



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 10 Lucas St, Reservoir VIC 3073, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 25 Mar 2026

Modified Date: Thu, 26 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 10 Lucas St, Reservoir VIC 3073, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: John Karouni Ph: 0404 057 939  
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Company Address and Postcode: Northcote 3070

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Company Contact Numbers: 0404 057 939

## 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: The following apply: At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be LOW. Please be aware that limitations did affect the inspection with inaccessible areas, insulation and sarking meant a complete inspection of the roof space and was not possible. Obstructions such as furniture, stored items and vegetation meant that some areas could not be fully inspected.

NOTE: Any areas which are inaccessible at the time of inspection present a high risk for undetected timber pest or termite activity and/or damage. The client is strongly advised to make arrangements to access inaccessible areas urgently.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Note: The report must be read in its entirety and do not rely solely on the summary.

PLEASE READ ALL DEFECTS IN FULL

THIS REPORT IS SUBJECT TO THE PRE-INSPECTION AGREEMENT. PLEASE ENSURE YOU HAVE READ THIS DOCUMENT AND AGREE TO ITS TERMS PRIOR TO ACCEPTING THE FINDINGS WITHIN THIS REPORT.

PLEASE CONTACT ME FOR A COPY IF YOU HAVE NOT SIGHTED THIS DOCUMENT.

John 0404057939

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THIS REPORT WILL FOCUS ON TIMBER PESTS, SAFETY ISSUES AND MAJOR DEFECTS MAINLY. VERY MINOR DEFECTS HAVE BEEN HIGHLIGHTED WITH ARROWS AND CAN BE DISCUSSED FURTHER WITH THE INSPECTOR. THE REPORT WILL NOT PROVIDE COSTINGS FOR REPAIRS ETC AS THIS IS OUTSIDE THE SCOPE OF THE REPORT AND AUSTRALIAN STANDARDS AS4349.1 (2.3.1). A SEPARATE REPORT CAN BE OBTAINED IN RELATION TO COST OF REPAIRS. PLEASE MAKE SURE YOU READ THE REPORT IN FULL. THE CONCLUSION IS INCLUDED AT THE END OF THIS REPORT.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Timber Stumps
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Footpath, Fence - Post and Rail Construction, Driveway, Porch, Pergola, Shed
Other Timber Bldg Elements	External Joinery, Fascias, Internal Joinery, Landscaping Timbers and Construction, Eaves, Doors, Door Frames, Architraves, Porch / Patio, Skirting Boards, Stumps, Weatherboards, Window Frames
Roof	Tiled, Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad
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.

- The Site
- Trees
- Wall Exterior
- Outbuildings
- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Posts
- Roof Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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

## Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Duct work
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Porch

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: **Low**

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: **Low**

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:	All Areas
Finding:	Curtain & Blind - Safety Cord
Information:	Looped curtain and blind cords pose a significant strangulation hazard for children as they can place the loop over their head and/or get tangled in the loose cords.

The mandatory standard for blinds, curtains and window fittings (in place from 30th December 2010) requires all new window furnishings to come with warning labels and to be installed with tensioning devices.

However, as this standard is not retrospective, curtain and blinds that were installed prior to 2010 still need to be made safe.

Check all the rooms in your house for any blinds or curtains with long cords that are either loose or looped. This includes any cords that are within children's reach at floor level or near furniture they can climb on.

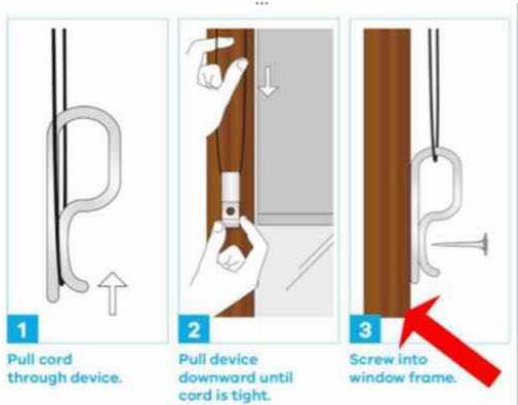
Secure any loose or looped cords with cleats or tension devices – these can be purchased from your local curtain and blind retailer or hardware store. Do not put furniture such as cots, beds, highchairs, playpens, couches, chairs, tables or bookshelves near a window where children can reach the blind or curtain cord.

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

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

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

Consumer Affairs Victoria can be contacted for further information and have free curtain and blind cord kits that are suitable for roller blinds with looped cords and wooden window frames.



# Major Defect

## Finding 2.01

Building: Main Building  
Location: Bedroom 4  
Finding: Wall - Damaged Extensive  
Information: The wall cladding shows visible damage, including to the weatherboard. The area appears to have been affected by tree growth between the stud wall and the external cladding, as well as damage to the gutter and downpipe.

