

Inspection Report

Provided By



Bloom Inspections

GEELONG, BELLARINE, SURFCOAST & MELBOURNE
P Simon 0432078606 Cam 0428323938 Steve 0422045439
info@bloominspections.com.au

Inspection Address

18 Learmouth Street , Belmont, VIC, 3216



Report Information

Client Information

Client Name

Report Ordered By

Email

Inspection Information

Report/Agreement # 011026084307253JS770

Agreement signed on: 30 Sep 2026

Inspection Date: 01 Oct 2026

Inspection Time: 08:45 am

Inspection Overview

SCOPE, LIMITATIONS AND IMPORTANT INFORMATION

Inspection purpose: This inspection provides a professional opinion on the general condition of the property and an assessment of the risk of timber pest activity at the time of inspection. The inspection identifies observed major defects, safety hazards and evidence of timber pest activity. Minor defects are summarised. This inspection is not a guarantee against future defects, timber pest activity or building performance.

Scope of inspection: This inspection and report have been prepared in accordance with Australian Standard AS 4349.1 2007 Inspection of Buildings Part 1 Pre Purchase Inspections Residential Buildings Appendix C and Australian Standard AS 4349.3 2010 Timber Pest Inspections. This inspection is limited to a visual assessment of accessible areas and is a non-invasive assessment only, which does not include specialist testing or engineering analysis. In accordance with these standards, major defects and safety hazards are individually identified, and minor defects are summarised collectively. This inspection is not a compliance inspection. Any comments relating to regulatory or code compliance are general in nature only and should be independently confirmed with the relevant authority.

Specialist assessments: This inspection identifies significant visible defects within the scope of a visual building and timber pest inspection. Where engineering analysis, laboratory testing or trade-specific assessment is required, referral is made to the appropriately qualified professional. Comments regarding the apparent condition or basic functionality of building components are based on visual observations only and should not be interpreted as certification of safety, compliance or performance.

Definitions of defects: Australian Standard AS 4349.0 2007 Inspection of Buildings Definitions describes a major defect as a defect of sufficient magnitude requiring rectification to avoid unsafe conditions, loss of utility or further deterioration of the property. A minor defect is any defect other than a major defect.

Contractual defect clarification: Defect classifications contained within this report are based on the definitions and reporting requirements of AS 4349.1. A defect identified as a Major Defect under AS 4349.1 does not necessarily constitute a Major Structural Defect, Major Building Defect, or any other defect classification that may be defined within a Contract of Sale or other legal agreement. Clients should review the relevant contractual definitions and seek advice from their legal representative regarding the application of the inspection findings to any contractual rights or obligations. Where clarification regarding the nature or extent of a reported defect is required, clients may contact the inspector who conducted the inspection.

Visual and access limitations: This inspection is visual only and limited to areas that were safely accessible at the time of inspection. The inspection does not include dismantling, removing or moving building elements, floor coverings, wall linings, insulation, stored goods, furniture, appliances, foliage or personal belongings. Concealed areas, including wall cavities, enclosed subfloor spaces, roof voids and concealed services, are not fully visible. Defects may be present in concealed or inaccessible areas and may only become apparent after occupation, removal of finishes, or under different environmental conditions. Timber pests are often concealed and may not be detected during a visual inspection. No invasive or destructive procedures are undertaken. The inspection reflects the condition of the property at the date and time of inspection only.

Restrictions and obstructions: Where access is restricted or obstructed, structural defects or timber pest activity may exist that were not visible at the time of inspection. Where significant areas were inaccessible, further assessment and additional inspections are recommended once access is made available.

Cracking and building movement assessment: Cracking and building movement noted within this report is visually assessed in accordance with the intent of Australian Standard AS 4349.1 Inspection of Buildings and may reference Appendix E Table E3 Categorisation of Cracking in Masonry as an industry guide. Assessment considers crack width pattern location, associated distortion and overall presentation within accessible areas, noting that crack width alone does not determine structural significance, and the present or expected consequence of movement must also be considered. Australian Standard AS 2870 recognises that some degree of foundation movement occurs on most building sites and minor cracking to masonry and finishes is common and does not necessarily indicate structural failure. This inspection is visual only, and no determination can be made as to whether movement is ongoing or has stabilised. Where cracking appears, typical of minor settlement monitoring is recommended. Where cracking appears excessive, progressive or of potential structural concern, further assessment by a suitably qualified structural engineer should be obtained to determine the cause, significance and any appropriate remedial works.

Inspection summary: The summary section provides a brief overview of major defects, safety hazards and timber pest findings identified. Items noted within the summary should not be relied upon without reference to the full report, including all limitations, descriptions and recommendations.

Property condition and risk: All buildings experience deterioration over time and require ongoing maintenance. This report is a snapshot of the condition of the property at the time of inspection only. Conditions may change due to use, weather, occupancy, lack of maintenance or concealed defects becoming apparent. Purchasers should allow for maintenance, repair and unforeseen costs associated with property ownership.

Report use and reliance: This report has been prepared exclusively for the named client, and legal liability is limited to that client only. The report must not be relied upon by any other person or entity without the prior written consent of Bloom Inspections. The client may provide a copy of this report to their legal or financial advisers for the purpose of assisting in the property transaction; no liability is accepted by any third party. Bloom Inspections retains full ownership and copyright of this report and reserves the right to reissue, assign, license, sell or otherwise rely upon this report at its discretion. Any third-party reliance will only be valid where expressly agreed in writing by Bloom Inspections. Use of this report by any third party without written consent is entirely at that party's own risk.

Inspection agreement: This report is subject to the scope, limitations and conditions contained within the inspection agreement entered into prior to inspection. The inspection agreement and this report form the entire agreement between the client and Bloom Inspections. No verbal statements or representations form part of this agreement unless confirmed in writing within this report.

