Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 2 Mar 2026

Property Address: 24 Carroll St, North Melbourne VIC 3051, 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:	24 Carroll St, North Melbourne VIC 3051, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Shubham Patil Ph: 0452 035 252 Email: Altona@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Altona)
Company Address and Postcode:	Tarneit 3029
Company Email:	Altona@jimsbuildinginspections.com.au
Company Contact Numbers:	0452 035 252

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: In the event where the property is classified in a poor condition or has major defects. It's highly recommended to get the exact quotes for rectification works from relevant tradesman prior to proceeding with the sale.

Please refer back to your conveyancer to procure any kinds of permits/documents relevant for additional structures built (pergolas, sheds etc)

To avoid termite ingress/ damage to the property, consider doing termite treatment as soon as possible if one is not already present. Annual pest inspections are highly recommended as well by a licensed termite technician. This course of preventive measures is highly recommended for all properties. However, it is a must for all properties in termite prone areas or properties older than 15

years old.

Issues categorised as moderately significant have the potential to turn into a major defect. If the moderately significant issue is categorised in the major section, then it's an indication that it's very close to being a major issue.

All showers & taps are kept running for atleast 10-15 minutes to check for any potential leaks.

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	Masonry Foundations, Stone
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	West
Other Building Elements	Fence - Post and Rail Construction
Other Timber Bldg Elements	Skirting Boards, Landscaping Timbers and Construction, Doors, Architraves
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Full Brick
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

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:

- Roof Exterior - Part

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Subfloor - Part.

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:

- Evidence of recently painted walls or ceilings

- External finished ground level

- Fixed Furniture - Built-in Cabinetry

- Furniture

- Lack of suitable access or entry point

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:	Yard - Back
Finding:	Cracked Glass
Information:	There appears to be a window which is cracked or was accidentally damaged.
	Broken glass creates a potential safety hazard in the area. Care must be taken by anyone working site or using the space in its vicinity until its replaced by a glazier or a building maintenance provider.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Bathroom/ subfloor
Finding:	Bathroom Waterproofing Failure & Active Subfloor Leakage
Information:	Significant defects were observed within the bathroom shower enclosure and the associated subfloor area. Internally, visible cracking to multiple shower wall tiles and junctions was noted, along with deteriorated and missing grout to vertical and horizontal joints. These defects compromise the integrity of the tiled surface and allow water ingress behind the wall lining. Gaps at wall junctions and failed sealant indicate the waterproofing system is likely breached.
	Subfloor inspection revealed extensive and active moisture ingress beneath the bathroom. Water staining, damp masonry, and wet timbers were observed directly below the shower area. Importantly, moisture was not limited to the waste/drain location; active dripping and dampness appear to be tracking from wall areas, raising

concerns of a leaking supply line and/or concealed plumbing within the wall cavity. Pipework showed signs of prolonged moisture exposure, and surrounding structural timbers are at risk of ongoing saturation.

The extent of moisture present indicates a long-standing leak rather than minor seepage. Continued exposure of subfloor framing to elevated moisture levels may result in timber decay, reduced structural capacity, fungal growth, and increased risk of termite activity due to persistently damp conditions.

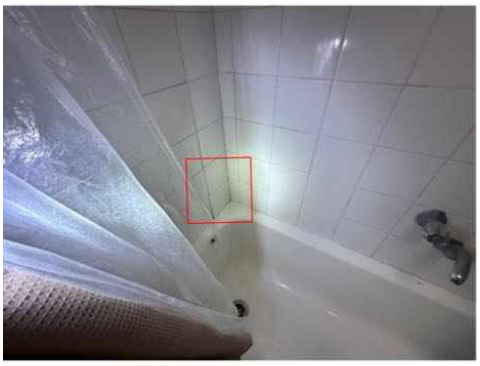
Urgent rectification is recommended. A licensed plumber should be engaged immediately to pressure test supply lines, inspect concealed pipework, and identify all active leak sources. Following plumbing repairs, a full bathroom strip-out and replacement of the waterproofing membrane system in accordance with current standards is likely required. Affected subfloor timbers should be assessed for structural integrity and replaced where deterioration is identified. Prompt action is necessary to prevent further structural damage.

(Supporting video can be provided).



