

Statement of Timber Repair Works

Property	18 Learmouth Street, Belmont VIC 3216
Owner	Ryan Cornish
Works completed	15 October 2026
Carried out by	Hugh Hunter, HHBuilt

Background

An independent building inspection identified evidence of previous termite activity at the property. HHBuilt was engaged to remove and replace any affected timber, and to inspect the surrounding structure for any further signs of termite activity.

Works Completed

- 1. Replacement of affected timber.** The subfloor bearer at the rear of the laundry and toilet, where past termite activity may have been present, was removed and replaced with new timber.
- 2. Subfloor inspection.** The full subfloor was inspected, including bearers, joists and stumps, for signs of termite activity.
- 3. Wall frame inspection.** A camera was used behind power points throughout the home to inspect the internal wall framing. Weatherboards were also removed in selected areas so the wall frame and the back of the cladding could be inspected directly.

Outcome

No affected timber was left in place in any of the areas inspected. Any timber showing signs of termite activity, or that looked questionable, was replaced. Photographs of the works are attached on the following pages.

Note

This statement covers the building and repair works carried out by HHBuilt. It is not a timber pest inspection report under AS 4349.3. Buyers wanting confirmation of current pest status should get a timber pest inspection from a licensed pest inspector.

Hugh Hunter

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Photographs – Subfloor Repair (Rear of Laundry / Toilet)



1. Before: original bearer where termite activity may have been present



2. During works: floor propped and affected timber removed



3. After: new bearer timber installed

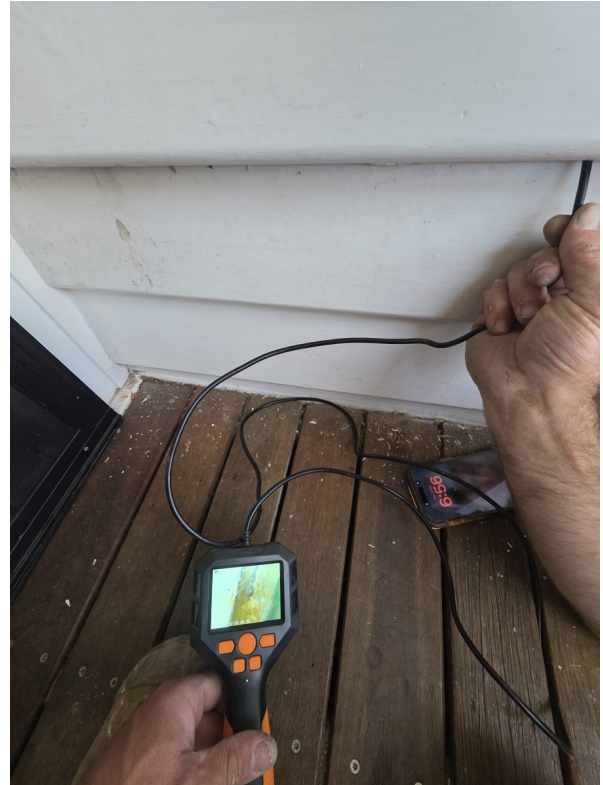


4. Subfloor inspection of surrounding bearers, joists and stumps

Photographs – Wall Frame Camera Inspection



5. Camera inspection of internal wall framing (laundry)



6. Camera inserted behind weatherboards



7. Camera view of wall frame timber



8. Camera inspection through power point opening

Note: the date stamp shown on the camera display is the device default and does not reflect the date of inspection.