections of the front porch ceiling. Elevated moisture readings were detected in some areas, while other sections returned normal readings. This indicates that the moisture ingress appears to be localised rather than widespread. Inspection of the roof covering above did not reveal any obvious cracked or displaced roof tiles. However, sections of the gutters were observed to be holding pooled water, indicating insufficient fall toward drainage outlets. During heavy rainfall events, ponding gutters may overflow and allow water to backflow toward the porch lining, potentially causing intermittent moisture ingress. In accordance with AS 4349.1–2007, the presence of confirmed elevated moisture readings affecting building elements and having the potential to cause deterioration of ceiling linings and supporting framing is considered a Major Defect, as it may lead to timber decay, mould development and concealed damage if not rectified. Recommendation: It is recommended that a licensed roofing plumber assess the front porch gutter system to correct inadequate fall and ensure compliant drainage. Gutters should be adjusted or regraded as required to prevent ponding and overflow. Following rectification, the affected ceiling lining should be reassessed to determine the extent of damage and repaired or replaced as necessary. Monitoring during rainfall events is recommended to confirm resolution. Time Frame: Rectification recommended in the short term to prevent further moisture-related deterioration.

Finding 2.02

Building:	Main Building
Location:	Roof Exterior > Front Left
Finding:	Roof Plumbing – Downpipe Discharging onto Roof Flashing
Information:	A downpipe and spreader located above the living area was observed to be discharging stormwater directly onto a lower roof flashing. Discharging concentrated water flow onto flashing details is considered poor roof plumbing practice and increases the likelihood of water tracking beneath roof coverings.
	Flashings are designed to divert incidental water, not to receive direct concentrated discharge from downpipes. Over time, this arrangement may lead to premature deterioration of flashing materials, corrosion, water ponding, and potential water

ingress into the roof cavity and internal building elements.

In accordance with the principles of AS 4349.1–2007, defects that may allow water ingress and cause damage to structural or concealed elements are considered Major Defects, as ongoing exposure can result in timber decay, mould growth, insulation damage and ceiling deterioration.

Recommendation:

It is recommended that a licensed roofing plumber be engaged to redesign or redirect the downpipe discharge to an appropriate drainage point that does not rely on flashing as a discharge surface. The affected roof area should be inspected for any signs of existing water damage following rectification.

Time Frame:

Rectification recommended in the short term to reduce risk of moisture ingress and associated deterioration.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	External Defects – Concrete, Brickwork, Roof Drainage, Garage Door, Lintels and Fencing
Information:	The following external defects were observed during the inspection:

Minor cracking was noted to the concrete paving in the rear yard, with cracks measuring less than 5mm in width. The cracking appears consistent with normal shrinkage or minor settlement.

A control joint approximately 30mm in width was observed in the brickwork above the

sliding door opening. The width of the joint appears excessive. An attempt had been made to seal the joint; however, the caulking material used is not suitable for filling a gap of this size and had failed. Excessively wide joints may allow moisture ingress if not properly detailed.

Water pooling was observed within the gutter to the front porch area. This is suspected to be due to insufficient fall towards the downpipe, which may restrict effective stormwater drainage and increase the risk of overflow during heavy rainfall.

Damage to the garage doors was noted, including a small dent and several scratches and scuff marks. The damage appears cosmetic in nature.

Surface rust was observed to the steel lintels above the garage door and window openings. Surface corrosion, if left untreated, may progress and cause expansion of the steel and potential cracking to surrounding brickwork.

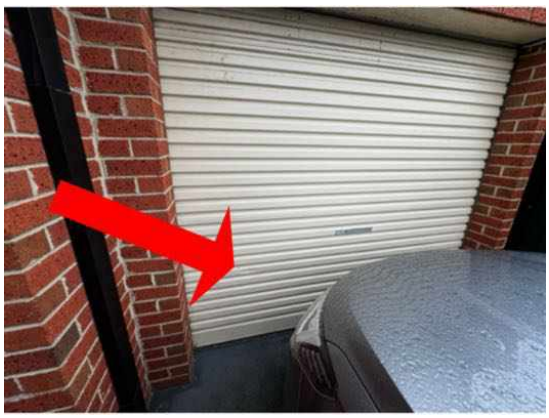
The timber fencing to the front of the property was observed to be weathered and slightly leaning forward and out of plumb. Weathering and movement of fencing may result in reduced stability over time.

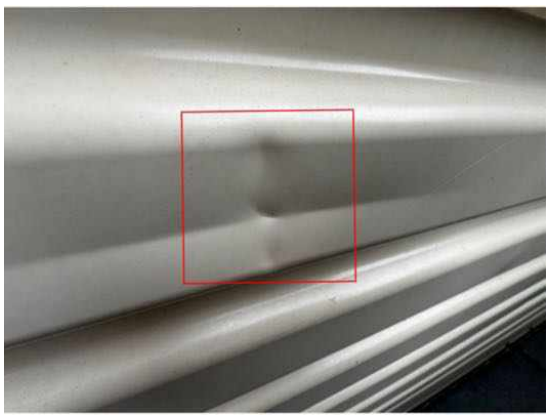
Recommendation:

It is recommended that the rear paving cracks be monitored and sealed if widening occurs. The wide brick control joint should be assessed by a qualified builder or brickwork specialist to determine appropriate rectification, potentially involving installation of a suitable backing rod and flexible sealant designed for large movement joints. The front porch gutter fall should be assessed and adjusted if required to ensure proper drainage. Surface rust to steel lintels should be treated and protected with appropriate coatings. The front fence should be repaired, straightened or replaced as necessary to maintain stability and longevity.

Time Frame:

Maintenance and rectification recommended in the short to medium term.










Finding 3.02

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Minor Internal Defects – Joinery, Plaster, Ceilings and Flooring
Information:	The following internal defects were observed during the inspection:

A damaged kitchen cabinet door was noted adjacent to the oven. The dishwasher door handle was broken and was difficult to operate. Minor cracking was observed to wall plaster in the kitchen area.

