ACADEMIC BUILDING INSPECTIONS

3x Sample
Property and Timber Pest Reports

Report number - E96D893E-79E4-4527-9880-7EDE1805CCE5-1772747788

ABI

ACADEMIC BUILDING INSPECTIONS

Property and Timber Pest Report

Inspection Date: 6 Mar 2026

Property Address: 01 Sample st Armstrong Creek

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.

Inspection Details

Property Address:	01 Sample st Armstrong Creek
Date:	6 Mar 2026

Client

Name:	Customer
Email Address:	academicbuildinginspections@gmail.com
Phone Number:	0418511709

Consultant

Name:	Richard Brunt
Email Address:	academicbuildinginspections@gmail.com
Licence / Registration Number:	Vicrorian Building Authority DB-L1511 & Timber Pest Inspections MPLTC3229T
Company Name:	Samach Pty Ltd T/A Academic Building Inspections
Company Address:	170-178 McPherson Rd Waurn Ponds
Company Phone Number:	0418 511 709

General description of property

Building Type:	Detached house
Storeys:	Single storey
Building age (approx):	11 Years
Smoke detectors:	2 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the middle of a medium block
Gradient:	The land is relatively flat
Site drainage:	The sites drainage could be improved.
Access:	Reasonable pedestrian and vehicular access
Main utility services:	Electricity, Gas, Mains water, Sewer
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces northwest Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Brick veneer (timber framed), Internal gypsum plasterboard
Main building – roof construction:	Timber Framed, Pitched Roof, Roofing Tiles, Roof trusses
Other timber building elements:	Skirting, Architraves, Door Frames , Internal joinery, Decking framework, Verandah Posts
Other building elements:	Garage, Deck, Verandah, Garden shed
Overall standard of construction:	High
Overall quality of workmanship and materials:	High
Level of maintenance:	Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	3	4	2	1	1	1	0	0	
Totals	3	4	2	1	1	1	0	0	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	2	2	0
Detached	0	0	0
Totals	2	2	0

Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Unknown

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, d
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Outbuildings
- The site

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Packing boxes
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Landscaping abutting the building
- Paved areas abutting the building
- Thermal insulation
- Window furnishings
- Sarking

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of the limited access height in the ceiling cavity.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard	**Not Found**
Evidence of Major Defect	**Found**
Evidence of Minor Defect	**Found**

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Electrician
- Plumber
- Gas heater service

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Serious Safety Hazard

No evidence was found

Major Defect

Major Defect 1.01

Location: Floors

Finding: MAJOR STRUCTURAL DEFECT Slab Floor Levels

There was some variation to floor levels observed throughout the home. Approximately 55mm variation was observed over the footprint of the home. To give a comparison this is more than allowed as stated in Guide to Standards & Tolerances 2015 a publication produced by the Victorian Building Authority it states;

“2.08 Levelness of concrete floors

Except where documented otherwise, 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.”

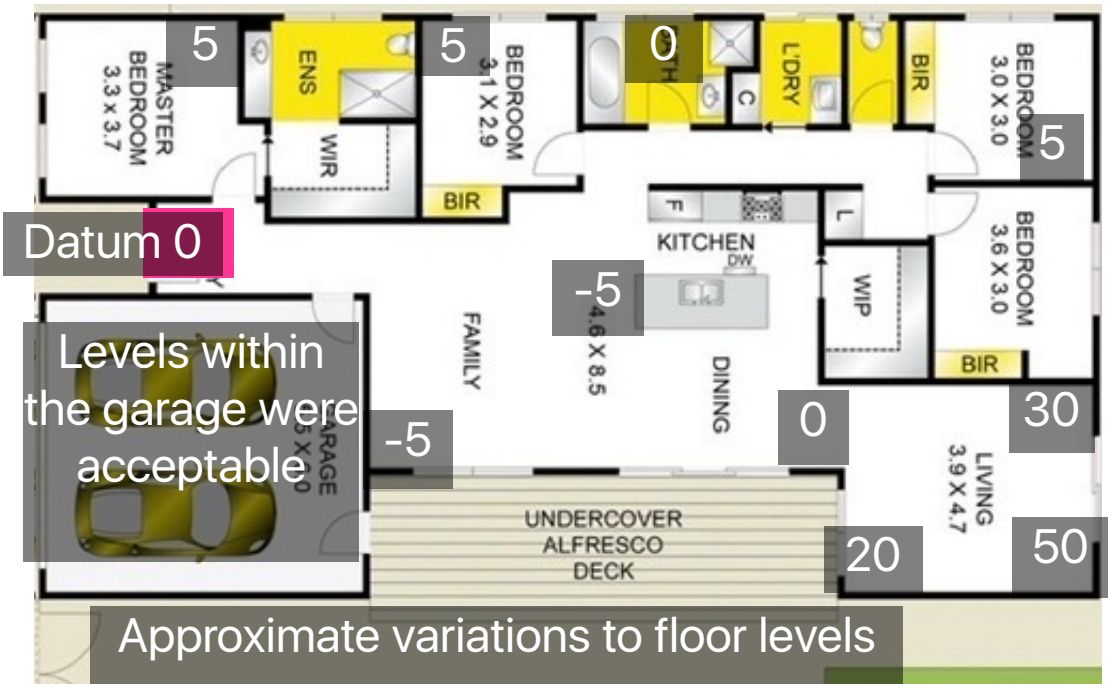
There was some minor cracking/movement to the brickwork observed. [See separate defect statement]

This movement does not appear to affect the function or amenity of the residence.

It is always difficult to determine if movement such as this is ongoing if there is a documented past history that may be helpful to make a more informed decision.

It would be prudent to have drainage pipes checked with a camera to ensure there is not a underlying issue. [leaking pipes]

An investigation (by a competent person e.g. a structural engineer or underpinning specialist) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.



Minor Defect

Minor Defect 2.01

Location: Wet Areas

Finding: Shower enclosure

The ensuite shower enclosure failed a moisture meter test which indicated moisture behind the lower wall tiles. Showers do require ongoing maintenance as grout can deteriorate over time often resulting in cracking and or pinholes to the finish of it reducing its capacity to effectively seal. Silicon should be used to seal all corner joints of tiling and where it meets baths, shower bases etc. Silicone sealants do have a limited lifespan and industry recommendations suggest it may require replacement after five years. Leaking showers can cause significant damage if left unrepaired. An investigation (by a competent person e.g. a bathroom specialist) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

Note: There was no evidence observed of the moisture escaping from the confines of the waterproof membrane that should have been installed.

Minor Defect 2.02

Location: Roof exterior

Finding: Broken Roof Tiles

There were some broken and chipped tiles observed that need to be replaced. (See photos attached) These tiles if not replaced can result in the ingress of moisture into the building which can cause deterioration to internal elements of the property. A further detailed investigation (by a competent person eg. a licensed roof tiler) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.


Broken roof tile should be replaced


Some of the under laps are broken on the roof tiles

Minor Defect 2.03

Location: Roof exterior

Finding: Dirty gutters

Some gutters are dirty and require cleaning out. Dirty gutters will often result in a reduced service life as well as blocking the flow of water which in severe cases can result in gutters overflowing. [in some situations especially concealed gutters potentially impacting internal elements of the home] These gutters should be cleaned as soon as possible. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: The manufacturer Bluescope Steel says “Moisture or moisture retaining materials should not be permitted to remain in intimate contact with ZINCALUME® steel, COLORBOND® steel or galvanized steel. Such contact will ultimately result in corrosion of the material. The major factors influencing corrosion are the continual retention of moisture and the differential concentration of oxygen at the material surface. The accumulation of debris (leaf matter, dirt etc) which results in continual immersion, is the most common reason for unsatisfactory performance of guttering.”

Minor Defect 2.04

Location: All areas

Finding: Minor Defects

During the inspection of the property, it was noted that there are some minor defects present throughout the premises. The typical imperfections observed will often include cracks, surface rust, dents, and scratches in the plaster surfaces, fixtures, and fittings that are consistent with a home of this age. While these defects may be considered minor, it is important to note that they can still affect the overall condition and value of the property. The attached photos provide a visual representation of some of the defects observed, but this should not be taken as an exhaustive list. It is highly recommended that a qualified tradesperson be engaged to assess and rectify any defects that are not purely cosmetic in nature, in order to ensure the continued liveability of the home.

Minor Defect 2.05

Location: Exterior

Finding: Cracking in brickwork

Some minor cracks and movement less than 3mm in width were observed in the brickwork around the home. This would be graded as a category 2 crack by the below table. Recommend to monitor crack and if it increases in width to get a more detailed investigation by a competent person, (e.g. a licensed building contractor) to determine the method and extent of any remedial work required and associated costs.

See attached table from Guide to Standards and Tolerances 2015 which is a publication from the Victorian Building Authority.

3.02 Damage to masonry walls

Refer to Table 3.02 for descriptions of categories of damage.

Category 3 or greater damage to walls is defective and requires investigation, stabilisation, monitoring and rectification work, which may include breaking out and replacing sections of the wall.

Category 2 cracks to walls are to be monitored for a period of 12 months. At the end of the monitoring period, a crack rated at Category 2 or above is defective and requires rectification. Category 2 damage is defective and requires minor repair work such as repointing.

TABLE 3.02 DAMAGE TO WALLS CAUSED BY MOVEMENT OF SLABS AND FOOTINGS AND OTHER CAUSES

Description of typical damage and required repair	Crack width limit	Damage Category
Hairline cracks	< 0.1 mm	0 Negligible
Fine cracks that do not need repair	< 1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly	< 5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and doorframes distort. Walls lean or bulge noticeably. Some loss of bearing in beams. Service pipes disrupted	15 mm to 25 mm but also depends on number of cracks	4 Severe

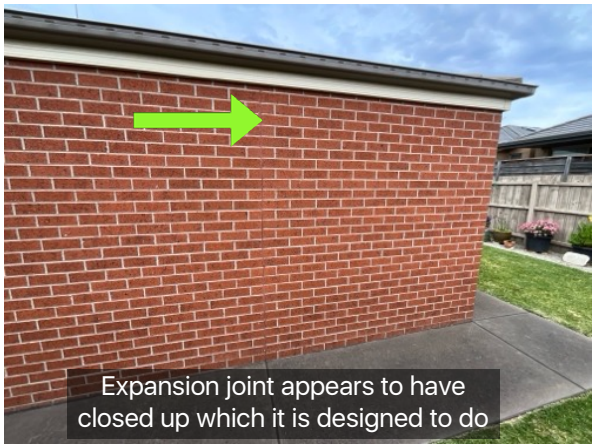
Taken from *AS 2870: Residential slabs and footings – Construction*, Table C1: Classification of damage with reference to walls. Reproduced with permission from SAI Global Ltd under Licence 1407-c122.

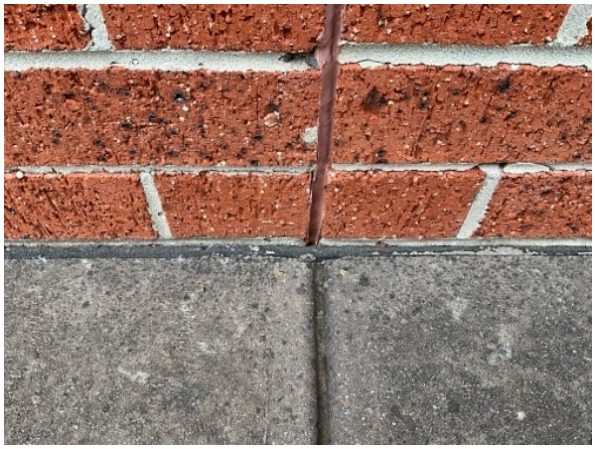
Notes to Table 3.02

1. Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50 per cent for each damage category.
2. Crack width is the main factor by which damage to walls is categorised. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
3. In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.