The blocked gutter and the growing tree caused water to overflow, resulting in high soil moisture. This caused the soil to shrink, compromising the stump's load-bearing capacity. Consequently, the downpipe has collapsed.

The section requires urgent repair, including the removal of the tree, re-stumping the affected corner, replacing the affected studs and external cladding.

It is highly recommended that the engagement of structure engineer and registered building professionals to repair the affected area.





**Finding 2.02**

Building: Main Building  
 Location: Kitchen  
 Finding: Cracking - Extensive Repair Required  
 Information: Extensive repair work is generally required when managing cracking of this degree. This may involve breaking out and replacing wall sections. The property may already be affected by leaning or bulging walls, and loss of some load bearing in the beams. This may also result if the source of the cracking is unmanaged.

The area appears to have been affected by damaged down pipe caused the water pooling under the subfloor. resulting in high soil moisture. This caused the soil to shrink, compromising the stump’s load-bearing capacity. Consequently, the wall

suffered extensive damage.

The section requires urgent repair, including the replacement of the down pipe , re-stumping the affected area, replacing the affected studs and internal/external cladding.

A structural engineer should be appointed immediately to inspect the structural integrity of the affected areas and to assess the safety of the associated structures. The engineer can also nominate a scope of works required for rectification.

Always contact a building inspector or engineer should cracks widen, lengthen or become more numerous, even after reparation works.



### Finding 2.03

Building:	Main Building
Location:	Kitchen
Finding:	Ceiling - Sagging/Major
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of

ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

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

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



### Finding 2.04

Building: Main Building  
 Location: Bedroom 3/ Sunroom  
 Finding: Finished Floor Levels - Defective due to Variation in Plane/ Bedroom 3/ Sunroom  
 Information: The floor exhibits a horizontal level variation of up to 50mm over a 2 m span, exceeding the allowable standards and tolerances for timber floors.

The relevant standard and tolerance are:

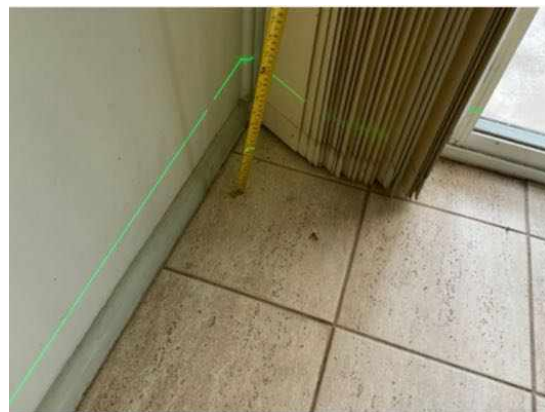
\* 14.08 Levelness of timber floor

\* New floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length.

\* The overall deviation of floor level to the entire building footprint shall not exceed 20 mm within 24 months of handover.

This issue is caused by stumps being sunk. To rectify the problem, the subfloor structure requires re-stumping.

Structural engineers and re-stumping specialists should be involved urgently to address this matter.



## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	During inspection, it was observed that the sealant or grout has degraded to the tiled shower wall. A flexible sealant is necessary to accommodate the anticipated

expansion and contraction while maintaining the joint water-tight and protective of all associated building materials.

The absence of sealant between tiles can cause water to seep into the wall behind it.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building or condensation from within the structure.

Unmanaged damp in the kitchen area is likely to facilitate the formation and development of mould and fungi growth, causing the decay of associated building materials and compromising their structural integrity. It is crucial to address damp conditions, as the World Health Organisation states that excess moisture leads to the growth of microbes such as moulds, fungi, and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related issues. Damp conditions also create a conducive environment for termite infestation.

Therefore, it is imperative to ensure that the sealant is in good condition to prevent any future moisture-related problems.

Regular maintenance and replacement of damaged, missing, or damaged sealant and grout are highly recommended for wet areas, as this is a regular wear-and-tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long-term care of your property.

Consultation with a sealant specialist is advised immediately to perform remedial works as necessary. Epoxy grout is highly recommended





### Finding 3.02

Building:	Main Building
Location:	Kitchen
Finding:	Sealant- Missing
Information:	The lack of sealant between splash back and sink can cause water damp to the wall behind it.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building or condensation from within the structure.

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

Consultation with a sealant specialist is advised immediately to perform remedial works as required.