Suspected moisture staining was observed to the entry and first-floor hallway ceiling and cornice. Moisture testing was undertaken using a moisture meter; however, no

elevated moisture readings were detected at the time of inspection, suggesting the staining is likely historical in nature.

Minor cracking was observed to the garage concrete floor, measuring less than 5mm in width and consistent with normal shrinkage or settlement cracking.

Creaking floors were noted to the upper level, including the staircase and bedroom areas. This is commonly associated with minor movement in timber floor components or fixings.

Damage was observed to the window architraves in the front bedroom, likely associated with a previously removed curtain fixture, leaving small holes and cosmetic damage.

Overall, the defects listed above are considered minor maintenance and cosmetic items consistent with a dwelling of approximately 15 years of age.

Recommendation:

It is recommended that damaged joinery and fixtures be repaired or replaced as required. Plaster cracking and architrave damage should be patched and repainted. Ceiling stains should be monitored, particularly during rainfall events. Cracked concrete and creaking floors should be monitored and addressed if movement or deterioration increases.

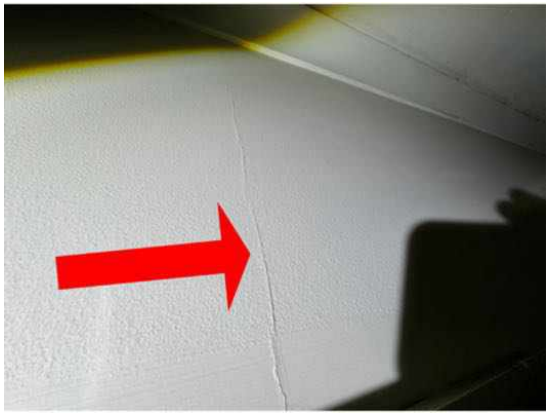
Time Frame:

Maintenance recommended in the short to medium term.

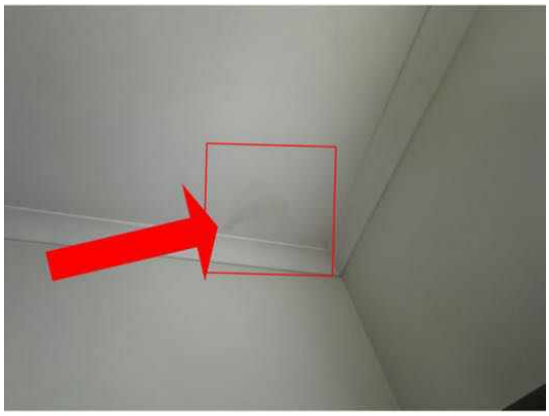

Dishwasher door handle broken


DIRTY NORMAL INTENSIVE 45°C
VERY DIRTY NORMAL 65°C
QUICK WASH 65°
QUICK WASH ECON


Minor wall crack




Suspected moisture stain



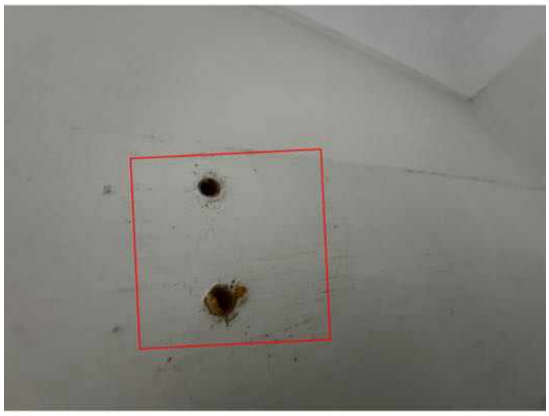

No moisture detected


Cracked concrete


Creaky floor


Creaky floor


Damaged architraves



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: Walls > All Areas

Finding: Downpipes hard against brickwork concealing inspection zones (TP)

Information: At the time of inspection, several downpipes were observed to be installed hard against the external brick walls. This configuration restricts visual access to the wall surface and slab edge behind the downpipes, making it difficult to identify early signs of termite activity.

Effective termite risk management relies on maintaining clear and accessible inspection zones to allow early detection of termite activity. Where services such as downpipes are installed directly against masonry walls, concealed termite entry paths may develop behind these elements without being readily visible, increasing the likelihood of undetected termite ingress.

As a result, the positioning of downpipes hard against the brickwork is considered to increase the risk of concealed termite entry. It is recommended that a licensed termite management or pest control contractor be engaged to assess these locations and provide advice on improving inspection access or implementing supplementary termite management measures to address the increased risk.

Finding 6.02

Building: Main Building

Location: Kitchen, laundry, toilet > Ground Level

Finding: Moderate moisture levels to ground level floor tiles (TP)

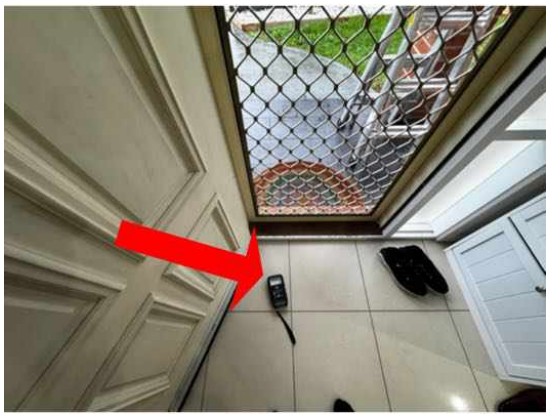
Information: At the time of inspection, moderate moisture readings ranging between 40% and 50% were detected using a moisture meter in the kitchen, dining, entry, laundry and the toilet floor tiles on the ground floor. No active water leaks were observed during the inspection. Moisture readings in adjoining rooms were normal. It appears that the moisture is contained to these tiled areas only. No moisture damage was found to any of the skirting boards, door jambs, architraves or joinery suggesting that the moisture levels are stable and not spreading. It is suspected that the moisture may be from conditions such as excessive wet mopping, spills, or historic overflows or leakages from appliances or plumbing fixtures.