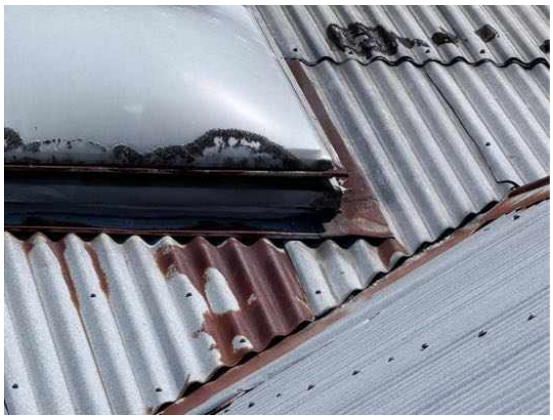







Finding 2.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roofing, Flashings & Gutters (Advanced Corrosion- moderate to major)
Information:	The metal roof sheeting, associated flashings, ridge/valley cappings and perimeter gutters exhibit widespread surface corrosion and localised advanced rusting at multiple locations. In several areas, protective coatings have deteriorated, with visible oxidation and rust tracking evident along laps, fixings and sheet junctions. The corrosion appears progressive in nature and, if left unaddressed, may result in sections becoming wafer-thin, particularly to flashings and guttering components which are more susceptible to water retention and accelerated decay. Although no active internal leakage was detected at the time of inspection, the current condition presents an elevated risk of future water ingress. It is also noted that ceilings have been recently painted, which may temporarily obscure historical staining or minor seepage. Given the age and visible deterioration of the metal elements, performance reliability cannot be assured. Rectification is recommended in the short to medium term. A licensed roofing contractor should undertake a comprehensive assessment to determine the extent of metal thinning, treat or replace affected sections (including flashings and gutters), and ensure all junctions and penetrations are adequately sealed to mitigate the risk of water ingress and consequential internal damage.







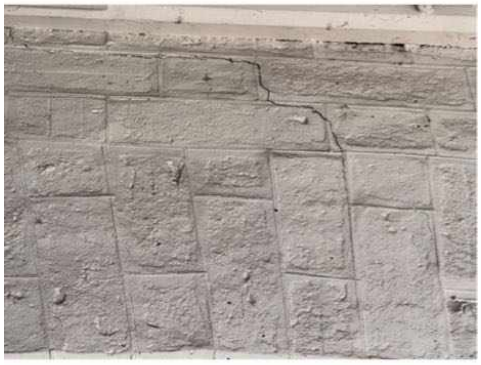

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All External Areas
Finding:	Brickwork - Step cracking (moderate to major)
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall. While most of the cracks were found to be minor to moderate. A couple of the cracks were found to be significant/major.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 3.02

Building: Main Building

Location: Exterior walls - rear

Finding: Overflow - Not plumbed for drainage adequately

Information: The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

Finding 3.03

Building: Main Building

Location: Exterior walls - rear

Finding: Pipework - Not clipped off

Information: Plumbing pipes in this area have not been correctly clipped off (secured) to the adjoining structure. Where pipes have not been clipped off, they are more susceptible to impact damage and moisture damage, particularly if they are in direct contact with the ground.

A qualified plumber should be appointed immediately to provide adequate clipping for the plumbing pipes. Failure to do so may necessitate repair works to affected plumbing pipes, which may be a costly exercise.

Finding 3.04

Building: Main Building

Location: Some External Areas

Finding: Deteriorated mortar

Information: Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.

Finding 3.05

Building: Main Building

Location: Yard - Back

Finding: Fence-Bowed

Information: Vertical bowing and horizontal bending is caused by lack of resistance to vertical pressures from foundations or horizontal pressures from a range of causes e.g. environmental conditions. If left unmanaged, bowing and bending may eventually lead to fence collapsing. As such, any bowing or bending of fence should be rectified as soon as possible.

Where bowing is less severe, a registered builder, in association with qualified trades, should be appointed to perform remedial works.

Finding 3.06

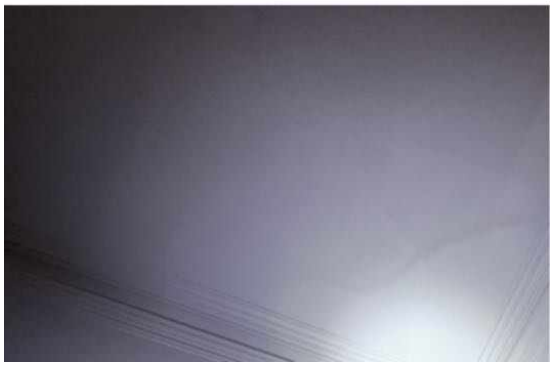
Building: Main Building

Location: Bedroom 1

Finding: Patched Cornice/Ceiling Junction

Information: A section of the cornice and adjacent ceiling area shows evidence of previous patching and plaster repair. Hairline cracking is visible along the repaired junction, indicating past movement or joint separation. While the area appears currently stable and cosmetic in nature, patched plaster joints are prone to re-cracking over time due to minor structural movement, thermal expansion/contraction, or differential movement between ceiling sheets and cornice.