Some minor cracking observed


Some previous mortar repairs observed





Minor Defect 2.06

Location: Exterior

Finding: Sealing up gap

The concrete paving against the home has pulled away. This is not unusual and often has happened over many years of varying ground changes. On areas where walls are exposed to driving rain it can be beneficial to seal the gap, (recommend a good polyurathane sealant), from the brickwork to the paving. This protects the foundations from excessive moisture which long term can cause foundation issues if not corrected. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Minor Defect 2.07

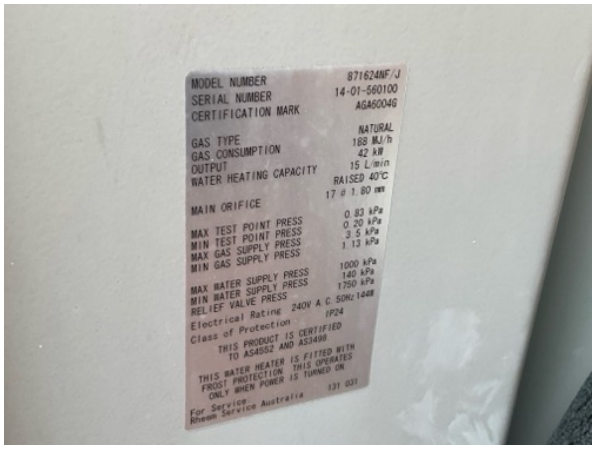
Location: Exterior

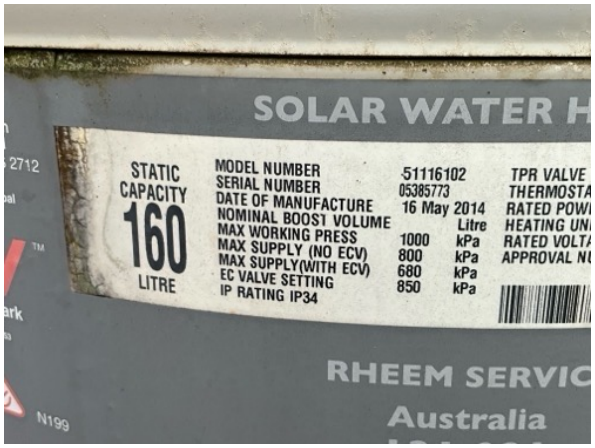
Finding: Solar hot water

The only way to check the operation of the solar heating panel is to check on the temperature of the water in the storage tank. This can be done at the unit using the pressure relief valve. When checked this water was cold indicating that the solar water heating system may not be working. There is still an instant gas hot water service that is supplying hot water to the home this is still operational. An investigation (by a competent person e.g. a licensed plumbing contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: It may be possible to replace the solar unit, however in the past they have not had a great service life. Recommend to chat with a plumber to see if the cost to replace justifies the expense.

Water in the storage tank is cold






Solar collectors on the roof

Minor Defect 2.08

Location: Exterior

Finding: Paint faded

The paint on the colorbond steel is faded [See photos attached for details] This fading is due to it being spray painted with a touch up can and over time it has weathered differently and now stands out. It may be possible to carefully remove the spray paint using a rubber eraser and have the original paint surface below. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Please see article below from the manufacturer of the colourbond product Blueskope steel.

INTRODUCTION

During manufacture, COLORBOND® prepainted steel undergoes a curing process in which the paint is baked onto the metallic coated steel substrate; while other paint systems, for example aerosol sprays, are air dried. Air-drying paints have different weathering characteristics to oven cured, prepainted products like COLORBOND® steel. Therefore, areas overpainted with air- drying paints to match adjacent COLORBOND® steel areas will weather at a different rate and vary in appearance over time (Figures 1 and 2).

REPAIR OF MINOR SCRATCHES AND BLEMISHES

BlueScope does not recommend the use of touch-up paint to repair damage or scratches to the painted surface. As explained above, air- drying paints have different weathering characteristics to COLORBOND® steel, which leads to variations in appearance over time where touch-up paint has been used. BlueScope does not have a recommended method for the removal of touch-up paint. Minor scratches (< 2mm in width) should be left alone as the available metallic coating will continue to protect against corrosion providing the scratches are superficial and the metallic coating is not damaged. If scratches are more noticeable on new material, it is the recommendation of BlueScope to replace the affected product.

Additional comments

There are no additional comments

For your information

For your information 3.01

Location: Internal

Finding: Flexible hoses

Flexible hoses do require regular checking to ensure they are in good order. There was no corrosion observed with the flexible hoses at the time of the inspection however these are out of sight and out of mind and have been described as a ticking time bomb. See extract from a article below.

BURSTING THE FLEXI-HOSE BUBBLE
BY ADELLE KING. 19/01/2018

According to research conducted by general insurer IAG, flexible braided hoses accounted for 22% of water damage claims in Australian households in 2016, with the claims most likely to be for kitchen and bathroom damage. IAG has even labelled flexible connectors a ‘ticking time bomb’ and put notices on its website advising home owners that flexible hoses have a lifespan of between five and ten years, and should be checked by a licensed plumber every two years.

For your information 3.02

Location: Exterior

Finding: Wash down

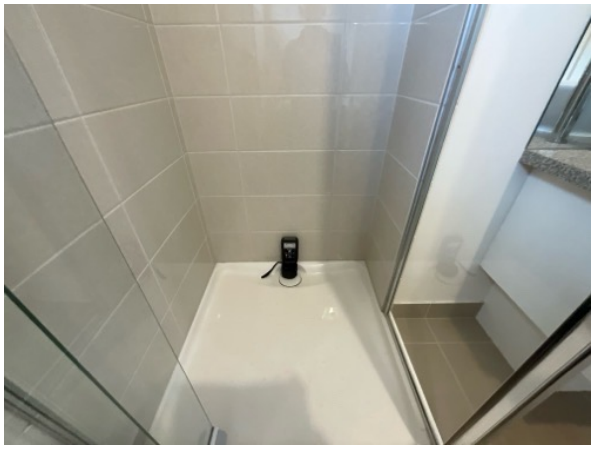
Colourbond steel and other metal products (eg; garage door, light fittings etc) on the exterior of the house that are not washed by rainfull (covered by eaves etc) are suseptable to accelerated surface corrosion especially where a house is within proximity of a coastal environment. It is important that a regular washing down of these metal components occurs. This is a cautionary note for preventative maintenance.

For your information 3.03

Location: Bathroom

Finding: Moisture meter

When using a Tramex moisture meter within the shower enclosure, the readings were considered to be within the acceptable range.

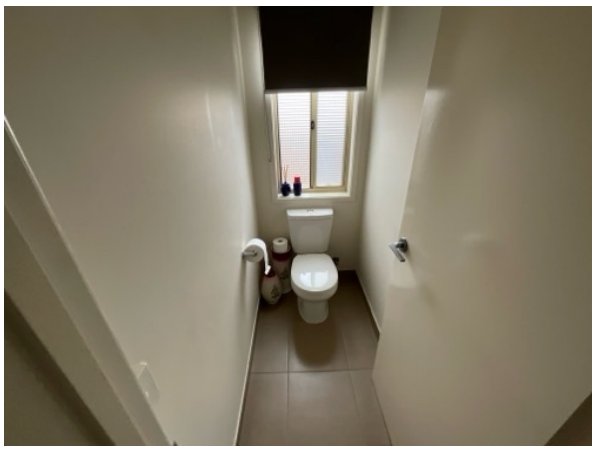


For your information 3.04

Location: All areas

Finding: Additional Photos

Additional photos are provided for your general reference.

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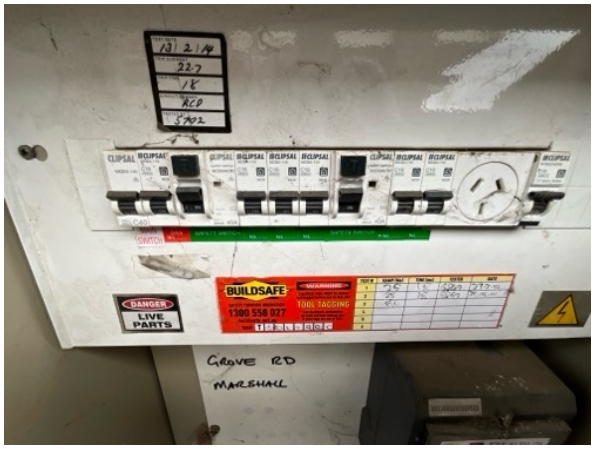
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MARSHALL

For your information 3.05

Location: Geelong Area

Finding: Trades

Within a typical report please find attached some local trades based in the Geelong region who I have had dealings with.

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Above average

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Below average

Building consultant's summary

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: below average. There was a MAJOR DEFECT observed.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of active (live) termites	**Not Found**
Evidence of termite activity (including workings) and/or damage	**Not Found**
Evidence of a possible previous termite management program	**Not Found**
Evidence of chemical delignification damage	**Not Found**
Evidence of fungal decay activity and/or damage	**Not Found**
Evidence of wood borer activity and/or damage	**Not Found**
Evidence of conditions conducive to timber pest attack	**Found**
Next inspection to help detect a future termite attack is recommended in	**1 Years**

Undetected timber pest defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a

matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Timber pest attack

ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

No evidence was found

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

Conditions conducive to timber pest attack 4.01

Location: Wet Areas

Finding: Moisture in shower

There was detected high levels of moisture behind the wall tiles in the shower (see photos attached] this is indicative of moisture ingress past the outer layer of the enclosure. [See seperate defect statement in building report] Excessive moisture is always concerning as it results in conditions conducive towards timber pest activity. [fungal decay, termites etc] An investigation (by a competent person e.g. a bathroom specialist) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: Where there has been installed a waterproof membrane behind the tiles this moisture may have been prevented from affecting the internal elements of the building. This cannot be verified without a more invasive investigation.

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

No evidence was found

OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

No evidence was found

Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

OBSERVATIONS

For your information 4.02

Location: All areas

Finding: Termite Management System

Where a Termite Management System has been identified you should refer to the type of barrier, date of installation, warranty conditions and any documentation provided by a past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty. Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry. Termite management treatment should be identified with a notice in the meter box of the home,

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.

2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.

3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.

4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Years

Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Signature of consultant -

Definitions to help you better understand this report

——————————- PROPERTY INSPECTION REPORT ——————————

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to- floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or

those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

———————- TIMBER PEST INSPECTION REPORT ———————

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:
(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"Building and Site" The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its structural properties:
(a) Chemical Delignification - the breakdown of timber through chemical action
(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
(c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
(d) 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 Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"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;
(a) 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.

"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.

Terms on which this report was prepared

———————- PROPERTY INSPECTION REPORT ———————

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS
The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.

2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant’s direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes,

stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS
The Client acknowledges that this Report does not cover or deal with:

(i) any individual Minor Defect;
(ii) solving or providing costs for any rectification or repair work;
(iii) the structural design or adequacy of any element of construction;
(iv) detection of wood destroying insects such as termites and wood borers;
(v) the operation of fireplaces and chimneys;
(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(vii) lighting or energy efficiency;
(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(xi) a review of environmental or health or biological risks such as toxic mould;
(xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
(xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

———————- TIMBER PEST INSPECTION REPORT ———————

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1.This Report does not deal with any timber pest preventative or treatment measures, or provide costs for

the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Report number - E96D893E-79E4-4527-9880-7EDE1805CCE5-1773455233

ABI

ACADEMIC BUILDING INSPECTIONS

Property and Timber Pest Report

Inspection Date: 14 Mar 2026

Property Address: 1 Sample St Newcomb

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.