In accordance with AS 3660.2, wet areas and plumbing-related moisture issues are recognised as increasing termite risk, as persistent dampness within building elements can create conditions conducive to termite activity and concealed access. Ongoing moisture exposure may also lead to deterioration of surrounding materials, further elevating termite susceptibility.

As a result, the moisture issues identified within these areas are considered to increase the risk of termite activity and material deterioration. It is recommended that these areas are periodically monitored for ongoing moisture issues. Assessment is recommended by a licensed termite management or pest control contractor where elevated termite risk is identified.


TRAMEX
MOISTURE ENCOUNTER


TRAMEX
MOISTURE ENCOUNTER




TRAMEX
MOISTURE ENCOUNTER

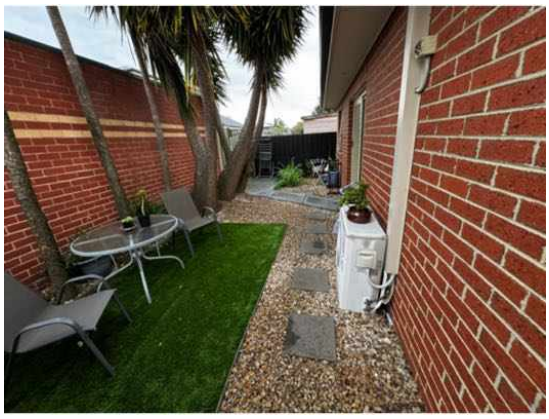

TRAMEX

Finding 6.03

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Landscaping & vegetation increasing termite risk (TP)
Information:	At the time of inspection, landscaping, vegetation and mulching was observed around the property, including multiple garden beds, shrubs and plants in close proximity to the dwelling and trees located along the outside boundary of the property.

Environmental conditions that promote moisture retention, provide concealed shelter, or support termite foraging activity are recognised as increasing termite risk to existing buildings. Mature trees, mulched garden beds, irrigation systems can all maintain damp soil conditions and may harbour termite colonies, allowing concealed termite activity to develop and potentially extend toward the building without early detection.

As a result, the extent of vegetation and moisture-retaining landscaping is considered to significantly increase the overall risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess the site conditions and provide advice on appropriate risk reduction measures, which may include managing vegetation and mulch, controlling moisture sources, and integrating suitable termite management strategies appropriate for the existing building and site conditions.



Finding 6.04

Building:	Main Building
Location:	Yard - Front, side, rear > All Areas
Finding:	Inground timber contact (TP)
Information:	At the time of inspection, in-ground timber contact was observed to the front and rear yards, including timber garden edging, fence posts and timber retaining sleepers, all in direct contact with the ground. These timber elements are positioned within the soil zone and in close proximity to the building and associated structures.

In accordance with AS 3660.2, conditions that facilitate termite access or provide a direct food source are recognised as increasing the risk of termite activity to existing buildings. Timber elements in direct contact with the ground are particularly vulnerable, as they can attract subterranean termites and support concealed foraging activity, potentially allowing termite colonies to establish and migrate toward nearby structures without early detection.

As a result, the presence of in-ground timber elements is considered to increase the risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess these conditions and provide advice on appropriate risk mitigation measures, which may include removal or replacement of timber elements with non-susceptible materials, isolation of timber from soil contact, and integration of suitable termite management measures to suit the existing site conditions.

Finding 6.05

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Slab edge - concealed (TP)
Information:	At the time of inspection, the slab edge to most areas of the building was observed to be concealed behind concrete paving and landscaping. This condition restricts clear visibility of the slab perimeter and limits the ability to visually inspect critical inspection zones intended for the early detection of termite activity.

Where slab edges and inspection zones are concealed, concealed termite entry paths may develop without early warning. In accordance with AS 3660.2, existing buildings are required to maintain conditions that allow for effective inspection and management of termite risk, noting that obstructions such as paving, paths, or landscaping can compromise the effectiveness of termite management measures. Where inspection zones are obstructed, the likelihood of undetected termite activity is increased.

As a result, the current configuration is considered to increase the risk of concealed termite entry to the building. It is recommended that a licensed termite management or pest control contractor be engaged to assess the extent of the concealed slab edges and provide advice on rectification options, which may include modifying paving or landscaping to reinstate suitable inspection access and integrating appropriate termite management measures to suit the existing conditions.

Finding 6.06

Building:	Main Building
Location:	Hot water unit > Rear
Finding:	Uncontrolled discharge from hot water unit (TP)
Information:	At the time of inspection, the hot water unit located to the rear of the building was observed to have an overflow pipe discharging directly onto the ground, rather than being connected to a suitable drainage system. This condition allows ongoing moisture to accumulate at the base of the building and surrounding soil. Conditions that promote persistent dampness or poor drainage around a building are recognised as conducive to termite activity, as elevated moisture levels can attract

subterranean termites and support concealed foraging activity. Uncontrolled discharge from hot water system overflows may therefore increase moisture-related deterioration and termite risk.

As a result, the discharge from the air conditioner unit overflow is considered to contribute to conditions conducive to termite activity. It is recommended that a licensed plumber be engaged to connect the overflow pipe to an appropriate drainage point, ensuring that water is not discharged directly onto the ground adjacent to the building, with further advice from a licensed termite management or pest control contractor where elevated termite risk is identified.

Finding 6.07

Building:	Main Building
Location:	Meter Box > Front Left
Finding:	Termite management system - no evidence of chemical installation (TP)
Information:	At the time of inspection, there was no visible evidence to suggest that a chemical termite management system has been installed or remains effective. In addition, no durable notice was observed within the electrical switchboard to identify the presence, type, or date of any termite protection measures.

In the absence of identifiable termite management measures to the building perimeter, slab penetrations, or accessible inspection zones, the dwelling cannot be confirmed as having an active termite management system. Where termite protection cannot be verified, the building is considered to be at an increased risk of termite activity.

In accordance with AS 3660.2, where no termite management system is present to an existing building, the risk of concealed termite entry and infestation is significantly increased, as subterranean termites may gain access to timber building elements without early detection.