Monitoring is recommended, and if cracking reoccurs, further preparation and flexible joint treatment may be required prior to repainting.



Finding 3.07

Building:	Main Building
Location:	Bedroom 1
Finding:	Windows - Sash painted shut
Information:	Where window sashes have been painted shut, it is generally indicative of poor, rushed workmanship. The window is difficult if not impossible to open and close until remedial works have been undertaken.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Where windows have been painted shut the seal of the paint needs to be broken. This is generally done by breaking the seal of the paint and then maintaining the sash tracks clearing and lubricating them with silicone. Remedial paint work will likely be required and can be completed along with the rest of the remedial works necessary by a general handyman.

Finding 3.08

Building:	Main Building
Location:	Some Internal Areas
Finding:	Squeaking floors
Information:	The noise that you hear when you step on a floorboard (or floorboards) is usually a result of loose boards. The bounciness and movement in these loose boards causes them to rub together or onto a fixing nail or floor joist which, in turn, creates an unpleasant and annoying noise referred to as creaking or squeaking.

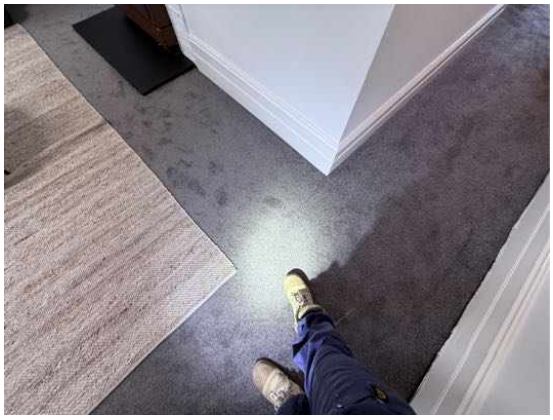
Dependent on the following possible causes, rectification method might vary.

1. Incorrect nails being used to secure the floor to the joist.

2. Nails being fitted inadequately

3. A gap between the top of the floor joist and the underside of the subfloor.

4. An issue with the supporting joists underneath the boards



Finding 3.09

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Finding 3.10

Building:	Main Building
Location:	Some Internal Areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins. Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	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:	All External Areas
Finding:	Garden Bed/ Mulch - Conditions Conducive to Termites
Information:	Mulch were found around the property. These areas can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.04

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

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

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

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

Finding 6.05

Building:	Main Building
Location:	Yard - Back
Finding:	Timber deck- High conducive condition.
Information:	We are unable to inspect under the timber deck if its in close proximity to the ground.
	Where we are unable to inspect timber structures, decks and subfloor areas the risk of undetected termite activity is rated as extremely High.
	We strongly recommend the purchaser prioritise a termite treatment by a Licensed Pest Controller to protect and maintain the asset as it is a timber structure.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Wood rot
Information:	These building elements 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. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.
	Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue. Can also boost termite activity.
	Early intervention and regular maintenance, particularly of exterior timbers, will prolong

the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.






Finding 7.02

Building:	Main Building
Location:	All Areas
Finding:	Timber- early stages of wood rot.
Information:	Timbers that are frequently exposed to moisture require adequate protection in order to maintain their condition. Where leaks are not fixed or timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	Yard - shed
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.

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

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 inspected property was found to be in a fair condition when compared to other properties of similar age. As it had a few major & minor defects, most of which are expected to be found in a property of this age. The bathroom was found to be in poor condition.

Most of the defects could be mended by a building maintenance provider & its suggested to appoint licensed practitioners at recommended areas.

Some of the minor defects mentioned in the report when combined together, lead to one problem: Moderate amount moisture damaging/affecting neighbouring building elements & creating conditions which are conducive towards termite activity.

Due to recent renovations, some of the defects if present gets obscured beneath the revamped work. Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

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

1)External facade- for widening in existing cracks
2)Internal plasterboard wall & ceiling- for cracking (increase in quantity or length of cracks).
3) Eaves & Internal ceiling for water staining.
4) All tiled area- crack between grouts.
5) Uneven flooring- increase in subsidence.