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



### Finding 3.03

Building:	Main Building
Location:	Laundry
Finding:	Sealant and grouting - Missing or damaged
Information:	During inspection, it was observed that the sealant or grout has degraded to the tiled splashback and bench top in the kitchen. A flexible sealant is necessary to accommodate the anticipated expansion and contraction while maintaining the joint water-tight and protective of all associated building materials.

The absence of sealant between tiles can cause water to seep into the wall behind it.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building or condensation from within the structure.

Unmanaged damp in the kitchen area is likely to facilitate the formation and development of mould and fungi growth, causing the decay of associated building materials and compromising their structural integrity. It is crucial to address damp conditions, as the World Health Organisation states that excess moisture leads to the growth of microbes such as moulds, fungi, and bacteria, which subsequently emit

spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related issues. Damp conditions also create a conducive environment for termite infestation.

Therefore, it is imperative to ensure that the sealant is in good condition to prevent any future moisture-related problems.

Regular maintenance and replacement of damaged, missing, or damaged sealant and grout are highly recommended for wet areas, as this is a regular wear-and-tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long-term care of your property.

Consultation with a sealant specialist is advised immediately to perform remedial works as necessary.



### Finding 3.04

Building:	Main Building
Location:	All Internal Areas
Finding:	Internal Painting Deteriorated
Information:	Much of the internal paintwork including but not limited to ceiling, walls, doors and windows have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A Painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected

against further deterioration. Alternatively, the Homeowner following manufacturer instructions may perform these works.







### Finding 3.05

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof sheets - Loose
Information:	Upon inspection of the exterior roof covering, it was noted that numerous roof sheets have become loose from their original fixings. It is suspected that this defect has developed as a result of a lack of adequate maintenance, but may also have been caused by inappropriate fixings being used in the construction process.

Loose roof sheeting detracts from the weather tightness of the roof covering, making the internal roofing structure susceptible to water penetration and subsequent damage. If left unaddressed, it is likely that secondary damage to associated building elements will develop, potentially necessitating remedial works to these structures.

A roofing restoration contractor should be appointed to advise on rectification options and on the cost of repair. It is advised that remedial works be performed as soon as possible to prevent any further damage.



### Finding 3.06

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

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



### Finding 3.07

Building:	Out Building
Location:	All Areas
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



**Finding 3.08**

Building: Main Building

Location: All Areas  
Finding: Carpet - Deteriorated  
Information: The carpet floor covering exhibited signs of deterioration, likely attributed to ageing.  
Replacement of the carpet is recommended at the client's discretion.





## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	Gutters - Blocked
Information:	At the time of inspection the gutters are blocked

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 6.02**

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

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

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



**Finding 6.03**

Building: Main Building

Location:	Subfloor
Finding:	Timber Subfloor stumps - No ant caps Also No gaps were noticeable around the edges of decking
Information:	Stumps to the subfloor structure does not have ant caps, indicating that the subfloor has no termite protection.

Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structure. Ant caps are installed during construction process, they are designed to identify termite or pest ingress from stumps to the adjoining bearers.

Also minimum or no gaps were noticeable around the edges of the decking. These gaps serve the purpose of preventing termites from accessing the timber, Moisture and humidity creates ideal environment to termites infestation and having timber that is close to the soil will provide ideal environment to termites.

Where ant caps have not been installed, or no gaps at the edge of the decking a frequent monitoring of these areas should be carried out in order to identify any sign of termites or timber pest working is highly advised, appointment of a Registered Builder specialising in re-stumping is required immediately to assess the condition of the stumps and provide advice on remedial works.

Also termite management system to be installed by qualified Pest Control specialist . This defect should not be left unmanaged.

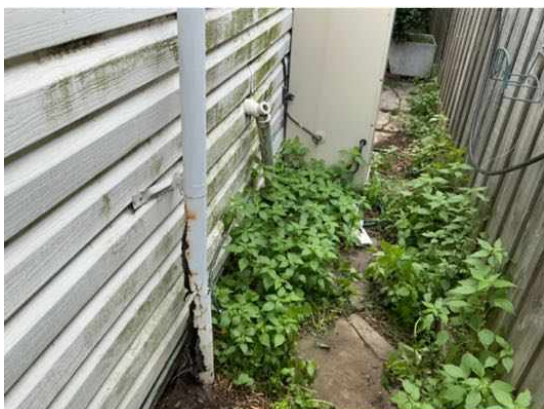


### Finding 6.04

Building:	Out Building
Location:	Rear Elevation
Finding:	HWS attached to the building
Information:	During the inspection, the Hot Water System (HWS) was discovered attached to the building. This attachment can hinder termite inspections while simultaneously facilitating termite ingress.

Furthermore, the HWS environment is conducive to termite activity.