For this reason, the installation of a post-construction chemical termite management system is highly recommended to reduce the risk of termite activity. A durable notice should also be installed within the electrical switchboard to clearly identify the treatment provided and support ongoing inspection and maintenance.

Engagement of a licensed termite management or pest control contractor is recommended as a matter of priority to assess the site conditions, consider local termite risk, and determine the most appropriate treatment method and procedures for this property.

Finding 6.08

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Subterranean termite management proposal (TP)
Information:	No live termite activity was found during the inspection of the property. However, based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The inspection identified several conditions that increase termite risk, including the absence of a verifiable termite management system, concealed slab edges, moisture-retaining landscaping elements, in-ground timber contact, landscaping & vegetation, and deteriorated timber decay.

It is proposed that a licensed termite management contractor undertake a detailed site assessment to determine the most appropriate post-construction termite management solution for the property, taking into account local termite pressure, soil conditions, building configuration, and existing obstructions. This assessment should inform the installation of a suitable chemical soil treatment or alternative approved management system designed to reduce the risk of concealed termite entry to the structure.

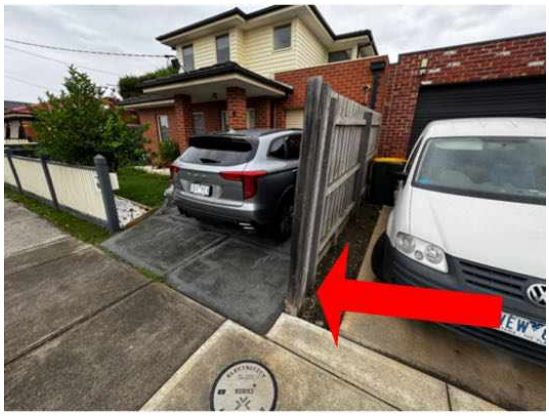
The proposed works should also include recommendations to improve ongoing termite risk management, such as reinstating or improving inspection access where practicable, managing moisture sources, addressing in-ground timber contact, and installing a durable notice within the electrical switchboard to clearly document the type and date of any termite treatment applied. Ongoing inspections and maintenance should be scheduled in accordance with the contractor's advice to ensure the long-term effectiveness of the termite management strategy and continued protection of

the building.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Fence and weatherboard > Front Left,Front Right
Finding:	Timber decay & rot - Conducive conditions (TP)
Information:	At the time of inspection, timber decay was observed to the front and boundary fence posts. The affected area was located to the bottom of the posts with the remaining sections relatively intact. The right hand side boundary fence was heavily decayed and the structure of the fence was in poor condition. Timber decay was also observed to a small section of weatherboard cladding above the living area. These conditions are suspected to have developed over time due to prolonged moisture exposure and a lack of appropriate timber maintenance, allowing moisture ingress and decay to progress within the timber elements. In accordance with AS 3660.2, deteriorated and moisture-affected timber is recognised as increasing the risk of termite activity, as decayed timber can attract termites and may provide concealed access or harbourage, particularly where defects are obscured by finishes such as paint. As a result, these condition are considered to present an elevated risk of ongoing deterioration and potential termite susceptibility. It is recommended that an appropriately qualified builder or carpenter be engaged to further assess the extent of timber decay, remove any concealed deteriorated material, and undertake suitable repairs or replacement, with consideration also given to advice from a licensed termite management or pest control contractor where termite risk is identified.



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

- As identified in summary and defect statements

- 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

- The property is a two-storey dwelling understood to be approximately 15 years of age (unverified), constructed with brick veneer to the ground floor, lightweight weatherboard cladding to the first floor, and a concrete tiled roof. Compared with similar properties of this age and construction type, the dwelling was found to be in fair condition, with a combination of maintenance-related items and several moisture-related defects requiring attention. No widespread structural movement was identified; however, isolated issues were observed that warrant rectification.

Major Defects
• Porch Ceiling Moisture Ingress:
Localised elevated moisture readings were detected to sections of the front porch ceiling, with visible staining present. Although no obvious roof tile defects were identified, gutters were observed to be holding water, suggesting insufficient fall and potential overflow during heavy rain events. Confirmed active moisture ingress is classified as a Major Defect due to risk of deterioration to ceiling linings and framing.
• Downpipe Discharging onto Roof Flashing:
A downpipe and spreader above the living area was observed discharging directly onto a lower roof flashing. This is poor roof plumbing practice and presents risk of water tracking beneath roof coverings, potentially leading to concealed damage.

Minor Defects
• Minor cracking to rear concrete paving and front porch paving (<5mm).
• 30mm wide brick control joint above sliding door with failed sealant.
• Water pooling in front porch gutter (suspected insufficient fall).
• Denting and cosmetic damage to garage doors.
• Surface rust to steel lintels above garage door and windows.
• Weathered and slightly leaning front timber fence.

- Minor internal plaster cracking to kitchen area.
- Damaged kitchen cabinet door and broken dishwasher handle.
- Suspected historical ceiling stains (no active moisture detected internally).
- Cracking to garage floor concrete (<5mm).
- Creaking floors to upper level staircase and bedroom.
- Minor architrave damage to front bedroom window.

Termite and Timber Pest

No live termite activity or visible termite damage was identified during the inspection. No evidence of a termite management system or durable notice was observed.

Conducive conditions identified include:
- Downpipes installed hard against brickwork concealing inspection zones.
- Moderate moisture levels detected to ground floor tiled areas.
- Landscaping and vegetation in close proximity to the building.
- In-ground timber contact to front and side yards.
- Concealed slab edges around the building perimeter.
- Uncontrolled discharge from the hot water unit.
- Timber decay and rot to fence posts and sections of weatherboard cladding.

While no active infestation was found, the presence of moisture and decaying timber elements increases the risk of future termite activity. Installation of a compliant termite management system and rectification of conducive conditions is recommended.