Inspection Details

Property Address:	1 Sample St Newcomb
Date:	14 Mar 2026

Client

Name:	Richie Brunt
Email Address:	academicbuildinginspections@gmail.com
Phone Number:	0418 511 709

Consultant

Name:	Richard Brunt
Email Address:	academicbuildinginspections@gmail.com
Licence / Registration Number:	Vicrorian Building Authority DB-L1511 & Timber Pest Inspections MPLTC3229T
Company Name:	Samach Pty Ltd T/A Academic Building Inspections
Company Address:	170-178 McPherson Rd Waurn Ponds
Company Phone Number:	0418 511 709

General description of property

Building Type:	Detached house
Storeys:	Single storey
Building age (approx):	70 Years
Smoke detectors:	1 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the front of a large block
Gradient:	The land is relatively flat
Site drainage:	The sites drainage could be improved.
Access:	Reasonable pedestrian and vehicular access
Main utility services:	Electricity, Gas, Mains water, Sewer
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Untreated Timber Stumps, Suspended Timber Framed, Floorboards, Some Concrete Stumps
Main building – wall construction:	Timber framed, External weatherboards, Internal gypsum plasterboard
Main building – roof construction:	Timber Framed, Pitched Roof, Sheet Metal Roofing , Metal roof tiles
Other timber building elements:	Skirting, Architraves, Door Frames , Internal joinery, Window frames, Fascia, Verandah frame, Weatherboards, Baseboards
Other building elements:	Verandah, Shed
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Poorly maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	2	3	1	1	1	1	0	0	
Totals	2	3	1	1	1	1	0	0	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	2	0	0
Detached	0	0	0
Totals	2	0	0

Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Unknown

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, d
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Outbuildings
- The site
- Subfloor space

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Packing boxes
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Landscaping abutting the building
- Paved areas abutting the building
- Thermal insulation
- Window furnishings
- Thick foliage
- Vegetation
- Sarking
- Baseboards
- Stored items in the garage

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of the limited access height in the ceiling cavity.

- Subfloor due to lack of access
- External wall on neighbouring property

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard	**Found**
Evidence of Major Defect	**Found**
Evidence of Minor Defect	**Found**

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Electrician
- Plumber
- Asbestor inspector

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Serious Safety Hazard

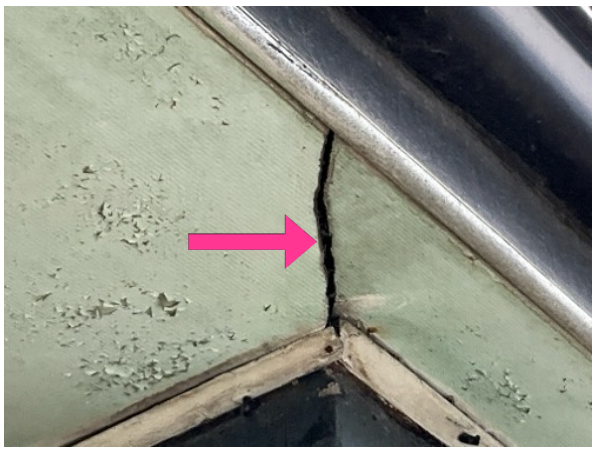
Serious Safety Hazard 1.01

Location: All areas

Finding: Asbestos?

The property presents a significant safety concern due to compromised cement sheeting, likely containing asbestos fibers. Examination reveals numerous sheets throughout the property that are cracked or broken, with several instances of eave sheets having detached from the fascia and fallen to the ground. Disturbingly, some of these fallen sheets have been repurposed as baseboards, increasing the risk of exposure to potentially harmful asbestos fibers. Furthermore, it is most likely that there are loose fibers on the ground where asbestos sheeting has been cut, posing an inhalation risk. Many of the eave sheets are not securely fastened, heightening the danger of further detachment. Overall this situation constitutes a severe hazard, and it is strongly recommended that the property remain unoccupied until a comprehensive inspection and analysis are conducted by an asbestos specialist. Immediate remedial action is advised to mitigate any health risks. It is crucial to engage a licensed professional to assess the extent of asbestos presence and execute safe removal and disposal of affected materials. Additionally, reinforcing or replacing the unsecured sheeting should be carried out to prevent future incidents. Implementing these measures is essential to ensure the safety and integrity of the property before habitation can be considered.

Asbestos sheet is cracked




Some broken asbestos sheeting


Some of the eave sheets have pulled out of the fascia.
Some of the sheets have fallen to the ground.


Eave sheet has fallen and broken


Eave sheet has fallen to the ground and then been cut to utilise it as a baseboard

Major Defect

Major Defect 2.01

Location: Floors

Finding: MAJOR DEFECT Variations to floor levels

Significant variations in floor heights was observed. [See photos attached for examples] To give a perspective, Guide to Standards & Tolerances 2015 a publication produced by the Victorian Building Authority, states that floors are defective if within the first 24 months, they differ in level by more than 15mm in any room or area, or more than 8mm in any 2m length. Movement within the stumps such as this will often result in some cracking of plaster and uneven gaps around doors.

This amount of movement has resulted in some cracking of plaster in walls and around cornices with uneven gaps around doors. This is not unusual and as the house is on a mixture of predominately timber and some concrete stumps [rear laundry area] it would be advisable to have the home re-levelled with new concrete stumps installed to replace the existing timber stumps, where there are already concrete stumps it may be possible to pack these level.

There is some drainage concerns which would be good to improve. [See seperate defect statement]

A further detailed investigation (by a competent person e.g. a licensed engineer/ underpinning contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: Some of the house is low to the ground when restumping it would probably entail lifting internal floorboards to access the stumps.

Major Defect 2.02

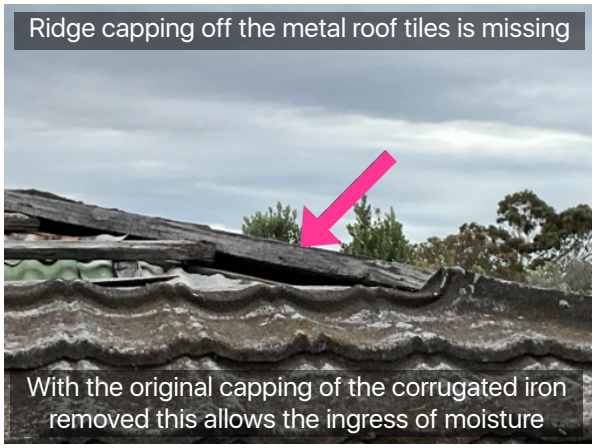
Location: Roof exterior

Finding: MAJOR DEFECT Holes in roof covering

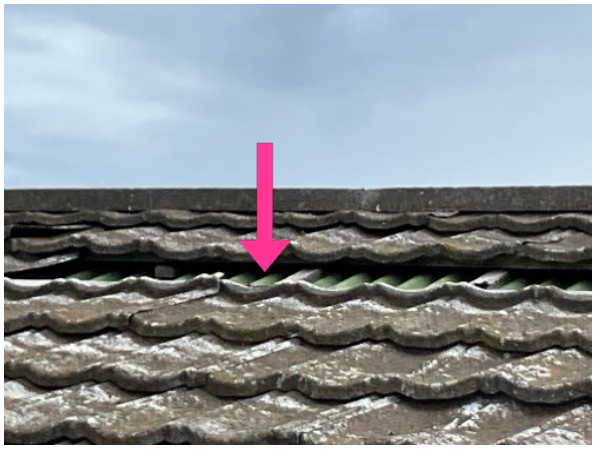
The inspection of the roof exterior has revealed significant defects requiring immediate attention. The existing roof, originally constructed with corrugated iron, has been overlaid with metal roof tiles that are currently in poor condition. Numerous tiles are missing, likely due to storm damage, which has compromised the roof's integrity. The removal of the original ridge capping on the corrugated iron has further exacerbated the issue by allowing moisture ingress. The ridge capping and several roof tiles have blown off, resulting in visible open gaps that permit light and water into the roof cavity, as evidenced by the observed water staining and damage inside the structure. Additionally, some areas of corrosion are present on the roof sheets. It remains uncertain whether similar roof tiles are available for replacement, raising the possibility that a complete roof replacement may be necessary if repairs prove unfeasible. To address these issues, it is recommended that a qualified roofing specialist be engaged to assess the extent of the damage and determine whether partial repairs or a full replacement is advisable. Immediate remedial action is essential to prevent further water ingress and potential structural damage.

Roof tiles and ridge capping have blown off allowing the ingress of moisture into the home

Ridge capping off the metal roof tiles is missing



With the original capping of the corrugated iron removed this allows the ingress of moisture



Some corrosion observed to the roof sheet

Roof does not appear to be sealed over the hips with open gaps allowing light/water into the roof cavity


Some water staining/damage observed


Some staining/deterioration
observed to the kitchen ceiling

Major Defect 2.03

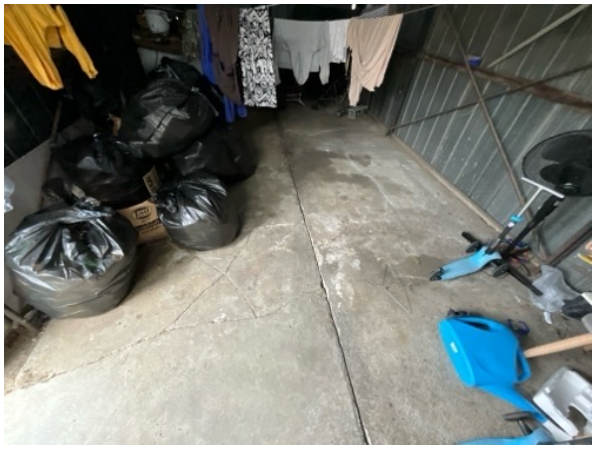
Location: Garage

Finding: Garage & lean to extension

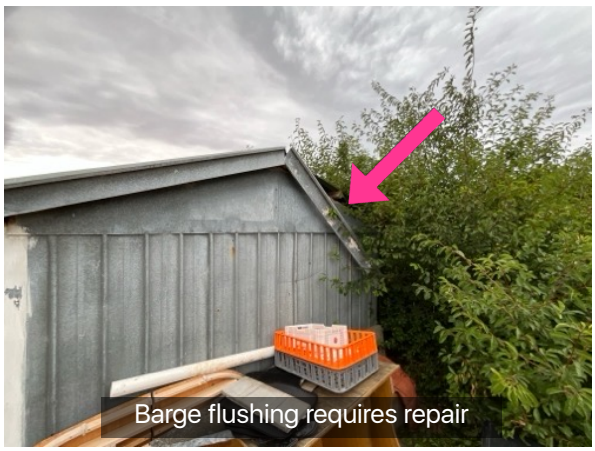
Upon inspection of the garage, several significant defects were identified, necessitating immediate rectification to ensure structural integrity and safety. The identified issues are as follows:

- A timber beam has rotted and is no longer properly supported by the post, creating a substantial hazard.
- The lean-to roof structure does not comply with recognized standards, with beams spanning excessive distances, compromising its load-bearing capacity. The roof sheets are also spanning excessive distances, further diminishing structural stability.
- The garage frame displays some racking and is leaning over, this should be further assessed as to the cause and what works are necessary to rectify.
- The gutter is missing, which may lead to water damage and affect the structural stability of the garage.
- Barge flashing is in need of repair to prevent water ingress and further deterioration of the structure.
- Some cracking/movement observed to the garage concrete.
- The wall & roof materials are corroded in places. This may have some service life remaining but should be monitored for any leaks that may develop.