No live termites were identified at the time of inspection. Conducive conditions for timber pests were found around the dwelling at the time of inspection.
As there is no durable notice found to indicate any previous termite management system installation and the property is considered highly susceptible to timber pests. It is highly recommended that the client to consult with a licensed pest controller to discuss the further preventative actions such as installation of an appropriate termite protection system.

For further information, advice and clarification please contact Shubham Patil on: 0452 035 252

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Techniques
Information:	All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the house at the time of the inspection.

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

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

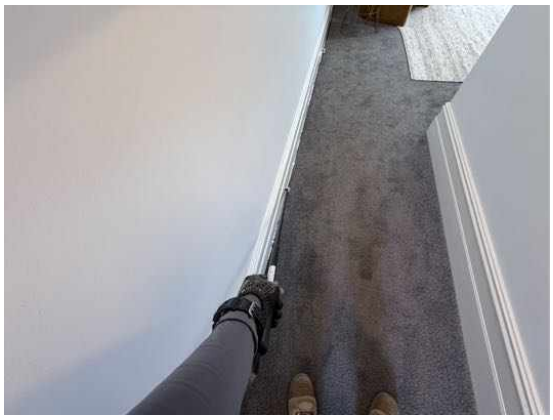
Wall paneling, wallpaper, carpet and fixed cabinetry can obscure termite activity.

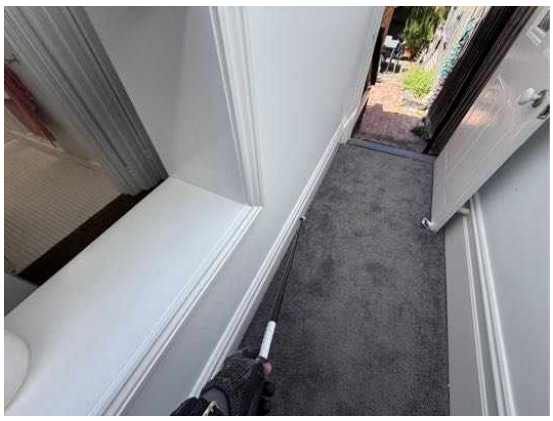

34.7°C
FLIR


22.2°C
25.6
19.4
FLIR


23.0°C
28.0
20.6
FLIR


23.4°C
25.8
19.6
FLIR





Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of recent renovations.
Information:	Whenever a property is refurbished, majority of the defects if present could get obscured beneath the revamped work. The same can be said for this property as well. Some fine cracks are filled over, walls have been painted etc. It is difficult to pinpoint on any particular defects present below such layers. Once the property is occupied, all areas should be monitored for a period of 12-24 months to lookout for any arising defects. If staining or cracking is noticed extensively in that period, always consult your building inspector.

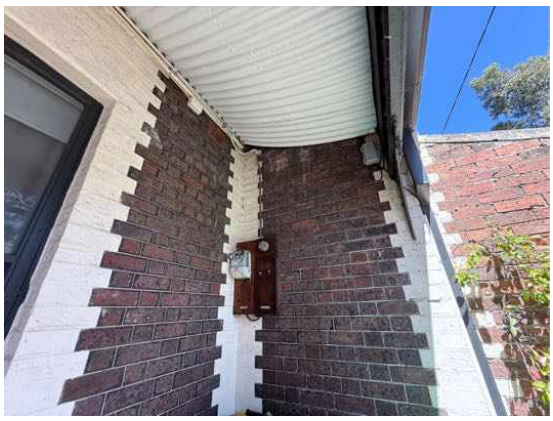
Noted Item

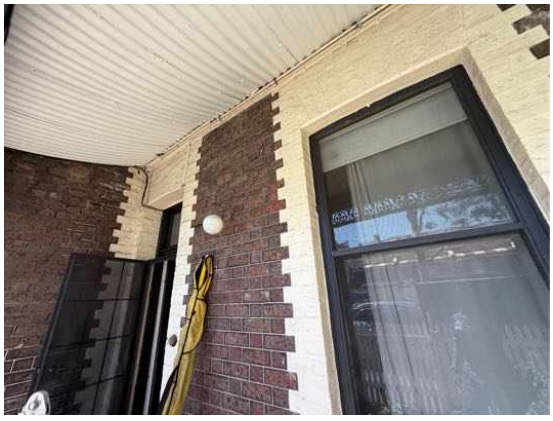
Building:	Main Building
Location:	All Areas
Finding:	Aged Plumbing Infrastructure
Information:	The subfloor plumbing observed comprises older cast iron sanitary drainage and copper water supply lines, which appear significantly aged and likely original to the dwelling. Plumbing materials of this age are generally considered to be at or beyond their typical service life expectancy and may be susceptible to internal corrosion, joint deterioration and future failure. It is recommended that a licensed plumber be engaged to carry out a detailed assessment of the system and provide advice regarding its current condition and whether partial or full replacement should be considered in the medium-term future as part of planned maintenance.