Inspection Limitations

This inspection was visual and non-invasive in nature. Concealed areas such as wall cavities, roof framing, waterproofing membranes and underground services were not accessible. Moisture meter readings are indicative only and may vary depending on material composition and environmental conditions. No destructive testing was undertaken.

Overall Assessment

The property is generally consistent with a 15-year-old dwelling; however, the porch ceiling moisture ingress and non-compliant roof plumbing discharge arrangement represent the most significant findings and should be prioritised. The remaining items are predominantly maintenance-related. Addressing drainage, roof plumbing and termite conducive conditions will assist in preserving the long-term integrity of the building.

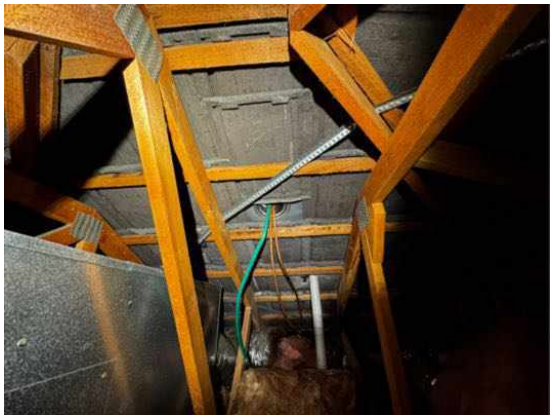
For further information, advice and clarification please contact Barry Hasturk on: 0419 200 040

Section D Significant Items

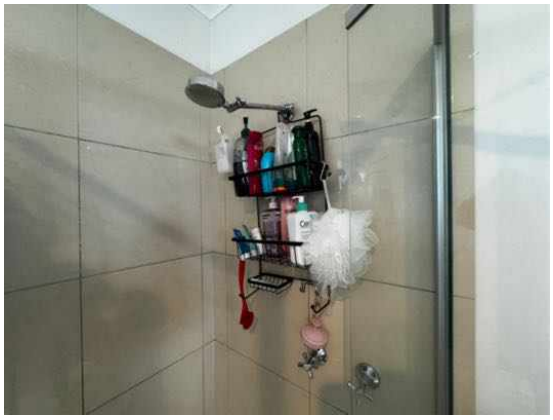
The following items were noted as - For your information

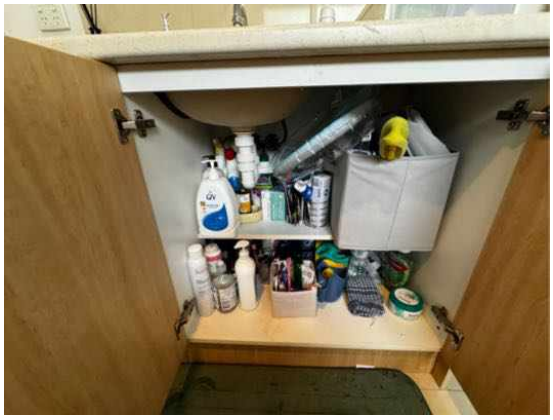
Noted Item

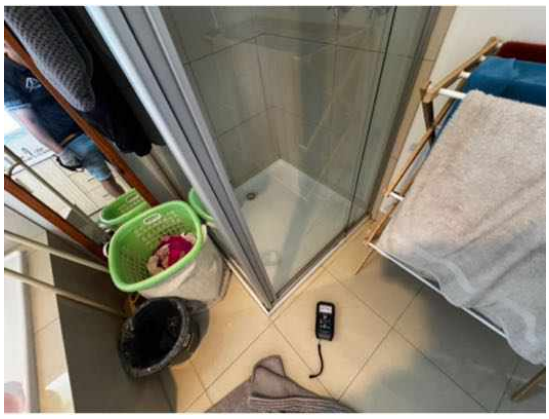
Building:	Main Building
Location:	All Areas > All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an 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.