Given the extent and nature of the damage, it is recommended that the garage and lean-to roof be assessed for complete removal and replacement rather than repair. This approach is likely to be more economical in the long term, ensuring compliance with current building standards and providing a safe, durable structure. Professional assessment and intervention are advised to address these issues comprehensively.




Gutter is missing


Barge flushing requires repair


Garage frame is racked and leaning over

This roof has not been built to recognise standards with beam spanning excessive distances

The roof sheet is spanning a excessive distance

Timber beam has rotted out and is no longer supported by the post

Major Defect 2.04

Location: Exterior

Finding: MAJOR DEFECT Verandah area

The verandah area is in a significantly deteriorated condition and necessitates considerable repairs, which may not be economically viable. Several areas of concern have been identified and require rectification. The observed defects are as follows:

- The verandah roof lacks adequate fall, resulting in water pooling on the roof and some leaks.
- Roof sheets don't have sufficient fall and flowing backwards in some sections.
- Sagging of beams due to the low standard of construction might be contributing to the roof fall issues issues.
- Some overlaps on the roof sheets are oriented incorrectly.
- Ends of the roof sheets are not folded down resulting in moisture leaks which has caused substantial deterioration to the internal lining.
- The gutter is corroded and improperly positioned.
- Window frames are in very poor condition and should be replaced.
- Broken asbestos sheeting has been observed which is a significant safety concern. [See separate defect statement]

These issues necessitate immediate attention to prevent further deterioration and ensure structural integrity. An investigation (by a competent person e.g. a licensed building contractor) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

There was not adequate fall to the verandah roof which does result in it holding water

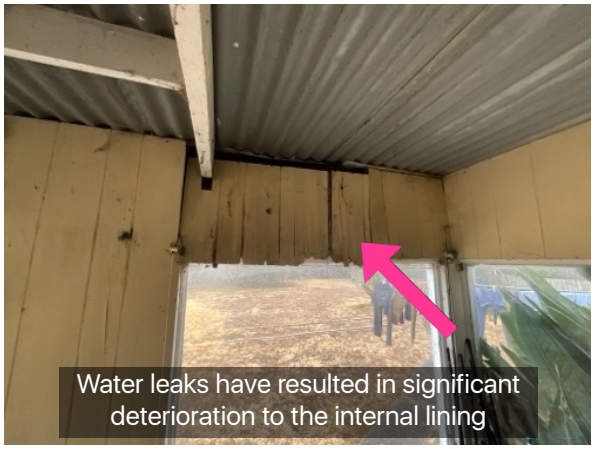
The roof sheet is flowing backwards in some areas

Some of the overlaps on the roof sheet facing the wrong way

The ends of the roof sheet have not been folded down to minimise a chance of capillary action


Gutter is corroded and not sitting properly


Some sagging of beams may have contributed to the issues with the roof


Water leaks have resulted in significant deterioration to the internal lining


Some broken asbestos sheeting observed

Window frames are in very poor condition and will need to be replaced

Minor Defect

Minor Defect 3.01

Location: The site

Finding: Drainage

The site drainage in certain areas of the property could be improved. It is crucial to ensure that water does not accumulate against the base of walls as this can lead to foundation issues and create a favorable environment for timber pests. To mitigate these risks, it is advisable to slope the surrounding paths and ground levels adjoining the residence at a rate of 50mm per 1m to effectively drain water away from the walls. Additionally, CSIRO recommends maintaining a concrete apron measuring 1m wide around the property to help maintain footing integrity. Regular inspections after significant rainfall are recommended to identify any areas where water may be pooling or excessive moisture is present near the structure. An investigation (by a competent person e.g. a landscape contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Minor Defect 3.02

Location: Wet Areas

Finding: Shower enclosure

The shower enclosure failed a moisture meter test which indicated moisture behind the lower wall tiles. [See photos attached for other issues requiring attention] Showers do require ongoing maintenance as grout can deteriorate over time often resulting in cracking and or pinholes to the finish of it reducing its capacity to effectively seal. Silicon should be used to seal all corner joints of tiling and where it meets baths, shower bases etc. Silicone sealants do have a limited lifespan and industry recommendations suggest it may require replacement after five years. Leaking showers can cause significant damage if left unrepaired. An investigation (by a competent person e.g. a bathroom specialist) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

Note: There was no visible signs observed of moisture affecting areas adjacent to the shower enclosure.


There is no shower curtain installed to the rail

Minor Defect 3.03

Location: Roof exterior

Finding: Dirty gutters

Some gutters are dirty and require cleaning out. Dirty gutters will often result in a reduced service life as well as blocking the flow of water which in severe cases can result in gutters overflowing. [in some situations especially concealed gutters potentially impacting internal elements of the home] These gutters should be cleaned as soon as possible. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: The manufacturer Bluescope Steel says “Moisture or moisture retaining materials should not be permitted to remain in intimate contact with ZINCALUME® steel, COLORBOND® steel or galvanized steel. Such contact will ultimately result in corrosion of the material. The major factors influencing corrosion are the continual retention of moisture and the differential concentration of oxygen at the material surface. The accumulation of debris (leaf matter, dirt etc) which results in continual immersion, is the most common reason for unsatisfactory performance of guttering.”

Minor Defect 3.04

Location: Wet Areas

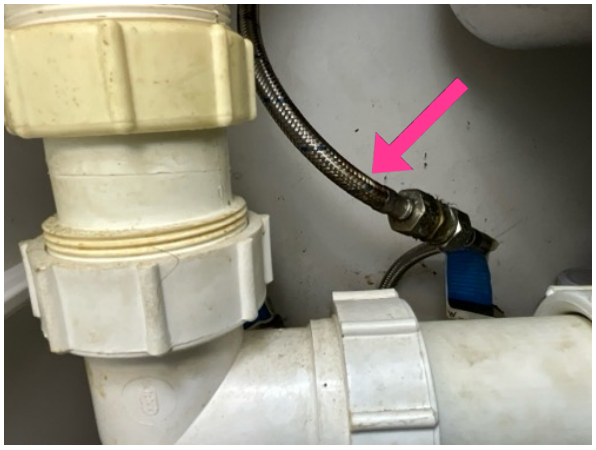
Finding: Flexible hoses corroded

Some corrosion was observed to flexible water hoses which are used for connecting plumbing fixtures. (See photos attached) Recommend getting all flexible hoses checked by a plumber and replaced where necessary as a burst hose can cause signifigant water damage due to constant pressure.

Note: Flexible hoses do require regular checking to ensure they are in good order. They are out of sight and out of mind and have been described as a ticking time bomb. See extract from an article below.

BURSTING THE FLEXI-HOSE BUBBLE
BY ADELLE KING. 19/01/2018

According to research conducted by general insurer IAG, flexible braided hoses accounted for 22% of water damage claims in Australian households in 2016, with the claims most likely to be for kitchen and bathroom damage. IAG has even labelled flexible connectors a ‘ticking time bomb’ and put notices on its website advising home owners that flexible hoses have a lifespan of between five and ten years, and should be checked by a licensed plumber every two years.



Minor Defect 3.05

Location: All areas

Finding: Plumbing pipes

There are several areas of concern observed with the old plumbing pipes that typically have a finite service life. The pipes off concern are as follows:

The home has some galvanised water fittings/pipe suppling the home with some corrosion and leaks observed. This should be repaired as soon as possible as excessive moisture can cause conditions conducive towards timber pest activity and further deterioration of building elements.

Some stormwater pipes are sitting above ground with some holes evident. These pipes should be installed below ground and graded to ensure they drain properly.

Some of the metal plumbing fittings are older and are often corroded internally. These may have limited service life remaining.

There was some older clay pipes observed leading into the ground. These pipes will often leak at joints which then attract tree roots causing blockages. They also become brittle with age and can easily break. When pipes leak it results in excessive moisture in an area which can cause foundation issues, as well as conditions conducive towards timber pest activity. It is not uncommon for clay pipes to have to be replaced with PVC pipes when they are no longer serviceable. An investigation (by a competent person e.g. a licensed plumbing contractor) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

Notes: Sewer and drainage pipes can be checked with CCTV to see if there are any issues from these. There are some contact details in the trades list that specialise in undertaking these checks.

PVC pipes are now the industry standard and do not have the maintenance issues of clay pipes.

The galvanised water pipe is weeping and should be replaced

Rusted water pipe fitting

Stormwater pipe is running above ground with some holes evident this is not graded properly

Hole in pipe

Corrosion to the water pipe

Minor Defect 3.06

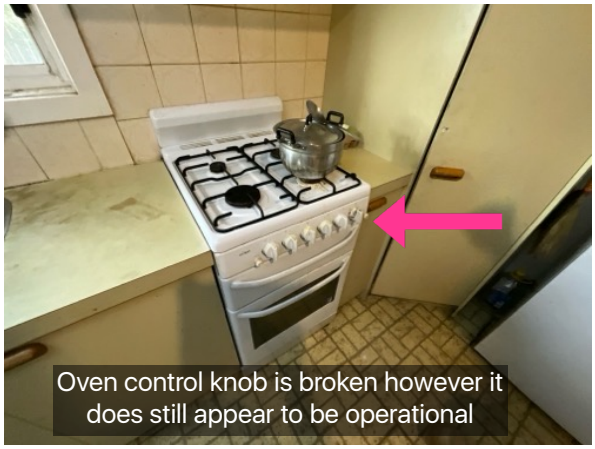
Location: All areas

Finding: Minor Defects

During the inspection of the property, it was noted that there are some minor defects present throughout the premises. The typical imperfections observed will often include cracks, surface rust, dents, and scratches in the plaster surfaces, fixtures, and fittings that are consistent with a home of this age. While these defects may be considered minor, it is important to note that they can still affect the overall condition and value of the property. The attached photos provide a visual representation of some of the defects observed, but this should not be taken as an exhaustive list. It is highly recommended that a qualified tradesperson be engaged to assess and rectify any defects that are not purely cosmetic in nature, in order to ensure the continued liveability of the home.

Window furnishing is in poor condition and should be replaced

Some of the wallpaper within the home is in poor condition


Oven control knob is broken however it
does still appear to be operational


Some deterioration/damage observed to
the kitchen cabinetry and flooring

Minor Defect 3.07

Location: The site

Finding: Cracked concrete

Some severe cracking/deterioration was observed to sections of concrete paving. Recommend to replace where necessary as some of it has limited service life remaining, (some photo examples following). Cracking in concrete is common and is not always attributable to unsatisfactory workmanship. Common causes of cracking include shrinkage stress, stress due to trees, commercial or heavy vehicle traffic, soil movement due to changes in the moisture content as a result of garden watering or drainage problems. Tripping hazards should be filled or ground flat for the safety of the home's occupants. An investigation (by a competent person e.g. a licensed concreting contractor) is recommended to determine the method and extent of any remedial work required and associated costs.