Company statement: This inspection has been carried out by Bloom Inspections or a suitably qualified and insured inspector engaged by the company. All inspections are undertaken in accordance with company procedures and relevant Australian Standards and are supported by professional indemnity insurance and internal quality control systems.

Contact with inspector: Clients are encouraged to contact the inspector to discuss any aspect of this report prior to a reliance or purchase decision.

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Summary Of Major Defects And Safety Hazards

Below is a summary of significant items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
CARPORTS AND GARAGES	Garage	Roofing and Guttering Components	#7. Major corrosion was noted to roof guttering components. Consult a roof plumber to replace affected guttering.
CARPORTS AND GARAGES	Garage	Framing	#9. Termite workings/damage were observed to rear of garage/shed to bottom plates and studs. This requires further invasive assessment by a registered builder to remove building components to determine the degree of termite damage present. The damage requires tracing back to the point(s) of entry to the furthest points of termite workings. We also strongly recommend engaging a licensed pest controller immediately to further invasively assess, treat and eradicate if required in accordance with AS3660.2
BATHROOMS AND TOILETS	Toilets	Doors	#23. SAFETY HAZARD. Safety hinges should be installed for safety reasons. The toilet is too close to the in-swinging door for regular hinges to be used. In rectifying, the top of the door may need to be trimmed to accommodate lift-off hinge operation. We recommend engaging a carpenter to rectify.
SUBFLOOR AREA	Subfloor Observations	Bearers	#27. Termite workings/damage were observed to a timber bearer and baseboards to the rear north west corner. This requires further invasive assessment by a registered builder to remove building components to determine the degree of termite damage present. The damage requires tracing back to the point(s) of entry to the furthest points of termite workings. We also strongly recommend engaging a licensed pest controller immediately to further invasively assess, treat and eradicate if required in accordance with AS3660.2
PROPERTY INSPECTION CONCLUSION	OVERALL PROPERTY CONDITION	INCIDENCE OF MAJOR DEFECTS INCLUDING SAFETY HAZARDS	#30. A moderate incidence of major defects or safety hazards was observed, being generally typical and not substantially more or less than expected for a property of this age and construction. Termite damage to be further assessed. Major Defect: In accordance with Australian Standard AS 4349.1, a major defect is defined as a defect of sufficient magnitude that rectification is required to avoid unsafe conditions, loss of utility or further deterioration of the property, and any defect presenting a safety hazard must be reported as a major defect. For the purposes of contractual clauses such as subject to a building inspection, a defect classified as a major defect under the Australian Standard may not necessarily constitute a major structural or major building defect under the contract, such as certain safety requirements.

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
THE SITE	Site Drainage and Water Run-off	Observations	#1. To reduce the risk of moisture related structural stress, improvements to surface water runoff management and site drainage are recommended to the areas described and photographed. Observations indicate that ground levels and surface contours in sections around the dwelling do not provide adequate fall away from the building, which may allow water to accumulate and contribute to footing movement, moisture ingress and potential deterioration of building elements over time. As a general guide, a minimum apron width of approximately 1 metre with 25 mm to 50 mm of fall away from the building is recommended where practicable, and monitoring during periods of heavy rainfall is encouraged to confirm performance. Concealed drainage provisions such as subsurface agricultural lines or covered drains may be present but were not confirmed at the time of inspection. A suitably qualified and licensed plumber and landscaper or drainage contractor should be engaged to undertake a detailed assessment and provide recommendations and quotations for effective surface water management and discharge to an approved stormwater point.
THE SITE	Pathways	Pathway Observations	#2. Moderate cracks were observed in sections of the concrete surfaces. Cracks are generally an unavoidable part of the process of concrete construction. Excessive water content or rapid drying of concrete can increase the likelihood of shrinkage curing cracks occurring. Low cement mix ratios, ground movements, heavy traffic, site drainage issues, insufficient control cuts can contribute to cracks. Some of these cracks require monitoring and where raised edges occurs grinding lippage is recommended.
THE SITE	Fencing and Gateways	Observations	#3. Fencing is ageing and shows deterioration with some sections unstable and leaning out of alignment, likely due to general wear, obstructions, decayed or rotting posts and movement around post foundations which reduces overall stability and serviceability. We recommend a suitably competent and qualified fencing contractor further assess the fencing and provide advice and quotations for any required straightening, reinforcement repair or replacement works to restore stability.

THE SITE	Trees	Tree Observations	#4. Trees are located in close proximity to the building and overhang sections of the roof, which may contribute to issues including limb impact damage, root related movement to foundations, debris accumulation, corrosive conditions to roofing materials, blocked gutters, ponding water and an increased risk of timber pest activity. Trees positioned too close to structures can impose stresses on footings and underground services, with root influence often extending to an area similar to the canopy spread. If not appropriately managed, ongoing growth may contribute to structural movement and maintenance issues. Pruning, removal or appropriate management should be considered, noting that controlled removal is important to reduce potential ground movement or moisture rebound following removal, and that neighbouring trees may also influence the site. Local council approval may be required for removal of certain trees. A suitably competent and qualified arborist should be engaged to assess the trees, provide management or root barrier recommendations where necessary and supply quotations for appropriate works.
CARPORTS AND GARAGES	Garage	Overall Condition	#5. Ageing is evident particularly to external steelwork, with rust observed, indicating corrosion to metal components exposed to the weather; if not addressed, this condition may progress, leading to accelerated corrosion, loss of protective coatings, and potential weakening of the affected elements over time. It is recommended that a suitably competent and qualified tradesperson or painter further assess the condition, remove loose rust, apply appropriate corrosion treatment, prepare the surfaces, reseal and recoat affected components, provide quotations, and carry out the necessary maintenance works to preserve the steelwork and prevent further deterioration.
CARPORTS AND GARAGES	Garage	Roofing and Guttering Components	#6. Evidence of gutter joint leakage was observed. We recommend further assessment during rainfall and engaging a plumber for repairs as required.
CARPORTS AND GARAGES	Garage	Roofing and Guttering Components	#8. Down pipe missing and therefore not connected to the storm water discharge system. This has the potential to cause serious problems such as; flooding, differential movement of structure footings, issues relating to rising damp, fungal timber decay (wood rot) and also provides for a conducive environment for timber pest activity. Neighbouring properties can also be adversely affected. We recommend that a qualified plumber should be engaged to rectify as a matter of importance.
DWELLING EXTERIOR	Walls	Cladding Observations	#10. Some wood rot/timber fungal decay was observed to timber components, which if left untreated can weaken the structural integrity of the affected elements and allow further deterioration; appropriate rectification requires removal and replacement of all rotten timber, treatment of remaining affected areas with a suitable fungicide, thorough drying and reinstatement of protective sealing or paint finishes to prevent recurrence. We recommend engaging a suitably qualified registered builder or carpenter and a qualified painter to further assess the extent of decay, provide quotations and carry out the necessary rectification and protective works.