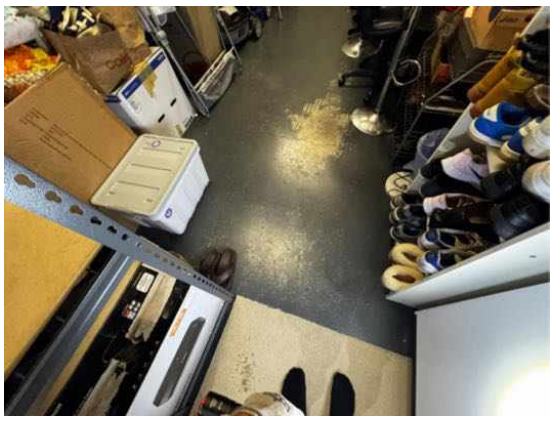

BONAIRE VULCAN
GAS CENTRAL HEATER

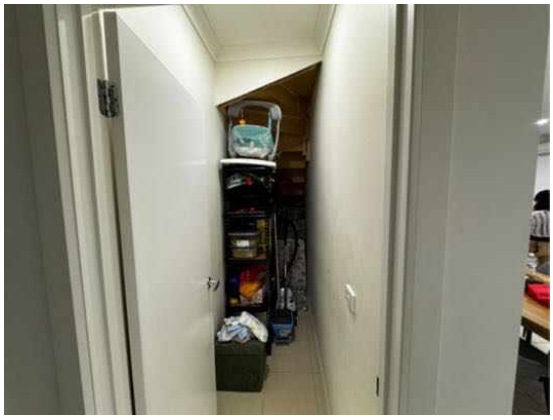


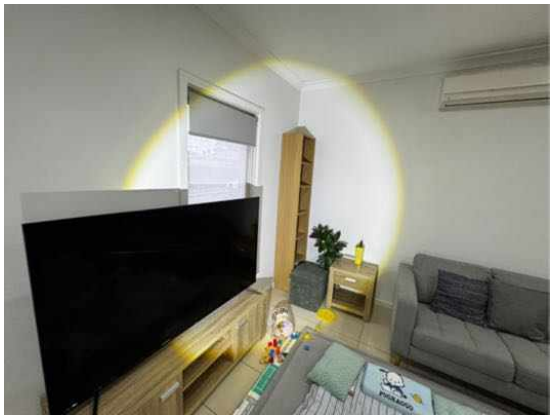


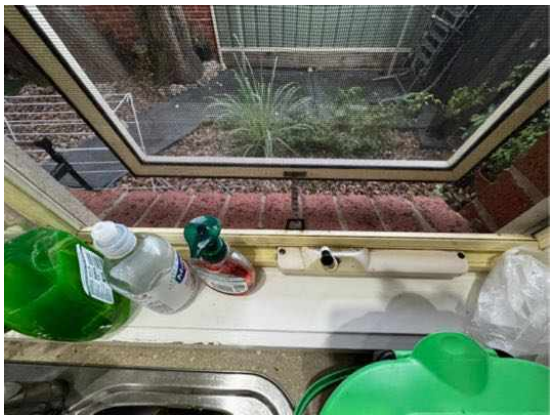


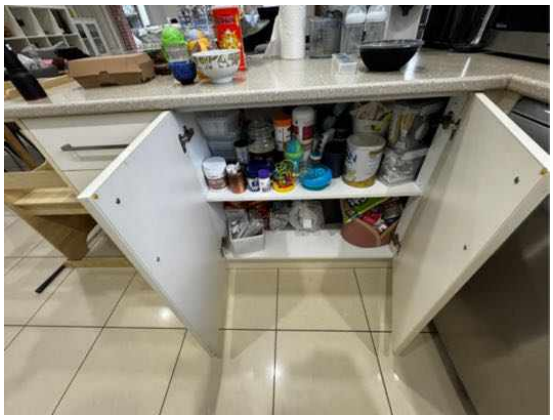

LAUNDRY

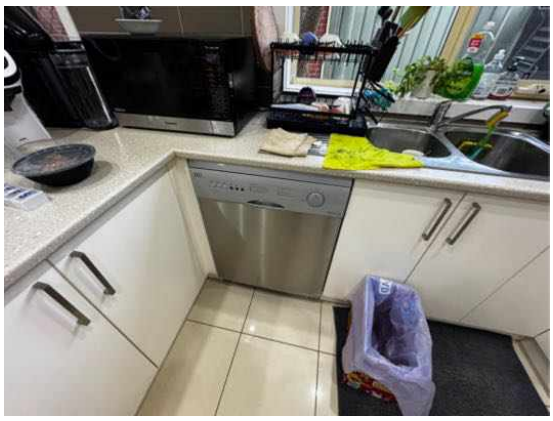


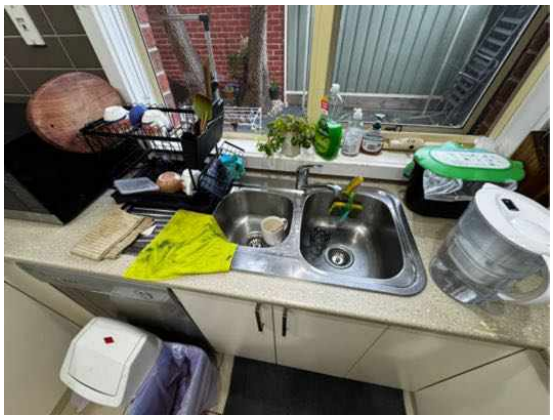


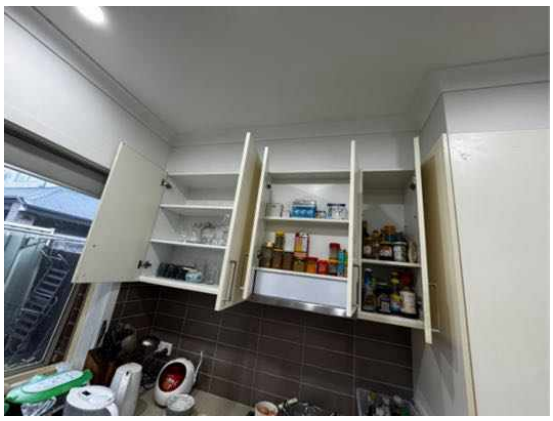




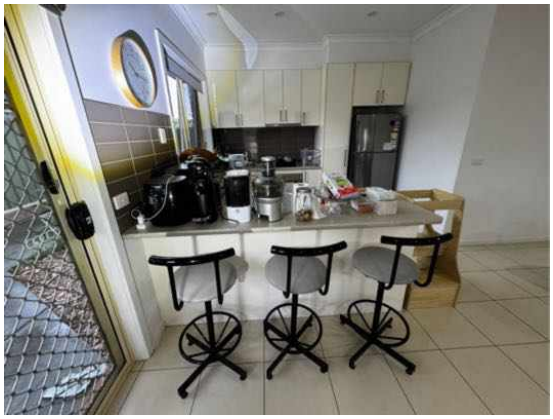


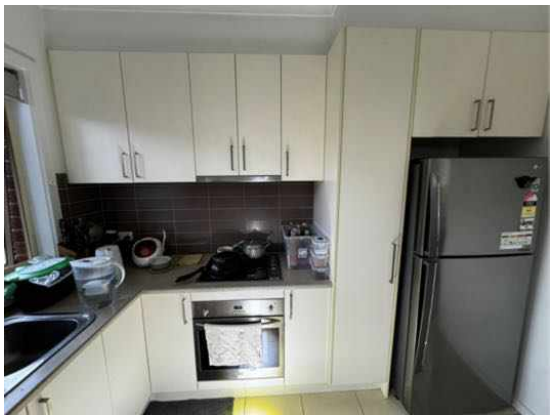


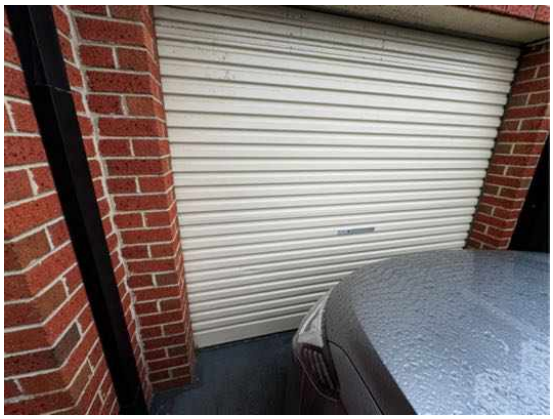


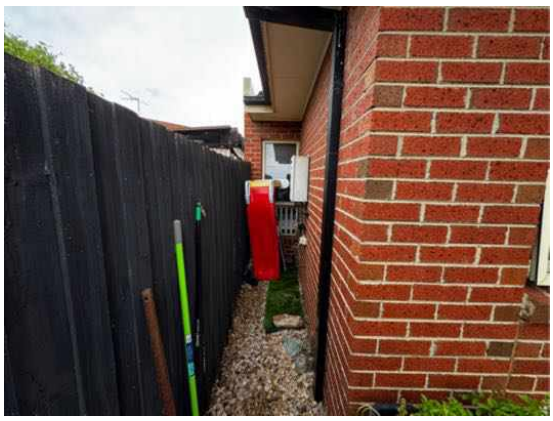



Scotch-Brite
Scotch-Brite
Scotch-Brite









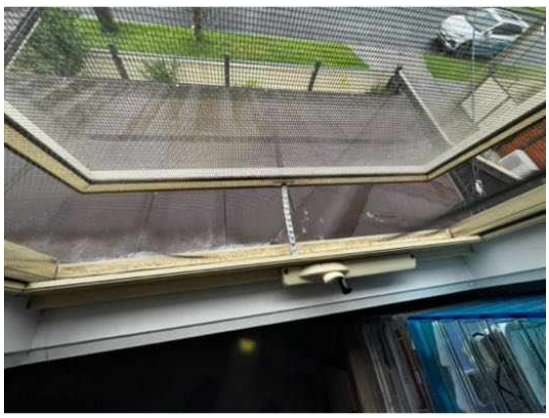
Noted Item

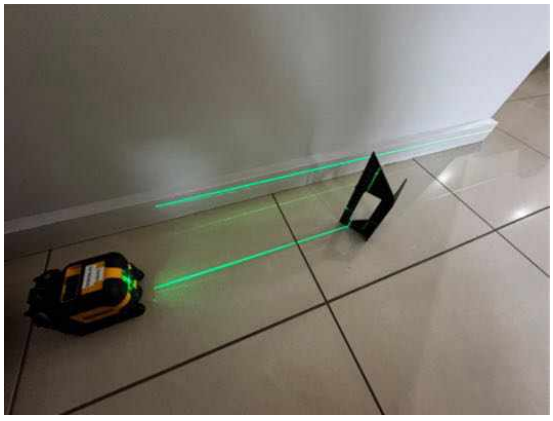
Building:	Main Building
Location:	All Areas > All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference

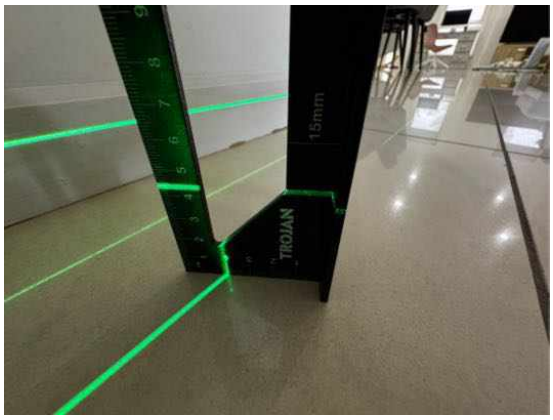

Telstra


CUPSAL


LG