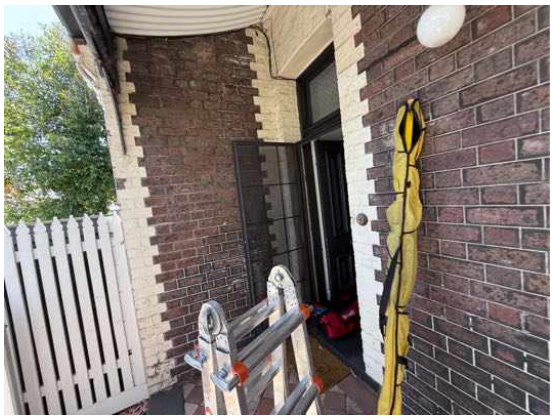
Noted Item

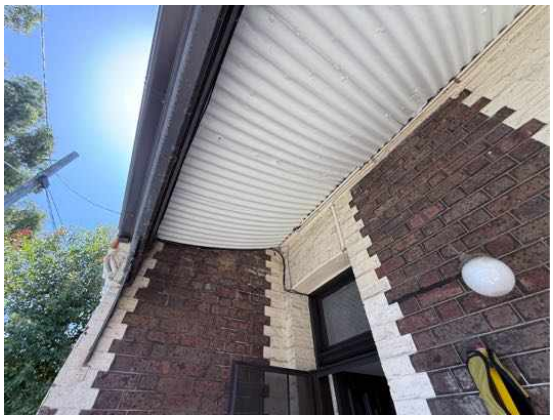
Building:	Main Building
Location:	All Areas
Finding:	Additional photos & Obstruction/Limitations.
Information:	Additional photos for general documentation. May have some minor maintenance items not listed in the defects section.

Furthermore, some 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.

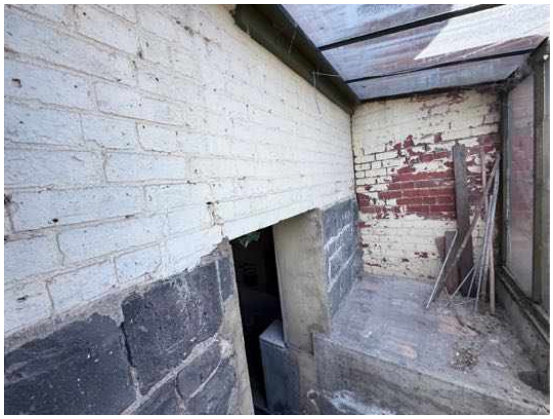




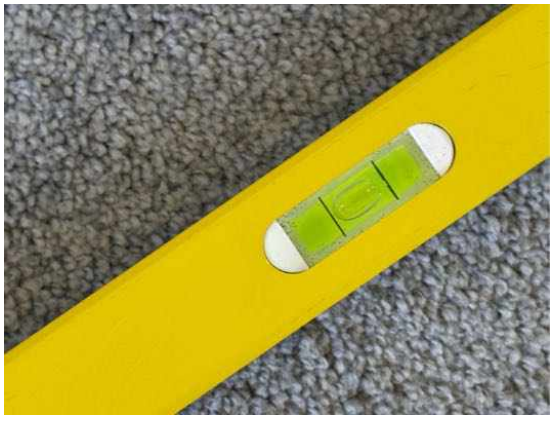


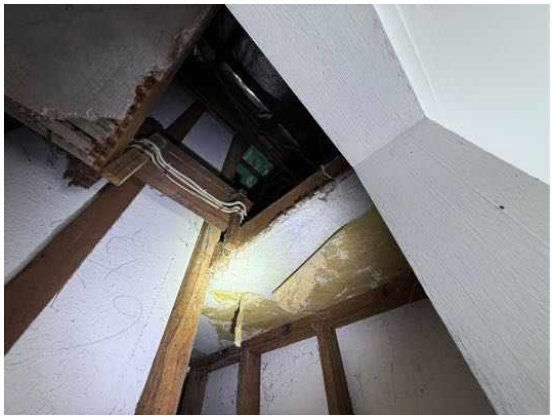










Definitions to help you better understand this report

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 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.