DWELLING EXTERIOR	Walls	Baseboard Observations	#11. Some base boards are affected with timber fungal decay (wood rot). We recommend to replace any deteriorating boards with a more durable material or treated timber, installed with appropriate gaps to allow for adequate subfloor ventilation.
DWELLING EXTERIOR	Windows	Observations	#12. Minor timber rot and decay were observed to sections of the timber window assembly. Localised deterioration of window components has occurred and may continue to worsen if not addressed, potentially resulting in progressive timber damage, reduced weather resistance, deterioration of adjoining building elements, and increased repair requirements over time. Rectification generally includes removal and replacement of affected timber sections, treatment of surrounding areas with an appropriate fungicidal product, correction of contributing moisture sources where required, and application of a suitable protective coating or paint system. It is recommended that a suitably qualified carpenter further assess the extent of deterioration, provide quotations, and undertake rectification works as required.
ROOFING AND PLUMBING COMPONENTS	Roofing	Roof Tiling	#13. A cracked roof tile was observed, which can allow water ingress into the roof cavity and lead to deterioration of roof components and potential internal damage if not rectified. It is recommended that a suitably competent and qualified roof plumber or tile roof restoration contractor further assess the roof, replace any cracked, damaged, or sealant-repaired tiles, and provide quotations for the required rectification works..
ROOFING AND PLUMBING COMPONENTS	Guttering	Guttering Observations	#14. Debris was observed in gutters. This requires clearing to prevent blockages, ponding or overflowing water, downpipe obstructions, water ingress and early deterioration of guttering components. Installation of good quality gutter guard or leaf thrower devices could be considered for nearby trees. We recommend having gutters cleared and assessed by a plumber for adequate fall. Routine inspections and maintenance are necessary for all guttering.
ROOFING AND PLUMBING COMPONENTS	Guttering	Guttering Observations	#15. Evidence of leaking gutter joints were observed, which can allow water outflow, moisture damage to fascia and eaves, and deterioration of adjacent building elements if not rectified. It is recommended that a suitably competent and qualified licensed plumber further assess the gutter joints, carry out sealing or repairs as required, and provide quotations for the necessary rectification works.
ROOFING AND PLUMBING COMPONENTS	Guttering	Guttering Observations	#16. Significant corrosion and rust were observed in sections of guttering. While repairs or treatment may be a temporary fix for surface rust, we recommend replacement for more severely rust-affected components as a safer long-term solution. In the near future, we recommend engaging a qualified roof plumber to further assess, repair or replace any affected guttering components.
DWELLING INTERIOR	Internal Rooms	Doors	#17. The door was not latching correctly. We recommend engaging a carpenter for hinge, striker or striker plate adjustments.
DWELLING INTERIOR	Internal Rooms	Doors	#18. Suitable door stops should to be installed to prevent associated impact damage at doorways. We recommend engaging a carpenter or handy person to install.

DWELLING INTERIOR	Internal Rooms	Windows	#19. Some windows were binding and difficult to operate. This can relate to; general wear and tear, excessive paint cover or home foundation movement. Seasonal effects can also cause intermittent binding. If binding persists contact a carpenter or window specialist to make required adjustments or repairs.
DWELLING INTERIOR	Internal Rooms	Walls and Ceilings	#20. Some minor settlement cracking and plastering and painting imperfections were observed to wall and ceiling linings. These conditions are generally consistent with normal ageing and typical building movement and appear within an expected range for a structure of this type and age. Minor cracking to internal linings is common where buildings experience movement, as plaster is a rigid material with limited flexibility and can crack when stresses from normal structural movement are released. In most cases, localised patching and repainting is sufficient to maintain appearance. Monitoring of crack locations is recommended and if cracking becomes wider, more pronounced or progressive over time, a suitably qualified building professional should be engaged to further assess and provide advice on any necessary repairs.
DWELLING INTERIOR	Internal Rooms	Floor Level Assessment	#21. Floor levels were measured to accessible areas and recorded a variance of approximately 40-45mm high to the fireplace area at the time of inspection. Variance of this magnitude is typically indicative of moderate building movement and should be regarded as a cautionary finding as it may reflect past or ongoing foundation movement, noting that observations are limited to conditions present at the time of inspection only. Contributing factors may include site drainage issues, moisture variation within foundation soils or leaking plumbing services, and if movement continues this may result in further distortion, cracking and reduced serviceability of the structure. It is recommended that site drainage is improved where required, all gutters and downpipes are checked to ensure adequate fall and discharge, and a licensed plumber is engaged to inspect for leaks including underground or subsoil services. Ongoing annual monitoring of floor levels is recommended and if increased variance, additional cracking or further movement becomes evident a suitably qualified structural engineer should be engaged to carry out further assessment and provide advice.
BATHROOMS AND TOILETS	Bathrooms	Walls	#22. Flexible sealant is in deteriorating condition. Flexible water proof sealant is critical and must be applied to all internal junctions to prevent water ingress and associated moisture related defects. We recommend engaging a wet area or caulking specialist to rectify.
ROOF VOID AREA	Roof Void Observations	Restrictions and Obstructions	#24. Debris within the roof void obstructs the visual inspection and can harbour vermin. We recommend safely removing all debris.
ROOF VOID AREA	Roof Void Observations	Roof Void Observations	#25. We observed a high incidence of rodent droppings within the roof void. Rats and mice are common pests that can cause damage, contaminate insulation and spread diseases. To prevent further infestation and potential damage, we recommend taking appropriate measures to clean, treat and bait affected areas.