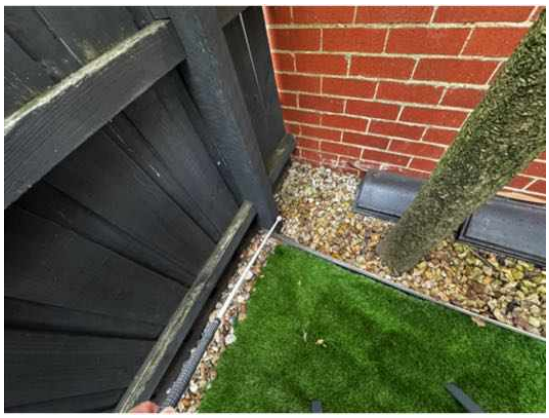
Noted Item

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Termite investigation techniques (TP)
Information:	All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity. No evidence of termite activity was identified within the interior of the dwelling at the time of inspection.

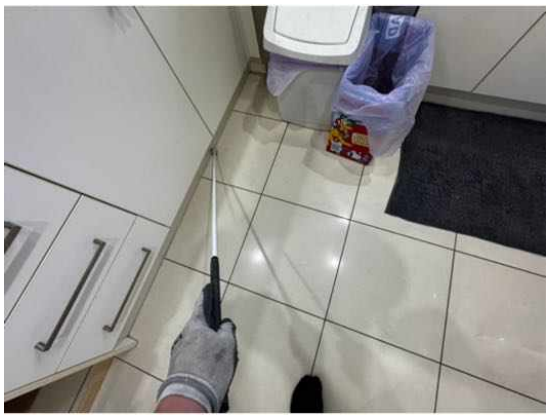
In an attempt to identify concealed or hidden timber pest activity, a range of inspection techniques were adopted. These included the use of a moisture meter to assess susceptible areas, sounding of timber elements using a handheld probing device, and visual assessment of materials for signs commonly associated with termite activity. These signs include moisture-related deterioration, deformation of timber, termite mud leads or bridging, and irregular or regular shaped holes within timber elements that may indicate pest-related damage.