Therefore, it is strongly recommended that a licensed plumber be engaged to connect the HWS in accordance with established standards. This work should be undertaken as expeditiously as possible.



### Finding 6.05

Building: Out Building  
Location: Rear Elevation  
Finding: Garden Beds - Conditions Conducive to Termite Attack  
Information: Garden beds were found to be evident in close proximity to the building. Garden beds immediately adjacent to the perimeter of the building block the visual inspection of these areas, providing a concealed termite entry point.

Where garden beds have raised ground levels, termites can easily access the weep holes or the subfloor vents of the brickwork.

Garden beds can include untreated timber and a combination of moisture from watering, which produce conditions conducive to termite activity and ingress.

Further advice from a Timber Pest Technician is required to ensure appropriate Termite Management systems are implemented.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges 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.





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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

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

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

- BUILDING SUMMARY

The house is in poor condition compared to houses of a similar age.

In general, all wall and ceiling linings were in less average condition with expected wear and tear. The bathrooms and kitchen and laundry are in poor condition.

Water pressure appears to be normal, although this is not an opinion of a licensed plumber. No water hammer was noted when taps are turned off quickly.

The HWS appeared to be in good condition at the time of inspection.

Further inspection of electrical appliances, plumbing, and the air conditioner is advised as reporting on these items is outside the scope of this report.

MAJOR DEFECTS NOTED.

Wall - Damaged Extensive/ Bedroom 4.

Cracking - Extensive Repair Required / Kitchen.

Ceiling - Sagging/Major/ Kitchen.

Finished Floor Levels - Defective due to Variation in Plane/ Bedroom 3/ Sunroom .

SAFETY HAZARDS NOTED

Curtain & Blind - Safety Cord/ All Areas.

The report must be read in its entirety to fully appreciate the scope of works required to rectify and ensure the long-term structural stability and longevity of the building.

Access into the roof space was limited due to excessive timbers, insulation, ducting, and low roof pitch in certain areas. The installation of an additional manhole in a more centralised location is recommended to allow for a more thorough inspection of this area in the future.

Many minor defects can be rectified and maintained in the future.

General ongoing maintenance is crucial in reducing further minor issues that, if left to deteriorate further, can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage, and electrical inspections to ensure that these services are fully functional, as these areas are outside the scope of this report.

There was no evidence of previous termite activity in the house. However, there are several conducive issues and concerns that will require rectification to ensure that no termite activity or hidden entry can go unnoticed.

Please Note:

- \* Suspected ACM ( Asbestos Contaminated Material) in the Bathroom, Laundry, WC, and Kitchen walls and Eaves linings.
- \* Suspect Mould in Bedroom 4 / Wall / Carpet.
- \* There is no current durable notice.
- \* Wood decay is present on the landscaping timbers.
- \* Further invasive inspections are always recommended.
- \* A roofing contractor or the use of a drone is advised to review the areas of the roof where the Building Inspector was unable to access during the inspection and take action on any shortfalls identified in the report.

I strongly recommend installing an approved barrier treatment. It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections do not prevent timber pest attacks but are designed to limit the extent of damage by detecting problems early.

The absence of visual termite activity does not exclude termites from being concealed on the property. Regular inspections and rectification of all conducive conditions are recommended.

A pre-purchase inspection report may be negative, as its purpose is to identify defects in the property. The reader should consider the positive aspects of the property in their final decision-making. Not all the positive aspects will be highlighted in this report.

Please note that this is a general appraisal only and cannot be relied upon its own. Please read the report in its entirety.

The purpose of this inspection is to provide advice to the client regarding the condition of the property

at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary serves as a concise and superficial overview of the inspection findings. It is not intended to replace the comprehensive Report and should not be relied upon independently. The Summary should be read in conjunction with the full report for a comprehensive understanding.

In the event of any discrepancies between the Report and the Summary, the information contained in the Report will prevail.

A Building Inspection to AS4349.1-2007 "Appendix C" does not constitute a certificate of compliance with any act, regulation, ordinance, or by-law. It also does not serve as a warranty or insurance policy against future issues with the property.

The cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C," although it may be part of a special-purpose property report.

Most properties will have minor defects, such as blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. If you require the consultant to report on minor defects and imperfections, you should request a "Special-Purpose Building Report."

Nearly all properties have minor faults or defects. These faults or defects do not necessarily indicate that the property should not be purchased. Often, many such faults or defects are evident to the buyer or may be reflected in the selling price.