SUBFLOOR AREA	Subfloor Observations	Flooring	#26. Dry water stains were present to subfloor timbers beneath laundry wet areas. Probable causes are; general wet area spills and splashing, previous leaks or overflowed components. At this point in time there is no evidence of current leakage. However, due to uncertainty regarding frequency of wet areas usage before our inspection, ongoing monitoring and assessment by a qualified professional are recommended.
SUBFLOOR AREA	Subfloor Observations	Plumbing	#28. Plumbing components beneath the dwelling were observed to be poorly supported, with pipes and services in contact with or close to the ground, which can lead to sagging, joint failure, blockages, and increased risk of leakage and damage if not rectified. It is recommended that a suitably competent and qualified licensed plumber further assess the installation, provide appropriate supports to lift services clear of the ground, and supply quotations for the necessary rectification works.
SUBFLOOR AREA	Subfloor Observations	Dampness	#29. Dampness was observed in the subfloor soil, which if not minimised can negatively impact the structural integrity of the building by weakening masonry components, footings and foundations, and by creating conditions conducive to timber pest activity and fungal timber decay (wood rot) in timber elements. It is recommended that a suitably competent and qualified builder, drainage contractor, or licensed plumber further assess contributing factors such as surface water drainage, plumbing leaks, and subfloor ventilation, implement appropriate moisture management measures, and provide quotations for the required rectification works.
PROPERTY INSPECTION CONCLUSION	OVERALL PROPERTY CONDITION	INCIDENCE OF MINOR DEFECTS	#31. A moderate or average incidence, typical not substantially more or less Minor Defects were observed than expected.



PROPERTY AND INSPECTION INFORMATION

Inspection Agreement

Special Conditions or Instructions

No special or additional requirements relating to the inspection service or pre inspection agreement were requested by the client or their representatives prior to the inspection.

Weather

Current Day/Prevailing Weather Conditions

The weather was cloudy with periods of rain during the time of the inspection.

Pre-existing or Recent Weather Conditions

The preceding weeks weather was relatively fine.

Property Information

Orientation

The dwelling faces South for the purposes of this inspection report.

Site Gradient

The site land gradient is sloping up to the rear.

Building Type

The dwelling is a Residential House.

Approximate Age

The approximate age of the dwelling is estimated as 50 to 60 years from original construction (1965 to 1975).

Storeys or Levels

Single-level construction.

Construction Type

The construction appears to be timber framed, clad with timber weather boards.

Footings Type

The subfloor is supported on timber stumps bearing on pad or spread footings with suspended timber bearer and joist framing. Timber stumps are considered inferior to modern concrete or steel supports and have a limited service life due to susceptibility to decay moisture damage and termite attack and will typically require replacement or upgrading over time. The condition of below ground sections and bearing points cannot be determined without intrusive inspection and concealed deterioration may be present. Timber stumps can also provide concealed pathways for termite entry into the structure.

Roofing Design

The main roof construction is pitched roof design.

Roof Cladding Type

Concrete roof tiles.

People Present

Bloom Inspections provided two inspectors for this inspection.

The owner was present for some time of the inspection.

Occupancy Status

The property appeared currently occupied.

Furnishings

The property was fully furnished.

Where a property is furnished you must understand that furnishings and stored goods may conceal defects and evidence of timber pest activity. These defects may only be revealed when the property is vacated. A further inspection of the vacated property is always recommended.

No inspection was made and no report is submitted of inaccessible areas where defects and timber pest damage may exist. Nothing in this report implies that any inaccessible or partly accessible areas of the property are free from concealed damage.

Inaccessible areas include but are not limited to, concealed framing timbers by wall linings and floor coverings, areas obstructed by furniture, pictures, appliances, dishwashers, refrigerators, washing machines, ovens, TVs, personal items, clothing, bedding, vehicles, insulation, vegetation, soil, pathways, debris etc.

Accessibility and Restrictions

Accessible Areas Inspected

Safely accessible areas of building's exteriors within the property boundary

Building interior

Roof void/ Roof cavity

Roof exterior

Subfloor area

Garage

Out buildings and structures

Decking

The Site within 30m of the subject dwelling

Restricted or Obstructed Areas Partially Inspected

Areas obstructed by stored articles, personal possessions, fixtures and furnishings.

Roof inspections are limited to safely accessible vantage points from a ladder.

Garden beds and vegetation along side building structures

Pathways beside and abutting building structures.