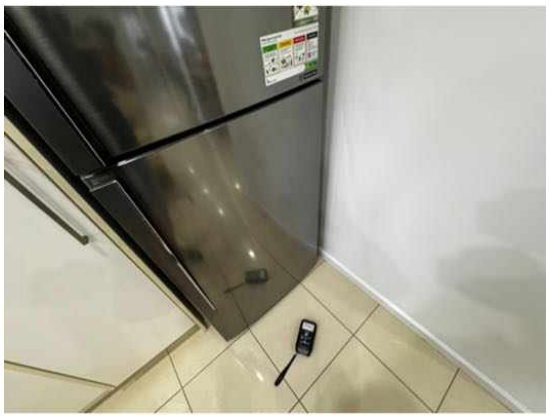
It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, and fixed cabinetry such as bathroom fit-offs, can conceal termite activity and limit the effectiveness of visual inspection. As a result, the absence of visible evidence at the time of inspection does not eliminate the possibility of concealed termite activity within inaccessible or obstructed areas of the building.

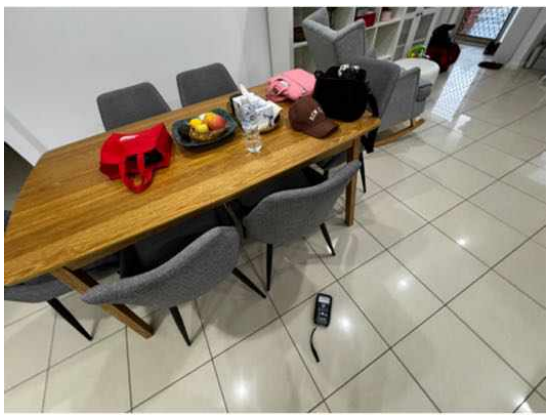


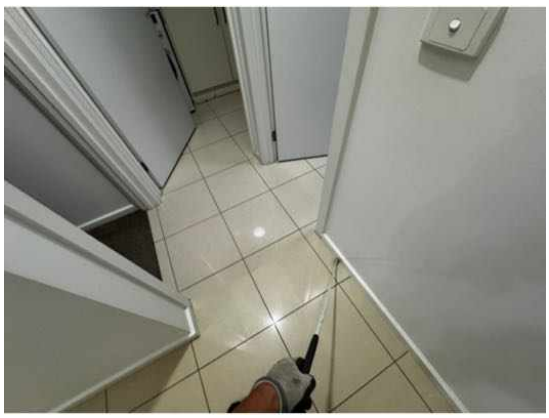



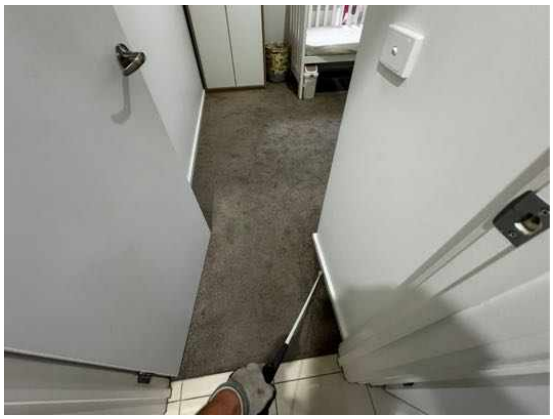


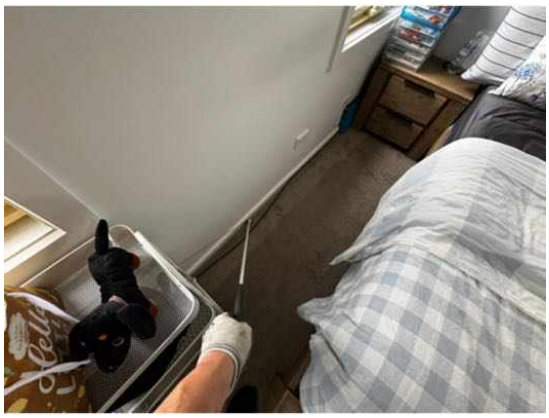


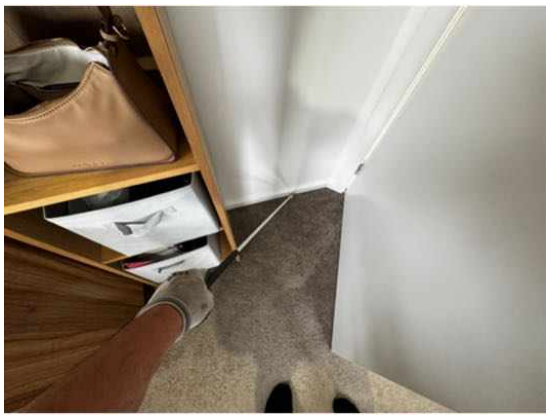


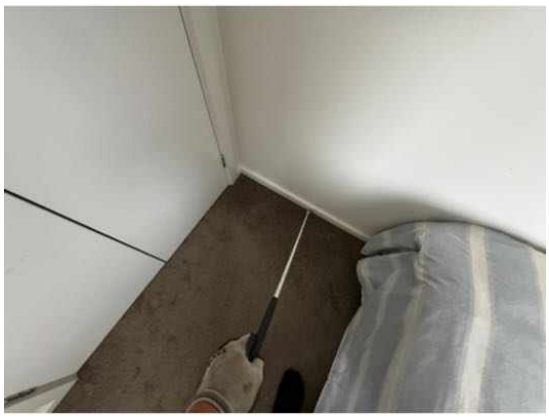


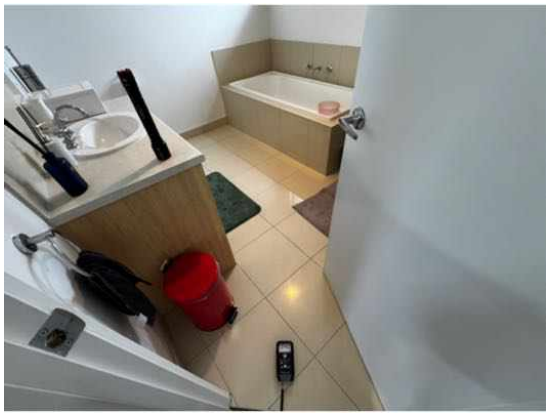













COLD

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.