Significant cracking and movement observed to the concrete


Some sections of the concrete should be replaced

Minor Defect 3.08

Location: Internal

Finding: Plaster finishes

Numerous cracks were observed in the plaster finishes throughout the home that do significantly detract from the aesthetics of the home. Depending on the standard of finish required it may be worthwhile replacing some of the plaster. (Some photo examples following]

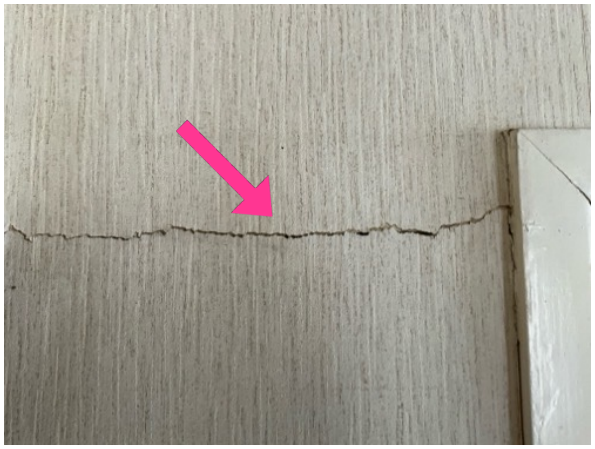
The ceiling plaster in a number of rooms is in poor condition with cracking and bulging in places. (reasonably typical for the age of the home) This does not really get noticed in normal daytime conditions unless a torch is used but may be visible with night time lighting. If wanted this can be improved with plaster repairs/replacement depending on the standards of finish required.

When repairing cracks it's recommended for a plasterer to apply a paper tape over the joint which then gives the repair some strength and capacity to resist cracking again.

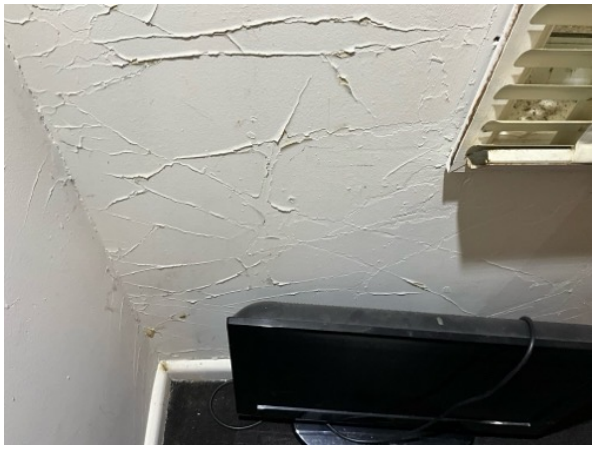
An investigation (by a competent person e.g. a plastering contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: 1)Where cracks have re-appeared from previous repairs this may sometimes be that the crack was simply filled with a filler which will still leave that joint prone to cracking again.
2)If restumping it would be recommended to wait till after that has been completed.

Numerous cracks observed to the plaster finishes throughout the home



Plaster finishes have numerous cracks and deficiencies observed



Minor Defect 3.09

Location: Exterior

Finding: External Coatings

Several areas of the external protective coatings [eg; paint, stains etc] have been neglected and require attention, [see photos for areas of concern]. Areas where finishes are in poor condition, potentially accelerate the deterioration of underlying building materials. Degraded finishes should be properly prepared prior to re-coating according to the manufactures instructions of the coating being utilised. An investigation (by a competent person e.g. a painting contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: Stains and oil coatings utilised on timber work generally require a more regular maintenance regime as they tend to deteriorate quicker that paints.

Minor Defect 3.10

Location: Kitchen

Finding: Water leak/staining

In the kitchen, observable staining and deterioration have been identified beneath the sink, indicative of a water leakage likely caused by a faulty pipe connection. This issue requires immediate attention to prevent further damage and potential mold growth. It is recommended that a licensed plumber be engaged to assess the situation and undertake necessary repairs to ensure effective resolution and prevent recurrence.

Prompt remediation will help maintain the integrity of the cabinetry and associated fixtures.

Leak observed below the kitchen sink

Water has been leaking in this area and requires repair

Minor Defect 3.11

Location: Internal

Finding: Mould

Some mould was observed within the home where moisture leaks have occurred. (Some photo examples following] The cause of the moisture leaks should be repaired as soon as possible. [See separate defect statements] An investigation (by a competent person e.g. a mould specialist) is recommended to determine the method and extent of any remedial work required and associated costs.

Please see below a article from Better Health

https://www.betterhealth.vic.gov.au/health/conditionsandtreatments/mould-and-your-health

Controlling mould growth

Generally, if you can see or smell mould, you need to clean up and remove the mould immediately, as mould can damage surfaces it grows on. The longer it grows the more damage it can cause.

Mould only grows when there is sufficient moisture. When mould appears, the first task is to try to establish where the moisture is coming from.

Parts of a house that get wet or have poor ventilation are prone to mould growth, such as:

Kitchens, bathrooms and laundries – due to condensation or high humidity and leaking pipes

Cupboards and corners – due to restricted ventilation

Walls or windows that are exposed to hot indoor air and cold outdoor air

Walls and ceilings – due to insufficient insulation or rain seeping through the roof.

Avoid conditions encouraging mould growth, by using heat, insulation and ventilation.

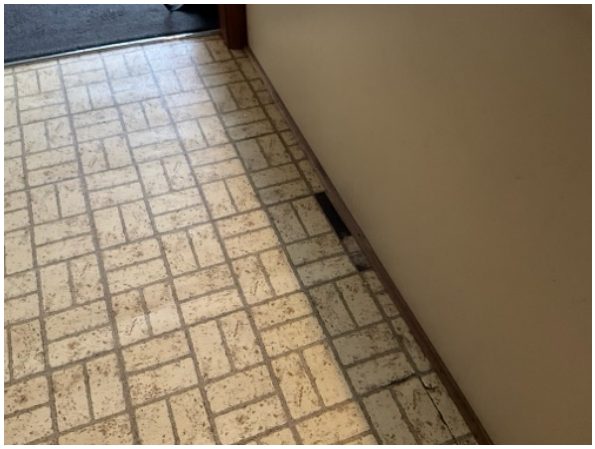
The cheapest and easiest way of reducing moisture and humidity levels is by ventilating a room by opening a door or window. Use exhaust fans where available.

Minor Defect 3.12

Location: Internal

Finding: Floor Coverings

Floor coverings are original with some deficiencies observed. (Some photo examples following) This could be aesthetically improved with the installation of new coverings. An investigation (by a competent person e.g. a floor covering specialist) is recommended to determine the method and extent of any remedial work required and associated costs.



Minor Defect 3.13

Location: All areas

Finding: Fuses

The electrical switchboard is an older style that has not been upgraded. There was a safety switch observed. Recommend that the circuit board is upgraded. An investigation by a licensed electrician is recommended to determine the method and extent of any remedial and upgrade work required and associated costs.

Additional comments

There are no additional comments

For your information

For your information 4.01

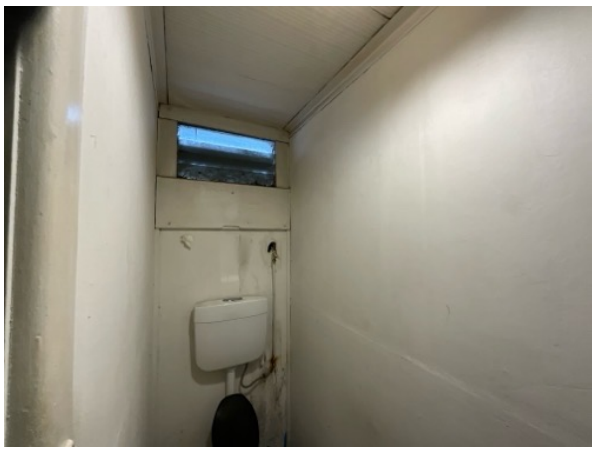
Location: All areas

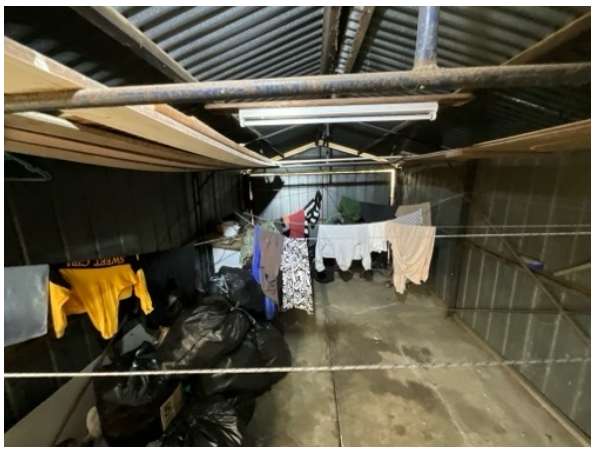
Finding: Additional Photos

Additional photos are provided for your general reference.


Hazardous
Voltage


Hot Water Change Over Same Day
GAS
ONLY FOR USE WITH
NATURAL GAS
GAS
ENERGY RATING
HydroPower
BOSCH



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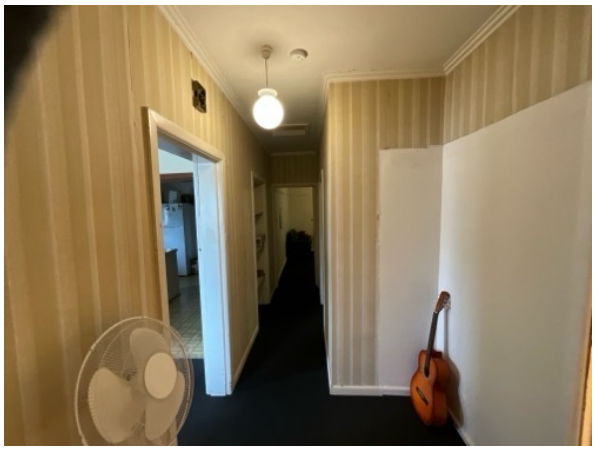


For your information 4.02

Location: All areas

Finding: Asbestos?

Asbestos suspected

This is not an asbestos report. However I suspect, based on the age of the building and my knowledge of the building materials containing asbestos used in construction, that the following materials identified in the photos may contain asbestos. A detailed investigation by an appropriately qualified person would most likely be able to identify other materials used that contain asbestos. An investigation (by a competent person e.g. a asbestos specialist) is recommended to determine the presence of asbestos and extent of any remedial work if required.

Please see article below from Australian Department of Health.

When and where was asbestos used?
A guide for householders and the general public.

Friable asbestos products have been commonly used in commercial and industrial settings since the late 1800s for fireproofing, soundproofing and insulation. Some friable products were also used in houses and may still be found in houses built before 1990. In Australia, asbestos cement materials were first manufactured in the 1920s and were commonly used in the manufacture of residential building materials from the mid-1940s until the late 1980s. During the 1980s asbestos cement materials were phased out in favour of asbestos-free products. From 31 December 2003, the total ban on manufacture, use, reuse, import, transport, storage or sale of all forms of asbestos came into force. Many houses built before 1990 therefore contain asbestos cement materials, especially in the eaves, internal and external wall cladding, ceilings (particularly in wet areas such as bathrooms and laundries) and fences.
As a General Rule ... if your house was built:
before the mid-1980s it is highly likely that it has asbestos-containing products;
between the mid-1980s and 1990 it is likely that it has asbestos containing products;
after 1990 it is unlikely that it has asbestos-containing products.
Some houses built in the 1990s and early 2000s may have still used asbestos cement materials until the total ban on any activity involving asbestos products became effective from December 2003

For your information 4.03

Location: Geelong Area

Finding: Trades

Please find attached some local trades based in the Geelong region who I have had dealings with. I will often give specific recommendations depending on the findings.