For further information, advice and clarification please contact John Karouni on: 0404 057 939

## Section D Significant Items

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

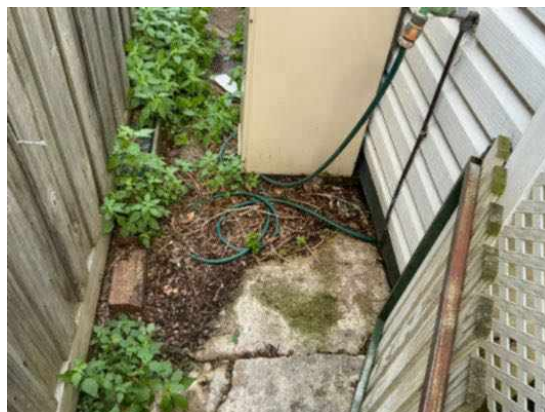
#### Noted Item

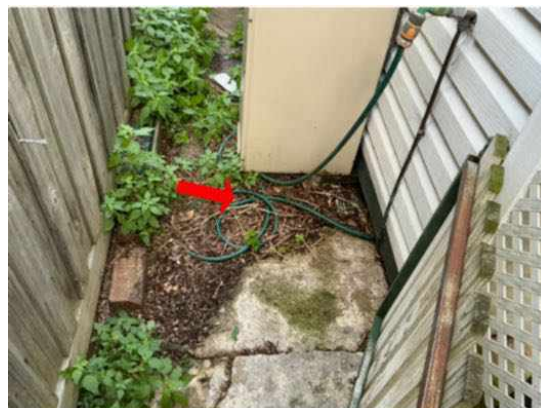
Building: Out Building  
Location: The Site  
Finding: Inadequate Site Drainage  
Information: At the time of inspection, the site drainage at the front elevation, rear and side elevation was found to be inadequate, posing a potential risk of subsequent water damage to associated building elements.

It is crucial that water does not accumulate against the base of walls. Surrounding paths and ground levels should be sloped to redirect water away from the walls. Downpipes should not discharge stormwater onto lower walls or plinths. Instead, stormwater should be conveyed away by large, regularly maintained drains. Ground levels may need to be lowered to expose a buried damp proof course (DPC).

In instances where site drainage is inadequate, the replacement of down pipes and the connection to LPD ( Legal Point of Discharge), and installation of an Agricultural Drain may be necessary.

To further inspect the property and undertake any necessary remedial works, it is advisable to consult a Civil Engineer and appoint a qualified plumber. Neglecting to manage water effectively can lead to water damage and subsequent defects.



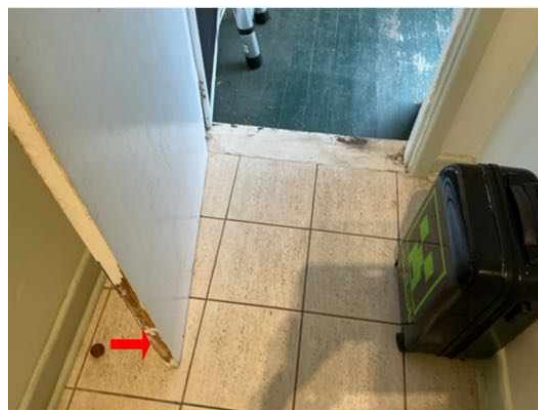


### Noted Item

Building:	Main Building
Location:	Entry
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door frame.

A door that binds to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures. Which is the case of this instance.

A registered Builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.



### Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Old Hot Water Tank inside the roof
Information:	The presence of an old hot water tank in the roof of a property is often considered a major defect if the tank is not properly decommissioned and drained, as it can lead to potential water damage, health risks, and structural issues. It is crucial to have this issue assessed by a professional plumber to ensure safety and compliance with building regulations.



### Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	For your information
Information:	All areas of the dwelling were inspected with particular attention to wet areas, which were closely assessed to detect excessive levels of moisture and temperature anomalies. No evidence of termite activity was discovered within the house during the inspection.

In an effort to identify the presence of concealed timber pest activity, a range of techniques are employed to identify irregularities, including:

- Moisture meter readings of susceptible areas
- Sounding of timber elements using a device known as a “donga”
- Visual assessment of materials affected by moisture or exhibiting signs of deformation
- Trails and bridging constructed by termites
- Irregular and regular-shaped holes in timber elements indicative of pest destruction.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Evidence of termite workings / damage was absent at the time of inspection  
 Information: No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity.

Annual pest inspections are also advised in order to identify such workings.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Subterranean Termite Prevention Proposal  
 Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity. The prevention of such infestations is far easier to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Evidence of live termite activity was absent at the time of the inspection  
 Information: If no evidence of termites was found at this inspection be aware that at the initial

stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact a pest controller immediately.

### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Wood borer activity - not identified  
 Information: No evidence of wood borer activity was noted at the time of inspection however this may not be completely decisive as obstructions were present that may have partially limited inspection of all timber members.

### Noted Item

Building: Main Building  
 Location: Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc  
 Finding: For your information  
 Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

### Noted Item

Building: Main Building  
 Location: Cabinetry plumbing  
 Finding: For your information  
 Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection. No leaks to the drainage

pipes in the subfloor was evident at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

## Section D Significant Items

### Undefined Defects

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Further inspection required  
 Information: Electrical Installation: All electrical wiring, meter boxes, and appliances should be inspected by a qualified electrician. Note that the inspection of electrical items is outside the scope of this report.

Plumbing: All plumbing systems, including septic tanks, should be assessed by a licensed plumber.

Hot Water Service: Hot water systems require inspection by a licensed plumber and/or a qualified electrician.

Gas Services: All gas installations and services should be evaluated by a licensed gas plumber.

Telecommunication Services: Phone lines, outlets, and telecommunications systems should be inspected by a qualified telecommunications technician.

Smoke Alarms: In accordance with AS 3786, smoke alarms are required in all buildings where people sleep. It is advised to consult a qualified electrician for assessment, maintenance, or installation of smoke alarms.

Trees Near the House: Proximity of trees to the house may affect footing performance due to ground moisture level fluctuations. It is recommended to seek advice on this matter as it may impact structural stability.

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Scope and Limitations of the Inspection and Report  
 Information: This document defines the scope and limitations of the inspection conducted, and serves as an essential part of the inspection report. Anyone relying on this report should carefully review and acknowledge the following clauses to understand the conditions under which the inspection was performed.

Scope of the Inspection

1. Purpose of the Inspection: The inspection comprises a visual assessment of the

property to identify major defects and form an opinion regarding its overall condition as of the inspection date. This report is not intended to provide a detailed analysis of all building components or systems, nor does it include an estimate for the rectification of any defects.

2. Compliance with Standards: The inspection is carried out in accordance with Australian Standard AS 4349.1-2007. This report is not a certificate of compliance with the requirements of any law, regulation, or standard, and it is not a Structural Report. For structural issues, it is recommended to consult a Structural Engineer.

3. Strata/Company Title Properties: For properties under a strata or company title, the inspection is limited to the interior and immediate exterior of the specific dwelling. Common property areas are excluded from the scope of this report.

4. Time Sensitivity: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the inspection date. A re-inspection is required if more than 30 days have elapsed to ensure conditions have not changed.

5. Client-Specific Report: This report applies exclusively to the person named in the "CLIENT INFORMATION" section. It is assumed that the report was requested by the purchaser of the property, and the terms of the Pre-Inspection Agreement have been fully explained to the client. This report is not intended for use as a marketing tool by real estate agents.

#### Inspection Limitations:

1. Visual Inspection Only : The inspection is restricted to areas that are safe, unobstructed, and accessible. It does not include invasive or destructive methods, such as removing fixtures, cutting materials, or disassembling components to gain access.

2. Obstructions and Accessibility : The inspection may be limited or incomplete in areas obstructed by furniture, storage, personal belongings, or building materials. Restricted areas include, but are not limited to:

- Roof voids with low clearance or deep insulation.
- Subfloors with ducts, plumbing, or inadequate access.
- Gutters, fascia, or flashings obscured by design or environmental conditions.

3. Exclusions from the Scope: The following items are beyond the scope of the inspection and are not assessed in this report:

- Electrical, Plumbing, and Gas Systems (recommend inspection by licensed contractors).
- Geological, Geotechnical, and Hydrological conditions.
- Drainage, Environmental Hazards, and site flooding potential.

- Pools, Spas, Retaining Walls over 700mm, or Underground Rooms.

4. Roof Access and Safety: Roof coverings are not inspected if conditions are deemed unsafe due to height, steep pitch, deterioration, or wet/slippery surfaces. In such cases, observations are limited to areas visible from accessible vantage points.

5. Cracking of Building Elements: Cracks are categorized into five levels of severity. Any observed cracking should be assessed by a Structural Engineer

to determine potential consequences and necessary remedial work.

- Hairline Cracks (less than 0.1mm): Cosmetic only, no repair required.
- Fine Cracks (up to 1mm): No repair typically required.

- Noticeable Cracks (1-5mm): Easily repairable with filling.

- Significant Cracks (5-15mm): Repairs may involve replacing sections; weather tightness may be impaired.

- Severe Cracks (15-25mm): Major structural repairs required; walls may lose stability.

6. Internal Inspections: Floor coverings, joinery, finishes, and furnishings often obstruct inspection of underlying areas. These limitations may prevent identification of defects, particularly in concealed locations.