Sections of the roof void were physically inaccessible and obstructed

Sections within the subfloor area were not physically accessible due to physical access limitations, plumbing and or ducting obstructions

Garage interior

Areas NOT Inspected

Areas beneath and covered by decking components



THE SITE

Site Drainage and Water Run-off

Observations

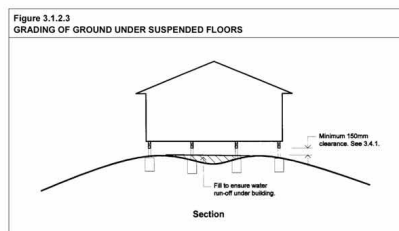
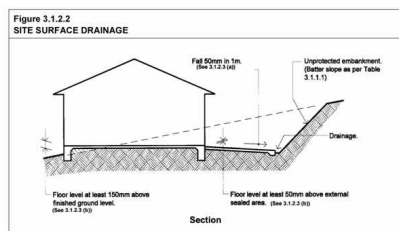
General Note: In order to mitigate potential damage, it is important to have effective drainage and site surface water management in place. This includes proper grading and drainage systems to redirect excess water, during periods of heavy rain, away from building structures. It is also important to monitor and maintain these systems during periods of heavy rainfall to ensure efficiency and identify any potential problems. Additionally, understanding the soil type and classification of the site is crucial, as different soils react differently to moisture changes and can affect the stability of building foundations. Regular monitoring and maintenance of these systems can help prevent costly and damaging issues in the future.

Areas in need of improvement for this site is the left-hand side and rear of the dwelling viewed from the front.

#1. To reduce the risk of moisture related structural stress, improvements to surface water runoff management and site drainage are recommended to the areas described and photographed. Observations indicate that ground levels and surface contours in sections around the dwelling do not provide adequate fall away from the building, which may allow water to accumulate and contribute to footing movement, moisture ingress and potential deterioration of building elements over time. As a general guide, a minimum apron width of approximately 1 metre with 25 mm to 50 mm of fall away from the building is recommended where practicable, and monitoring during periods of heavy rainfall is encouraged to confirm performance. Concealed drainage provisions such as subsurface agricultural lines or covered drains may be present but were not confirmed at the time of inspection. A suitably qualified and licensed plumber and landscaper or drainage contractor should be engaged to undertake a detailed assessment and provide recommendations and quotations for effective surface water management and discharge to an approved stormwater point.



Ideal Water Runoff





Pathways

Pathway Observations

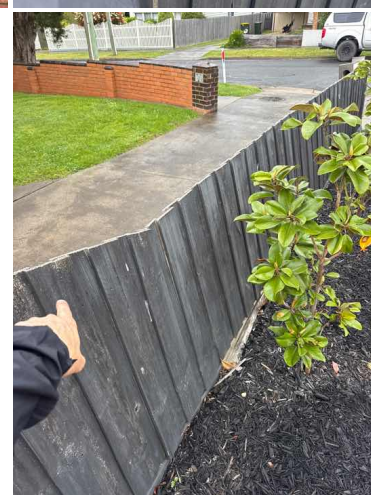
#2. Moderate cracks were observed in sections of the concrete surfaces. Cracks are generally an unavoidable part of the process of concrete construction. Excessive water content or rapid drying of concrete can increase the likelihood of shrinkage curing cracks occurring. Low cement mix ratios, ground movements, heavy traffic, site drainage issues, insufficient control cuts can contribute to cracks. Some of these cracks require monitoring and where raised edges occurs grinding lippage is recommended.



Fencing and Gateways

Observations

#3. Fencing is ageing and shows deterioration with some sections unstable and leaning out of alignment, likely due to general wear, obstructions, decayed or rotting posts and movement around post foundations which reduces overall stability and serviceability. We recommend a suitably competent and qualified fencing contractor further assess the fencing and provide advice and quotations for any required straightening, reinforcement repair or replacement works to restore stability.



Trees

Tree Observations

#4. Trees are located in close proximity to the building and overhang sections of the roof, which may contribute to issues including limb impact damage, root related movement to foundations, debris accumulation, corrosive conditions to roofing materials, blocked gutters, ponding water and an increased risk of timber pest activity. Trees positioned too close to structures can impose stresses on footings and underground services, with root influence often extending to an area similar to the canopy spread. If not appropriately managed, ongoing growth may contribute to structural movement and maintenance issues. Pruning, removal or appropriate management should be considered, noting that controlled removal is important to reduce potential ground movement or moisture rebound following removal, and that neighbouring trees may also influence the site. Local council approval may be required for removal of certain trees. A suitably competent and qualified arborist should be engaged to assess the trees, provide management or root barrier recommendations where necessary and supply quotations for appropriate works.