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Above average

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Above average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Below average

Building consultant's summary

The property inspection identified several serious structural and safety concerns necessitating immediate corrective action. Key issues include major floor level variations due to unstable stumps, necessitating re-levelling with concrete replacements, and significant roofing defects, including missing roof tiles, possibly requiring full replacement to prevent further water damage. The presence of broken/damaged asbestos poses a severe health hazard, requiring urgent professional assessment and safe removal. Additionally, inadequate stormwater connections and site drainage issues heighten the risk of foundation deterioration and termite activity. Immediate professional intervention is advised to evaluate and rectify these and other identified defects.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of active (live) termites	**Not Found**
Evidence of termite activity (including workings) and/or damage	**Not Found**
Evidence of a possible previous termite management program	**Not Found**
Evidence of chemical delignification damage	**Not Found**
Evidence of fungal decay activity and/or damage	**Found**
Evidence of wood borer activity and/or damage	**Not Found**
Evidence of conditions conducive to timber pest attack	**Found**
Next inspection to help detect a future termite attack is recommended in	**6 Years**

Undetected timber pest defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a

matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Timber pest attack

ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

Timber pest attack 5.01

Location: All areas

Finding: Wood rot

Exterior timber surfaces are showing signs of fungal decay in areas. (Some photo examples following] Recommend getting builder in to assess timbers and replace where necessary. A painter should then bring the paintwork back to a good standard. All timber surfaces require a regular maintenance regime as wood rot will often extend beneath painted surfaces and requires a detailed inspection (tapping) to identify.

Significant levels of decay observed to the window assemblies

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

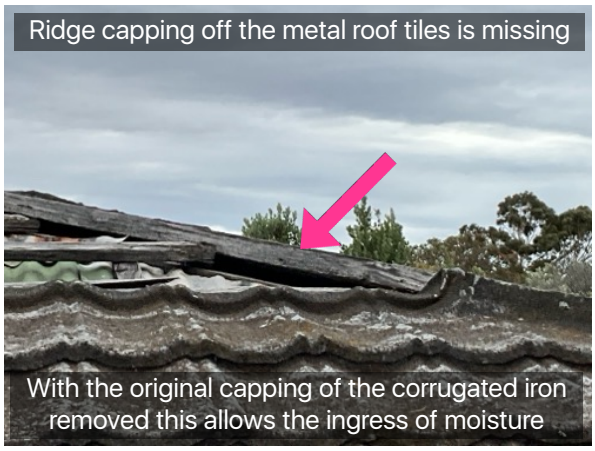
Conditions conducive to timber pest attack 5.02

Location: Roof exterior

Finding: MAJOR DEFECT Holes in roof tiles

The inspection of the roof exterior has revealed significant defects requiring immediate attention. The existing roof, originally constructed with corrugated iron, has been overlaid with metal roof tiles that are currently in poor condition. Numerous tiles are missing, likely due to storm damage, which has compromised the roof's integrity. The removal of the original ridge capping on the corrugated iron has further exacerbated the issue by allowing moisture ingress. The ridge capping and a number of roof tiles have blown off, resulting in visible open gaps that permit light and water into the roof cavity, as evidenced by the observed water staining and damage inside the structure. This should be repaired as soon as possible as excessive moisture can cause conditions conducive towards timber pest activity and further deterioration of internal elements. It is recommended that a qualified roofing specialist be engaged to assess the extent of the damage and determine whether partial repairs or a full replacement is advisable. Immediate remedial action is essential to prevent further water ingress and potential damage.

Roof tiles and ridge capping have blown off allowing the ingress of moisture into the home



Ridge capping off the metal roof tiles is missing

With the original capping of the corrugated iron removed this allows the ingress of moisture

Roof does not appear to be sealed over the hips with open gaps allowing light/water into the roof cavity

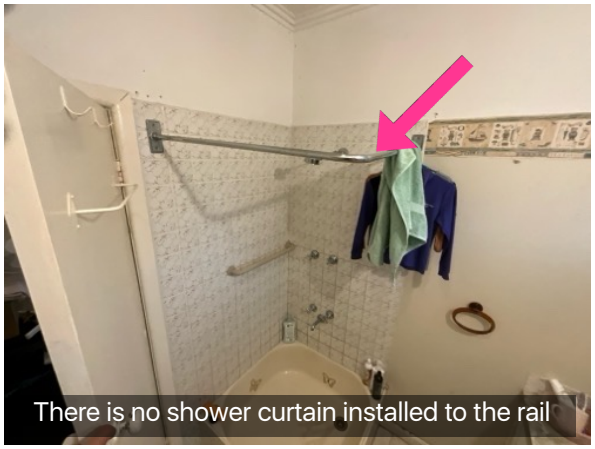
Some water staining/damage observed

Conditions conducive to timber pest attack 5.03

Location: Wet Areas

Finding: Moisture in shower

There was detected high levels of moisture behind the wall tiles in the shower (see photos attached] this is indicative of moisture ingress past the outer layer of the enclosure. [See seperate defect statement in building report] Excessive moisture is always concerning as it results in conditions conducive towards timber pest activity. [fungal decay, termites etc] An investigation (by a competent person e.g. a bathroom specialist) is recommended to determine the method and extent of any remedial work required and associated costs.



There is no shower curtain installed to the rail

Conditions conducive to timber pest attack 5.04

Location: All areas

Finding: Galvanised water pipe is leaking

The home has some galvanised water fittings/pipe suppling the home with some corrosion and leaks observed. This should be repaired as soon as possible as excessive moisture can cause conditions conducive towards timber pest activity and further deterioration of building elements. An investigation (by a competent person e.g. a licensed plumbing contractor) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.


The galvanised water pipe is weeping and should be replaced

Conditions conducive to timber pest attack 5.05

Location: Kitchen

Finding: Water leak/staining

In the kitchen, observable staining and deterioration have been identified beneath the sink, indicative of a water leakage likely caused by a faulty pipe connection. This issue requires immediate attention to prevent further damage and potential mold growth. It is recommended that a licensed plumber be engaged to assess the situation and undertake necessary repairs to ensure effective resolution and prevent recurrence. Prompt remediation will help maintain the integrity of the cabinetry and associated fixtures.


Leak observed below the kitchen sink


Water has been leaking in this area and requires repair

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

Conditions conducive to timber pest attack 5.06

Location: Subfloor

Finding: Limited Access

With the limited access to the subfloor area found at this property, a thorough visual inspection was impossible to do, leaving it more at risk of a concealed termite attack. Recommend to consult with a pest technician to give strategies (baiting stations, chemical treatment etc) to help protect the residence. Below is a statement from Guide to Standards & Tolerances 2015, a publication produced by the Victorian Building Authority: “Termites are a widespread problem in all areas of Australia and it is the owner’s responsibility to regularly inspect the property, including sub-floor inspections, to detect evidence of termite attack. Termites can circumvent properly executed termite protection measures, such as building tunnels around barriers. Tunnels can be identified through regular inspections and, if found, the termite nest should be located and destroyed by a suitably qualified pest controller. Termite management systems are intended to reduce the risk of damage to the structural members of buildings by deterring concealed entry of termites into a building. Termite management systems cannot prevent the entry of termites into the building.”

Conditions conducive to timber pest attack 5.07

Location: Subfloor

Finding: No ant caps

Timber stumps have been used in the subfloor area of the home and untreated timber is in direct contact with the earth. This long term will most often result in fungal decay of the post. This also presents conditions where undetected termite attack is possible and as there are no ant caps this increases the risk of concealed attack to the home. An investigation (by a competent person e.g. a licensed re-stumping contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

Conditions conducive to timber pest attack 5.08

Location: Subfloor

Finding: Untreated timber stumps

It was noted that the property has timber stumps. Inspection of the condition of the timber stumps - below the surface of the ground - is excluded from the scope of this report. Where timber stumps are failing, replacement of stumps may be required in the short term future. Timber stumps are no longer used in current building practices due to their susceptibility to wood rot and deterioration over time. The client should be prepared that in purchasing a property with timber stumps, that the need to restump the property in the short term future is recommended.

OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 5.09

Location: Subfloor

Finding: Timber scraps

Debris in this area creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity. Debris in the subfloor should be removed as soon as possible.

Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

OBSERVATIONS

For your information 5.10

Location: All areas

Finding: Termite Management System - no evidence of installation

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 had been installed, with no evidence to suggest preventative works having taken 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.

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.

2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.

3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.

4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 6 Years

Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Signature of consultant -

Definitions to help you better understand this report

——————————- PROPERTY INSPECTION REPORT ——————————

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to- floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or

those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

———————- TIMBER PEST INSPECTION REPORT ———————

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:
(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"Building and Site" The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its structural properties:
(a) Chemical Delignification - the breakdown of timber through chemical action
(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
(c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
(d) 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 Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"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;
(a) 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.

"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.

Terms on which this report was prepared

———————- PROPERTY INSPECTION REPORT ———————

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS
The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.

2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant’s direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes,

stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS
The Client acknowledges that this Report does not cover or deal with:

(i) any individual Minor Defect;
(ii) solving or providing costs for any rectification or repair work;
(iii) the structural design or adequacy of any element of construction;
(iv) detection of wood destroying insects such as termites and wood borers;
(v) the operation of fireplaces and chimneys;
(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(vii) lighting or energy efficiency;
(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(xi) a review of environmental or health or biological risks such as toxic mould;
(xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
(xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

———————- TIMBER PEST INSPECTION REPORT ———————

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1.This Report does not deal with any timber pest preventative or treatment measures, or provide costs for

the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Report number - E96D893E-79E4-4527-9880-7EDE1805CCE5-1773456628

ACADEMIC BUILDING INSPECTIONS

Property and Timber Pest Report

Inspection Date: 14 Mar 2026

Property Address: Sample St Armstrong Creek 3217

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.

Inspection Details

Property Address:	Sample St Armstrong Creek 3217
Date:	14 Mar 2026

Client

Name:	Academic Building Inspections
Email Address:	academicbuildinginspections@gmail.com
Phone Number:	0418 511 709

Consultant

Name:	Richard Brunt
Email Address:	academicbuildinginspections@gmail.com
Licence / Registration Number:	Vicrorian Building Authority DB-L1511 & Timber Pest Inspections MPLTC3229T
Company Name:	Samach Pty Ltd T/A Academic Building Inspections
Company Address:	170-178 McPherson Rd Waurn Ponds
Company Phone Number:	0418 511 709

General description of property

Building Type:	Detached house
Storeys:	Single storey
Building age (approx):	10 Years
Smoke detectors:	2 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the middle of a medium block
Gradient:	The land is relatively flat
Site drainage:	The sites drainage could be improved.
Access:	Reasonable pedestrian and vehicular access
Main utility services:	Electricity, Gas, Mains water, Sewer
Occupancy status:	Unoccupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces north Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Brick veneer (timber framed), Internal gypsum plasterboard
Main building – roof construction:	Timber Framed, Pitched Roof, Roofing Tiles, Roof trusses
Other timber building elements:	Skirting, Architraves, Door Frames , Internal joinery, Feature facade
Other building elements:	Garage, Front Porch
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials:	Acceptable
Level of maintenance:	Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	3	4	2	1	1	1	0	0	
Totals	3	4	2	1	1	1	0	0	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	1	2	0
Detached	0	0	0
Totals	1	2	0

Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Unknown

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, d
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Outbuildings
- The site

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Wall linings
- Landscaping abutting the building
- Paved areas abutting the building
- Thermal insulation
- Window furnishings
- Duct work

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of the limited access height in the ceiling cavity.
- External wall on neighbouring property

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard	**Not Found**
Evidence of Major Defect	**Not Found**
Evidence of Minor Defect	**Found**

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Electrician
- Plumber
- Gas heater service

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Serious Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Minor Defect 1.01

Location: Exterior

Finding: Downpipe has partially disconnected

A couple of downpipes have partially disconnected from the stormwater pipe socket. This should be repaired as soon as possible as it places concentrated water flow at the base of the footings which has potential to cause foundation issues as well as conditions conducive towards timber pest activity. [See photos attached for locations]

Some of the other downpipes are only just connected these should be adjusted to prevent disconnection in the future. [See photos attached for locations]

An investigation (by a competent person e.g. a licensed plumbing contractor) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

Downpipe has partially disconnected and requires immediate repair

Minor Defect 1.02

Location: The site

Finding: Drainage

The site drainage in certain areas of the property could be improved. It is crucial to ensure that water does not accumulate against the base of walls as this can lead to foundation issues and create a favorable environment for timber pests. To mitigate these risks, it is advisable to slope the surrounding paths and ground levels adjoining the residence at a rate of 50mm per 1m to effectively drain water away from the walls. Additionally, CSIRO recommends maintaining a concrete apron measuring 1m wide around the property to help maintain footing integrity. Regular inspections after significant rainfall are recommended to identify any areas where water may be pooling or excessive moisture is present near the structure. An investigation (by a competent person e.g. a landscape contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Minor Defect 1.03

Location: Roof exterior

Finding: Paint faded

The paint on the colorbond steel is faded [See photos attached for details] This fading is due to it being spray painted with a touch up can and over time it has weathered differently and now stands out. It may be possible to carefully remove the spray paint using a rubber eraser and have the original paint surface below. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Please see article below from the manufacturer of the colourbond product Blueskope steel.