#### Key Disclaimers

1. No Guarantees : This report does not guarantee the absence of defects, termite damage, or other issues in inaccessible areas.

Further investigations by relevant specialists may be required.

2. Estimates for Repairs : Cost estimates for rectifying defects are not included in this report. Obtain quotes from a Licensed tradespersons before making any decisions.

3. Concealed Defects : Defects in concealed areas, including but not limited to rising damp, illegal plumbing, or hidden termite activity, are not assessed.

4. Maintenance : Seasonal binding of timber windows and doors may require adjustments by a Qualified Carpenter.

5. Specialist Assessments Recommended: Additional inspections are recommended for pools, spas, and fire protection systems by Qualified Specialists.

- Elevated Structures: Regular inspections by an Engineer are essential for safety.

- Surface Drainage: Ensure water is directed away from the property to prevent footing damage.

For more detailed findings, refer to the main report. Contact the Inspector if clarification is required before making any decisions. A reinspection is recommended if conditions change or after 30 days from the original inspection date.

## Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Scope for Timber Pest Inspections
Information:	This report includes the findings of a visual timber pest inspection, forming part of a combined timber pest and building inspection. The inspection complies with AS 4349.3-2010 - Inspection of Buildings, Part 3: Timber Pest Inspections. Below is the detailed scope, limitations, and important disclaimers that define the boundaries of this report.

### Scope of the Report

1. Discovery of Timber Pests : The report notes the presence or absence of timber pest activity and/or damage. The scope includes subterranean termites, dampwood termites, borers, and wood decay fungi. It excludes drywood termites and European house borers unless evidence is incidentally found.

2. Hidden Damage and Accessibility Issues : If timber pest activity or damage is identified, it is important to assume that concealed damage may exist in areas that were not visible or accessible.

Common inaccessible areas include:

- Behind walls, insulation, or cladding.
- Under floor coverings or furniture.
- In obstructed roof voids or subfloor spaces.

Further inspection or invasive investigation (requiring a separate contract) is recommended to assess the extent of hidden damage.

3. Extent of Damage : The report categorizes timber damage as:

- Slight: Minor cosmetic damage.
- Moderate: Requires repair but not structural.
- Moderate to Extensive: Substantial damage needing significant repair.
- Extensive: Severe damage requiring immediate and comprehensive structural repair.

These categories are not expert opinions. For a detailed evaluation, a structural

inspection by a qualified builder, engineer, or architect is recommended.

#### Key Terms and Limitations

1. No Guarantee for Inaccessible Areas : This report does not guarantee that inaccessible or partially inaccessible areas are free from infestation or damage. Nor does it guarantee that a future timber pest infestation will not occur.

2. Liability Disclaimer : No liability is accepted for failure to identify timber pests or damage in areas inaccessible at the time of inspection or if access was denied.

#### Additional Notes

- Invasive Inspections : A separate contract is required to perform invasive timber pest inspections.
- Client Responsibilities : It is essential to read the full report, as the summary provides only a superficial overview and is not a substitute for the complete findings.

If you have any questions or require further clarification, please do not hesitate to contact the inspector directly.