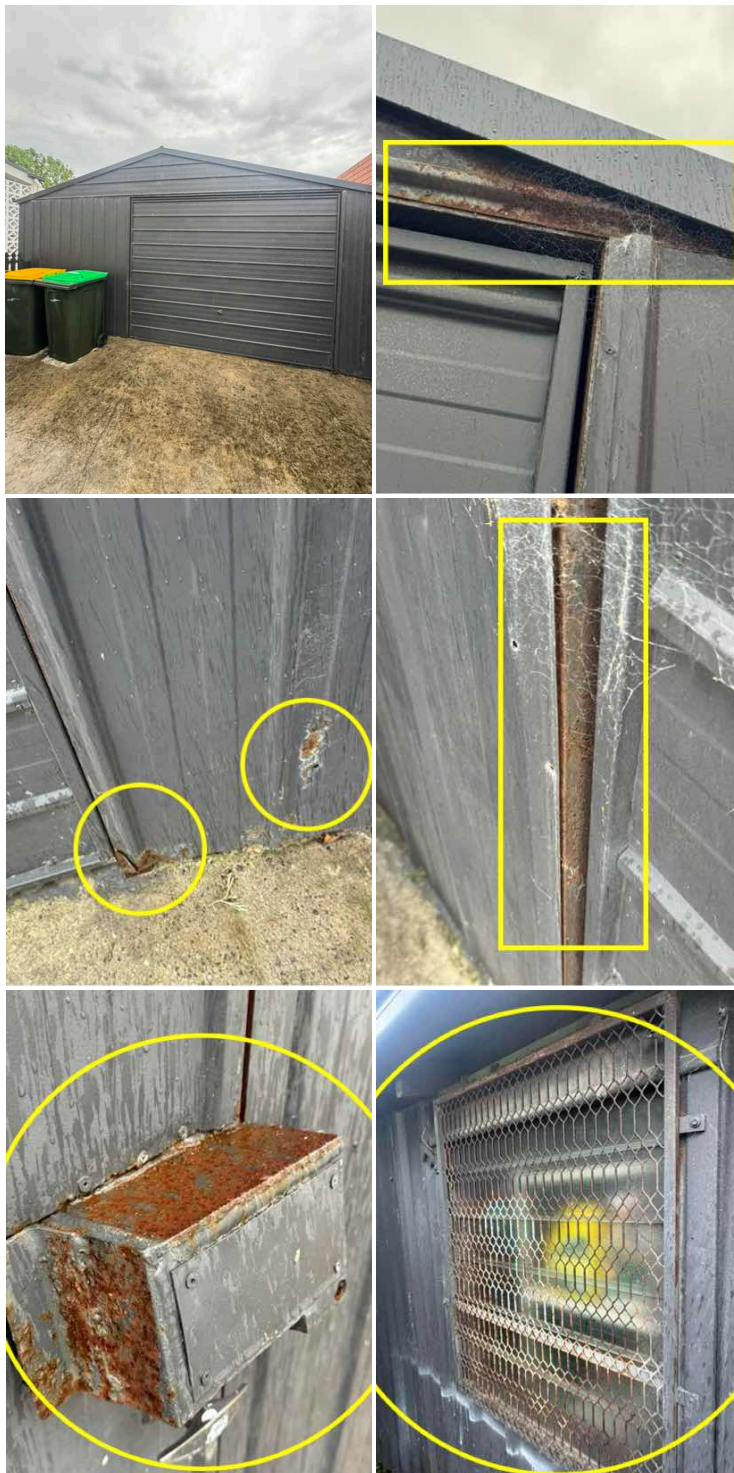


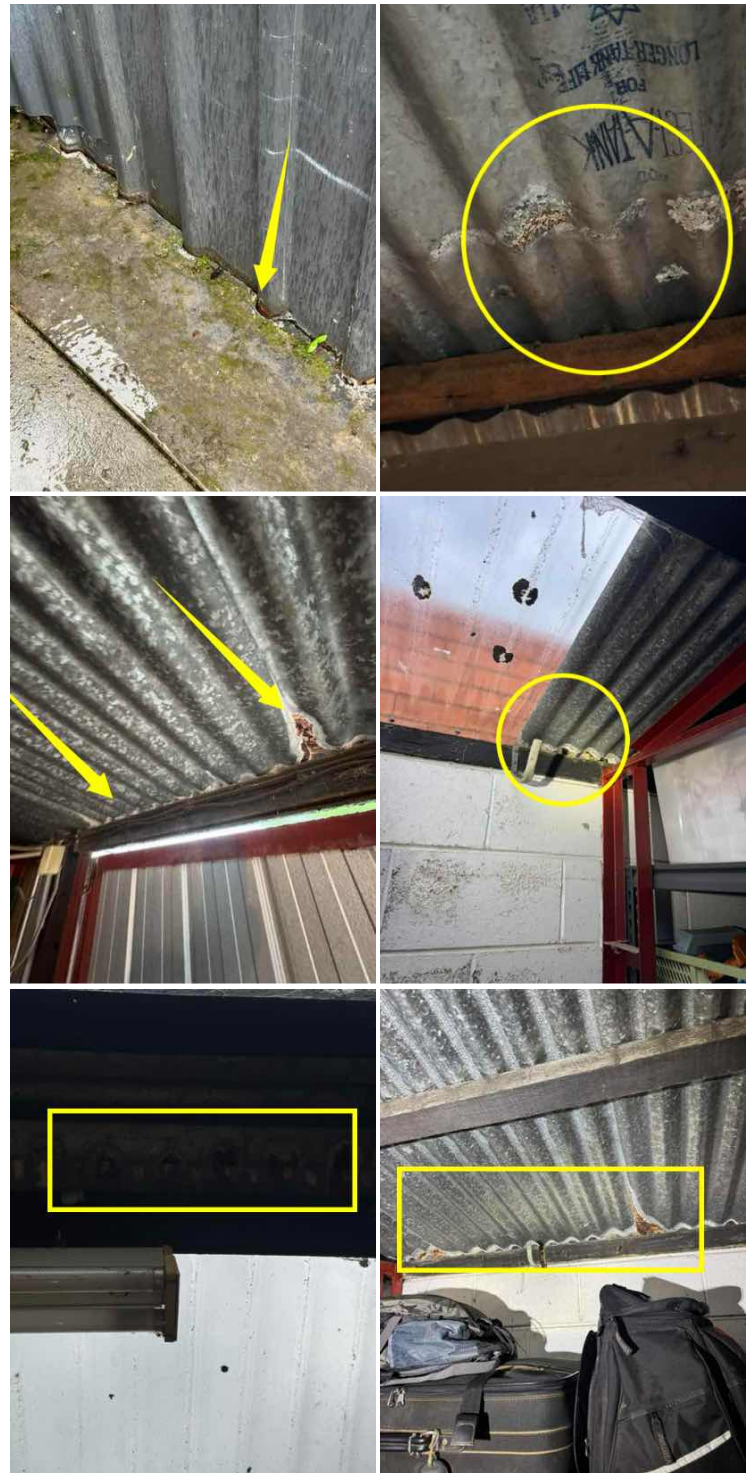
CARPORTS AND GARAGES

Garage

Overall Condition

#5. Ageing is evident particularly to external steelwork, with rust observed, indicating corrosion to metal components exposed to the weather; if not addressed, this condition may progress, leading to accelerated corrosion, loss of protective coatings, and potential weakening of the affected elements over time. It is recommended that a suitably competent and qualified tradesperson or painter further assess the condition, remove loose rust, apply appropriate corrosion treatment, prepare the surfaces, reseal and recoat affected components, provide quotations, and carry out the necessary maintenance works to preserve the steelwork and prevent further deterioration.