INTRODUCTION

During manufacture, COLORBOND® prepainted steel undergoes a curing process in which the paint is baked onto the metallic coated steel substrate; while other paint systems, for example aerosol sprays, are air dried. Air-drying paints have different weathering characteristics to oven cured, prepainted products like COLORBOND® steel. Therefore, areas overpainted with air- drying paints to match adjacent COLORBOND® steel areas will weather at a different rate and vary in appearance over time (Figures 1 and 2).

REPAIR OF MINOR SCRATCHES AND BLEMISHES

BlueScope does not recommend the use of touch-up paint to repair damage or scratches to the painted surface. As explained above, air- drying paints have different weathering characteristics to COLORBOND® steel, which leads to variations in appearance over time where touch-up paint has been used. BlueScope does not have a recommended method for the removal of touch-up paint. Minor scratches (< 2mm in width) should be left alone as the available metallic coating will continue to protect against corrosion providing the scratches are superficial and the metallic coating is not damaged. If scratches are more noticeable on new material, it is the recommendation of BlueScope to replace the affected product.

Minor Defect 1.04

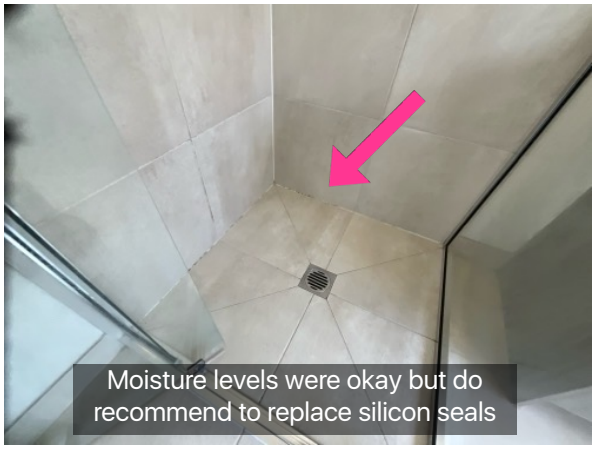
Location: Wet Areas

Finding: Shower enclosure

The ensuite shower enclosure failed a moisture meter test which indicated moisture behind the lower wall tiles. Showers do require ongoing maintenance as grout can deteriorate over time often resulting in cracking and or pinholes to the finish of it reducing its capacity to effectively seal. Silicon should be used to seal all corner joints of tiling and where it meets baths, shower bases etc. Silicone sealants do have a limited lifespan and industry recommendations suggest it may require replacement after five years. Leaking showers can cause significant damage if left unrepaired. An investigation (by a competent person e.g. a bathroom specialist) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

Note: There was no evidence observed of the moisture escaping from the confines of the waterproof membrane that should have been installed.


Some grout and silicon repairs required


Moisture levels were okay but do recommend to replace silicon seals

Minor Defect 1.05

Location: Wet Areas

Finding: Flexible hoses are kinked

Some kinking was observed to flexible water hoses which are used for connecting plumbing fixtures. (See photos attached) Recommend getting all flexible hoses checked by a plumber and replaced where necessary as a burst hose can cause signifigant water damage due to constant pressure.

Note: Flexible hoses do require regular checking to ensure they are in good order. They are out of sight and out of mind and have been described as a ticking time bomb. See extract from an article below.

BURSTING THE FLEXI-HOSE BUBBLE
BY ADELLE KING. 19/01/2018

According to research conducted by general insurer IAG, flexible braided hoses accounted for 22% of water damage claims in Australian households in 2016, with the claims most likely to be for kitchen and bathroom damage. IAG has even labelled flexible connectors a ‘ticking time bomb’ and put notices on its website advising home owners that flexible hoses have a lifespan of between five and ten years, and should be checked by a licensed plumber every two years.

Kinked hoses should be replaced

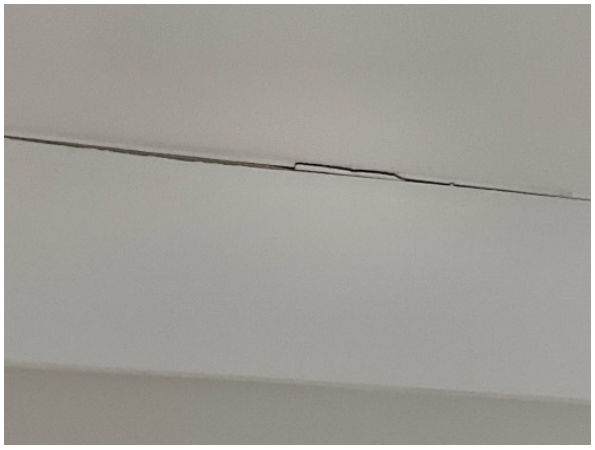
Minor Defect 1.06

Location: All areas

Finding: Minor Defects

During the inspection of the property, it was noted that there are some minor defects present throughout the premises. The typical imperfections observed will often include cracks, surface rust, dents, and scratches in the plaster surfaces, fixtures, and fittings that are consistent with a home of this age. While these defects may be considered minor, it is important to note that they can still affect the overall condition and value of the property. The attached photos provide a visual representation of some of the defects observed, but this should not be taken as an exhaustive list. It is highly recommended that a qualified tradesperson be engaged to assess and rectify any defects that are not purely cosmetic in nature, in order to ensure the continued liveability of the home.

Some minor cracking observed to the plaster



The latch mechanism is missing to the door

Minor Defect 1.07

Location: Grounds

Finding: Fence

All the fences were not in good order, with some requiring works to be completed. Photos of subject fences are attached with overview of defects. An investigation (by a competent person e.g. a fencing contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Minor Defect 1.08

Location: The site

Finding: Cracked concrete

Cracking was detected to sections of concrete paving. (See photos attached) This is a common issue with a large percentage of homes and can be caused by many differing factors including poor ground preparation, inadequate steel reinforcing, etc. Repairs are not considered essential unless tripping hazards present where it then recommended to grind it flat. Monitor for further changes.

Note: Cracks are not typically able to be observed in photos

Minor Defect 1.09

Location: Roof exterior

Finding: Dirty gutters

Some gutters are dirty and require cleaning out. Dirty gutters will often result in a reduced service life as well as blocking the flow of water. In severe cases this can result in gutters overflowing and in some situations, especially concealed gutters, potentially impacting internal elements of the home. These gutters should be cleaned as soon as possible. Where there is vegetation on the roof this should be removed to prevent deterioration occurring to the roof sheet. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: The manufacturer Bluescope Steel says “Moisture or moisture retaining materials should not be permitted to remain in intimate contact with ZINCALUME® steel, COLORBOND® steel or galvanized steel. Such contact will ultimately result in corrosion of the material. The major factors influencing corrosion are the continual retention of moisture and the differential concentration of oxygen at the material surface. The accumulation of debris (leaf matter, dirt etc) which results in continual immersion, is the most common reason for unsatisfactory performance of guttering.”

Minor Defect 1.10

Location: Internal

Finding: Floor tiles cracked

There were some cracked floor tiles observed, (see attached photos for locations). There are a number of factors that can cause cracking of floor tiles some of these are localised movement of the substrate the tile is adhered to, uneven application of bedding material, etc. Should the cracking increase in the width or number, it would be recommended for further investigation to be undertaken.

Note: Replacing cracked tiles is possible, however it may be difficult to match unless there are spare tiles stored onsite.

Several cracked tiles observed

Minor Defect 1.11

Location: Exterior

Finding: External Coatings

Several areas of the external protective coatings [eg; paint, stains etc] have been neglected and require attention, [see photos for areas of concern]. Areas where finishes are in poor condition, potentially accelerate the deterioration of underlying building materials. Degraded finishes should be properly prepared prior to re-coating according to the manufactures instructions of the coating being utilised. An investigation (by a competent person e.g. a painting contractor) is recommended to determine the method and extent of any remedial work required and associated costs.

Note: Stains and oil coatings utilised on timber work generally require a more regular maintenance regime as they tend to deteriorate quicker that paints.

Minor Defect 1.12

Location: Exterior

Finding: Sealing up gap

The concrete paving against the home has pulled away. This is not unusual and often has happened over many years of varying ground changes. On areas where walls are exposed to driving rain it can be beneficial to seal the gap, (recommend a good polyurathane sealant), from the brickwork to the paving. This protects the foundations from excessive moisture which long term can cause foundation issues if not corrected. An investigation (by a competent person e.g. a handyman) is recommended to determine the method and extent of any remedial work required and associated costs.

Minor Defect 1.13

Location: Exterior

Finding: Solar Hot Water

The only way to check the operation of the solar heating panel is to check on the temperature of the water in the storage tank. This can be done at the unit using the pressure relief valve. When checked this water was not warm, however the power had been switched off so the unit would not have been operational. Recommend to check in the afternoon on a sunny day when the unit is switched on. There is still a instant gas hot water service that is supplying hot water to the home this is still operational.

There is corrosion observed to some of the fittings on the hot water service. Often these fittings are part of the actual storage tank and is likely to result in the future the unit being unserviceable.

An investigation (by a competent person e.g. a licensed plumbing contractor) is recommended to determine the method and extent of any remedial work required, and associated costs.

Note: If the solar storage tank component is unserviceable it should be decommissioned and the instant hot water unit should still provide hot water. These solar boosted storage tanks in the past have not had a great service life and may not be worthwhile to replace it.

Water was not warm when checked. Some corrosion observed to the tank fitting.

Some corrosion observed

Solar collectors

Additional comments

There are no additional comments

For your information

For your information 2.01

Location: Exterior

Finding: Wash down

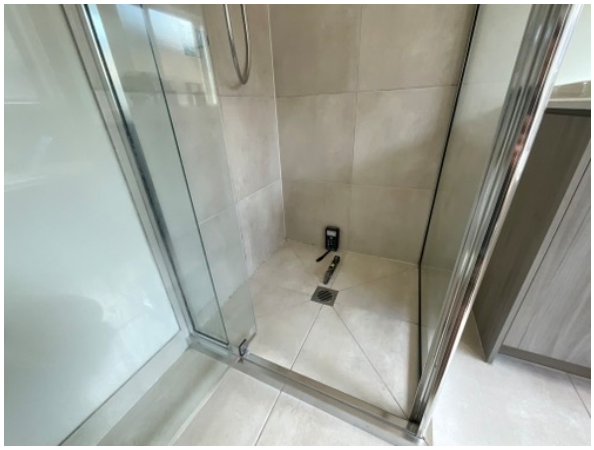
Colourbond steel and other metal products (eg; garage door, light fittings etc) on the exterior of the house that are not washed by rainfull (covered by eaves etc) are suseptable to accelerated surface corrosion especially where a house is within proximity of a coastal environment. It is important that a regular washing down of these metal components occurs. This is a cautionary note for preventative maintenance.