### Noted Item

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

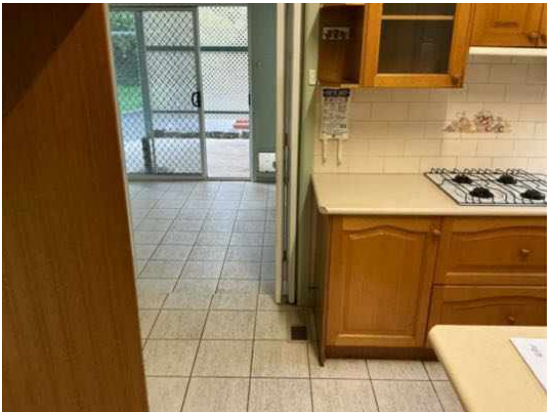






















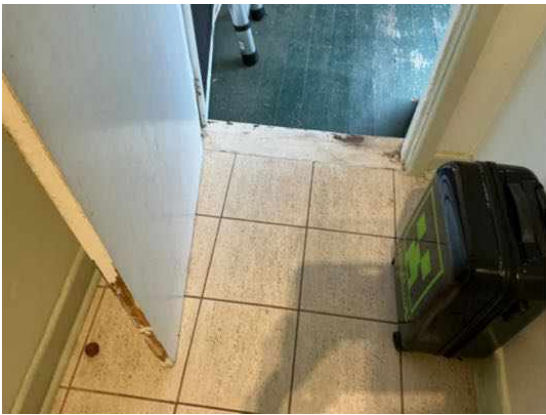


















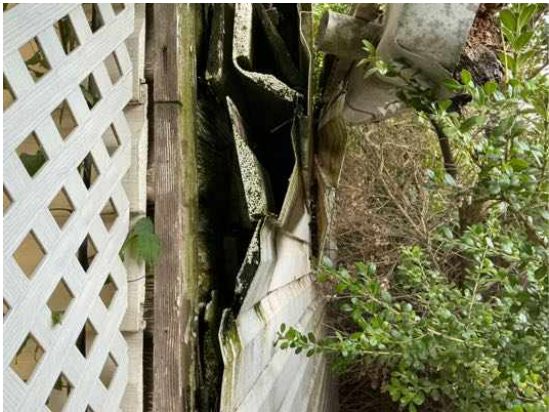




**Noted Item**

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















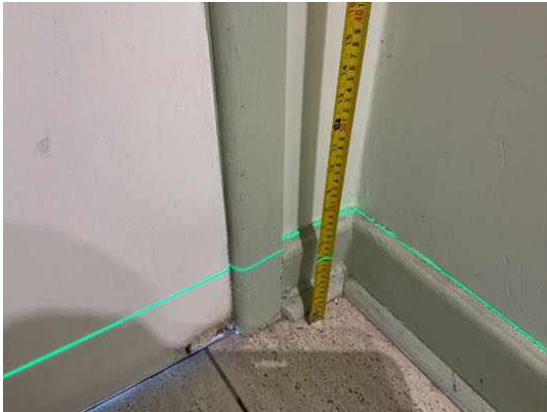
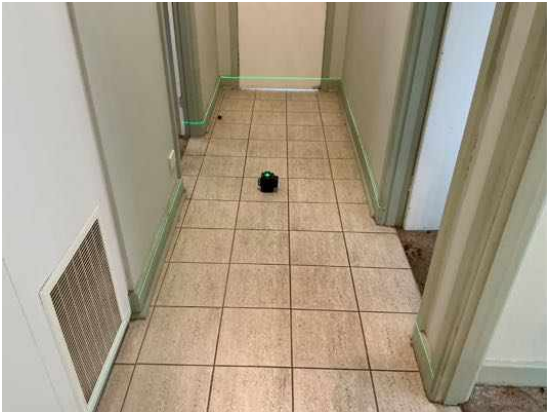






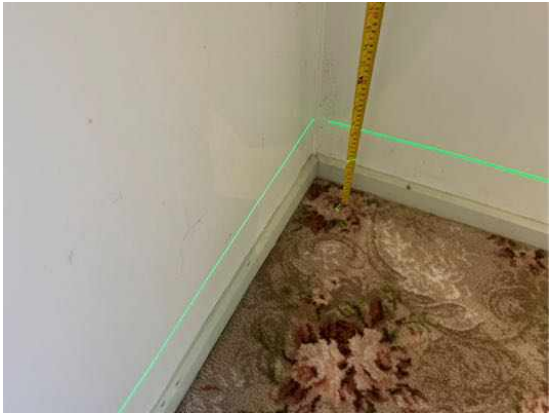




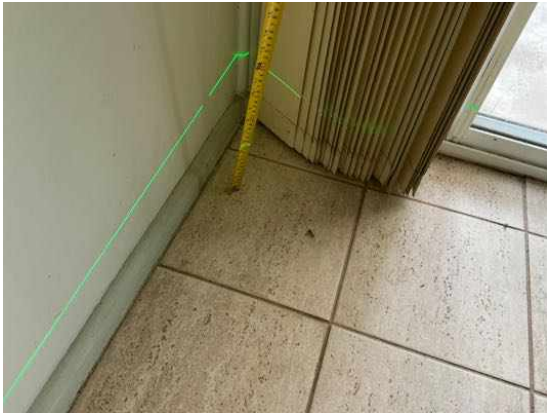
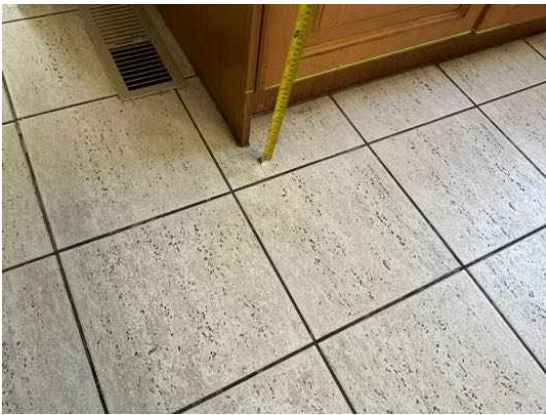
























## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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