Obstructions

Internal stored items, personal possessions and equipment partly restricted the inspection of this area where undetected damage or defects may exist.



Roofing and Guttering Components

#6. Evidence of gutter joint leakage was observed. We recommend further assessment during rainfall and engaging a plumber for repairs as required.

#7. Major corrosion was noted to roof guttering components. Consult a roof plumber to replace affected guttering.

#8. Down pipe missing and therefore not connected to the storm water discharge system. This has the potential to cause serious problems such as; flooding, differential movement of structure footings, issues relating to rising damp, fungal timber decay (wood rot) and also provides for a conducive environment for timber pest activity. Neighbouring properties can also be adversely affected. We recommend that a qualified plumber should be engaged to rectify as a matter of importance.



Major corrosion





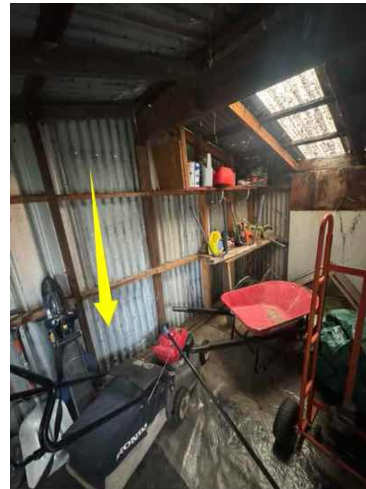
Joint leakage



Missing downpipe

Framing

#9. Termite workings/damage were observed to rear of garage/shed to bottom plates and studs. This requires further invasive assessment by a registered builder to remove building components to determine the degree of termite damage present. The damage requires tracing back to the point(s) of entry to the furthest points of termite workings. We also strongly recommend engaging a licensed pest controller immediately to further invasively assess, treat and eradicate if required in accordance with AS3660.2





Floors

Common concrete curing and settlement cracks were observed to the slab surface. These are generally unavoidable in concrete construction and are described as negligible (less than 1mm). Factors such as excessive water content or rapid drying during concrete curing can increase the likelihood of cracking. If the cracking severity increases significantly, we recommend engaging a registered builder for further assessment and advice.

CLASSIFICATION OF DAMAGE TO CONCRETE FLOORS

Description of typical damage	Approx. crack width limit in floor	Change in offset from 3 m straight edge placed over defect (See Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level	< 0.3 mm	< 8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10 mm	1 Very Slight
Distinct cracks. Slab noticeably curved or changed in level	< 2.0 mm	< 15 mm	2 Slight
Wide cracks. Obvious curvature or change in level	2 mm to 4 mm	15 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level	4 mm to 10 mm	> 25 mm	4 Severe

Extract from Australian Standard AS2870 - Residential slabs and footings²

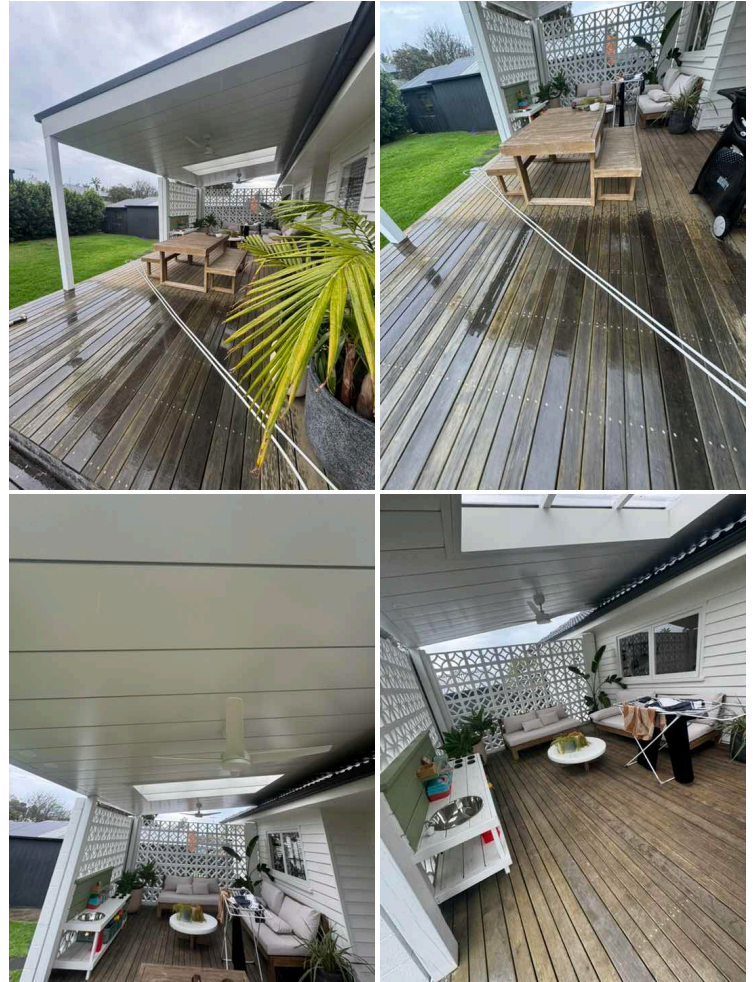


i ALFRESCO AREAS

Alfresco

Overall Condition

Of the visible and accessible areas, this structure appeared to be in generally serviceable condition at the time of inspection, with no significant structural concerns or notable major defects identified.



i ENTRIES AND EXITS**Entry****Overall Condition**

Of the visible and accessible areas, this structure appeared to be in generally serviceable condition at the time of inspection, with no significant structural concerns or notable major defects identified.