For your information 2.02

Location: Bathroom

Finding: Moisture meter

When using a Tramex moisture meter within the shower enclosure, the readings were considered to be within the acceptable range.

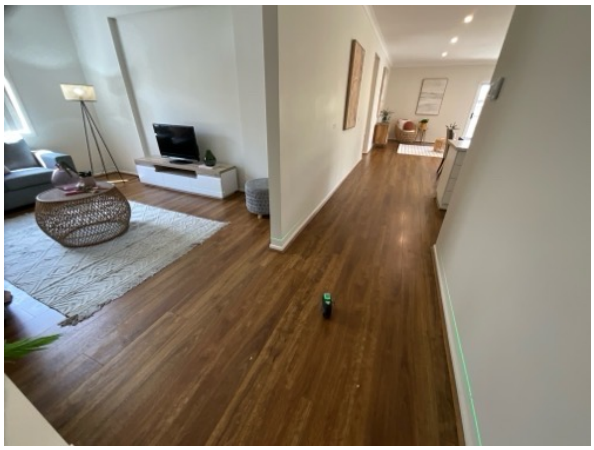


For your information 2.03

Location: Internal

Finding: Laser level

A laser level was used to check the floor levels throughout the home. Only minor variations were observed and considered to be within acceptable tolerances.



For your information 2.04

Location: All areas

Finding: Additional Photos

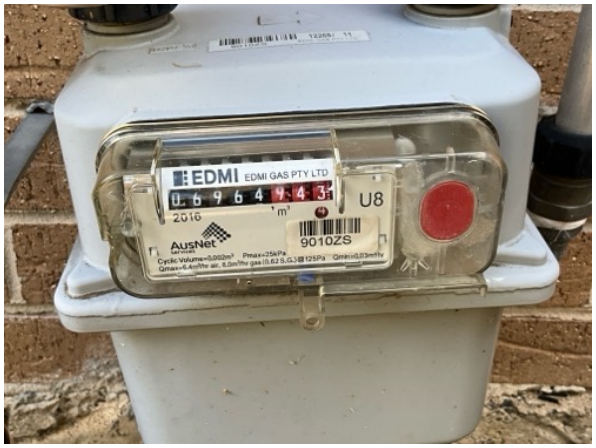
Additional photos are provided for your general reference.

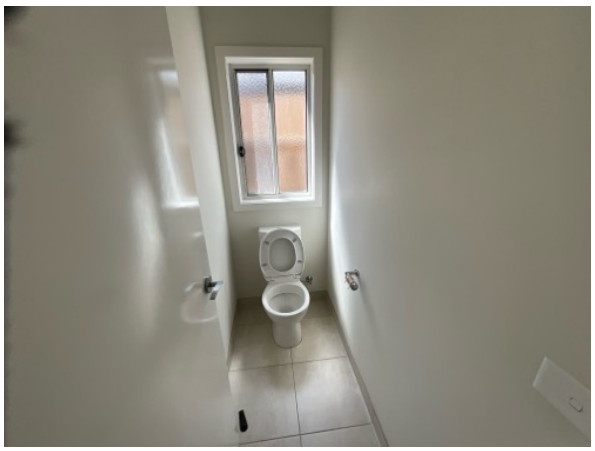

MULTIPLE D.C. SOURCES
TURN OFF ALL D.C. ISOLATORS TO ISOLATE EQUIPMENT
SOLAR ARRAY
SOLAR DC
WARNING


WARNING
Hazardous Voltage


Growatt


GROWATT
PV ARRAY
D.C. ISOLATOR
BYH-32


EDMI
EDMI GAS PTY LTD
U8
AusNet
9010ZS




Braemar
20°C
OFF
MAGICCOOL
Auto
Cool
22°C
AUTO
COOL
TIMER
Braemar


Braemar
21°C
MAGICCOOL
Auto
Cool
22°C
AUTO
COOL
TIMER
Braemar


NATURAL GAS


1 DATA LIVING
2. THEATRE DATA
3 THEATRE PROOF
4. LIVING


eternity
GAS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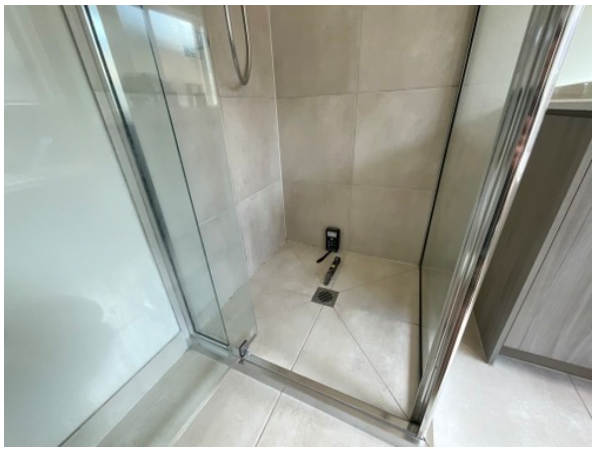
Chromagen


MODEL eternity T26
ETERNITY 26V
MADE IN JAPAN



For your information 2.05

Location: Geelong Area

Finding: Trades

Please find attached some local trades based in the Geelong region who I have had dealings with and may be helpful.

For your information 2.06

Location: All areas

Finding: Alarm system

An alarm system was observed onsite. These are not touched or checked during inspections due to the inherent concerns with setting off alarms. It would be recommend to review all paperwork available for the system and have the current owners or alarm specialist go through the operation of the unit.

Note: The operation or serviceability of the unit is unknown.

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Below average

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

Building consultant's summary

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: average.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of active (live) termites	**Not Found**
Evidence of termite activity (including workings) and/or damage	**Not Found**
Evidence of a possible previous termite management program	**Not Found**
Evidence of chemical delignification damage	**Not Found**
Evidence of fungal decay activity and/or damage	**Not Found**
Evidence of wood borer activity and/or damage	**Not Found**
Evidence of conditions conducive to timber pest attack	**Found**
Next inspection to help detect a future termite attack is recommended in	**1 Years**

Undetected timber pest defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a

matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Timber pest attack

ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

No evidence was found

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

Conditions conducive to timber pest attack 3.01

Location: Wet Areas

Finding: Shower enclosure

The ensuite shower enclosure failed a moisture meter test which indicated moisture behind the lower wall tiles. Showers do require ongoing maintenance as grout can deteriorate over time often resulting in cracking and or pinholes to the finish of it reducing its capacity to effectively seal. Silicon should be used to seal all corner joints of tiling and where it meets baths, shower bases etc. Silicone sealants do have a limited lifespan and industry recommendations suggest it may require replacement after five years. Leaking showers can cause significant damage if left unrepaired. An investigation (by a competent person e.g. a bathroom specialist) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.

Note: There was no evidence observed of the moisture escaping from the confines of the waterproof membrane that should have been installed.

Some grout and silicon repairs required

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

No evidence was found

OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 3.02

Location: Grounds

Finding: Landscaping materials

Unless timber is treated or considered naturally durable, when it's in earth contact it will tend to deteriorate and be susceptible to fungal decay. This also creates conditions conducive towards termite activity. Some of the materials commonly observed includes sleepers, garden edging, fence posts, wood chips, old tree stumps

etc Recommend to minimise food sources for termites by removing areas of concern. (See photos attached)

Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

OBSERVATIONS

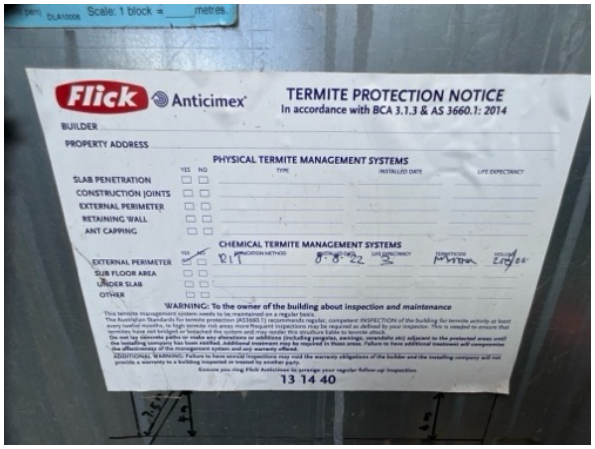
For your information 3.03

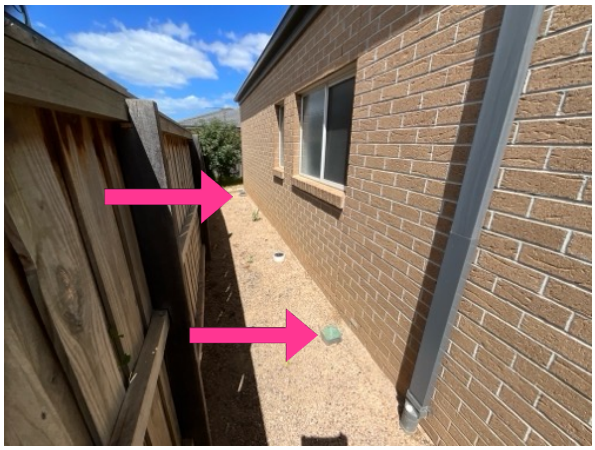
Location: All areas

Finding: Termite Management System

There has been installed a termite reticulation system this is a series of underground piping that's positioned around a home. These pipes have a series of holes in it that a enable the soil to be treated providing a ongoing form of protection against termites. This system can be replenished repeatedly with a termiticide – via specialised equipment and pumps. There's a wide range of reticulation systems on the market, each with their own pros and cons. One benefit is that if there's immediate access to the perimeter of the property (direct access to the soil) they can be easily replenished without having to drill through concrete.

Where a Termite Management System has been identified you should refer to the type of barrier, date of installation, warranty conditions and any documentation provided by a past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty. This chemical treatment does expire and require replenishment. Termite management treatment should be identified with a notice in the meter box of the home.





Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.

2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.

3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.

4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Years

Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Signature of consultant -

Definitions to help you better understand this report

——————————- PROPERTY INSPECTION REPORT ——————————

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to- floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or

those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

————————- TIMBER PEST INSPECTION REPORT ————————

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:
(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Client” The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

“Timber Pest Detection Consultant” A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

“Building and Site” The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:
(a) Chemical Delignification - the breakdown of timber through chemical action
(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
(c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
(d) 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 Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“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;
(a) 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.

“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.

Terms on which this report was prepared

———————- PROPERTY INSPECTION REPORT ———————

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS
The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.

2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant’s direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes,

stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS
The Client acknowledges that this Report does not cover or deal with:

(i) any individual Minor Defect;
(ii) solving or providing costs for any rectification or repair work;
(iii) the structural design or adequacy of any element of construction;
(iv) detection of wood destroying insects such as termites and wood borers;
(v) the operation of fireplaces and chimneys;
(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(vii) lighting or energy efficiency;
(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(xi) a review of environmental or health or biological risks such as toxic mould;
(xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
(xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

———————- TIMBER PEST INSPECTION REPORT ———————

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1.This Report does not deal with any timber pest preventative or treatment measures, or provide costs for

the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.