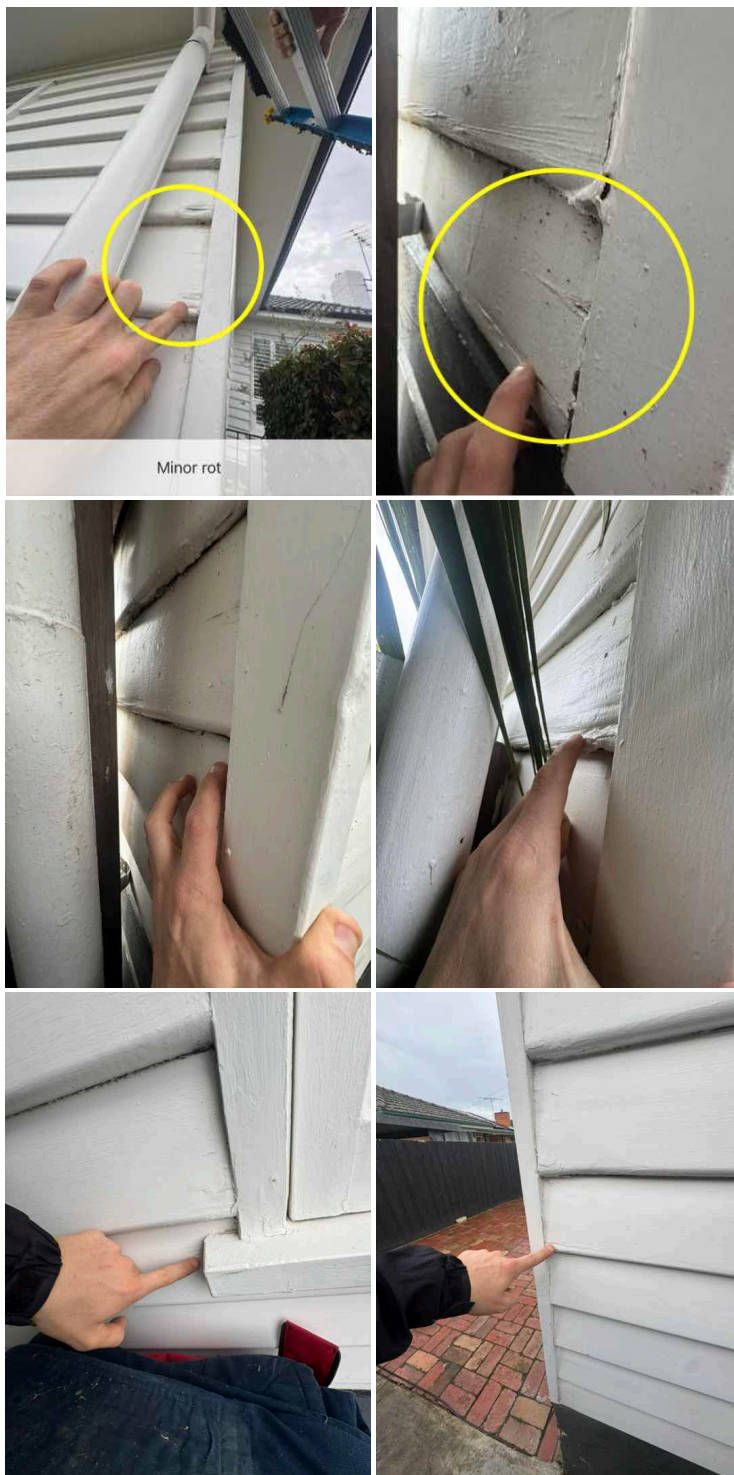


DWELLING EXTERIOR

Walls

Cladding Observations

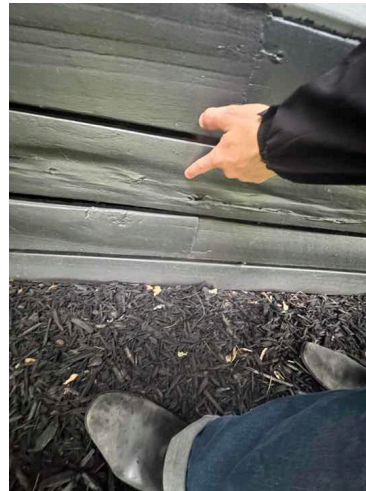
#10. Some wood rot/timber fungal decay was observed to timber components, which if left untreated can weaken the structural integrity of the affected elements and allow further deterioration; appropriate rectification requires removal and replacement of all rotten timber, treatment of remaining affected areas with a suitable fungicide, thorough drying and reinstatement of protective sealing or paint finishes to prevent recurrence. We recommend engaging a suitably qualified registered builder or carpenter and a qualified painter to further assess the extent of decay, provide quotations and carry out the necessary rectification and protective works.





Baseboard Observations

#11. Some base boards are affected with timber fungal decay (wood rot). We recommend to replace any deteriorating boards with a more durable material or treated timber, installed with appropriate gaps to allow for adequate subfloor ventilation.



Windows

Observations

#12. Minor timber rot and decay were observed to sections of the timber window assembly. Localised deterioration of window components has occurred and may continue to worsen if not addressed, potentially resulting in progressive timber damage, reduced weather resistance, deterioration of adjoining building elements, and increased repair requirements over time. Rectification generally includes removal and replacement of affected timber sections, treatment of surrounding areas with an appropriate fungicidal product, correction of contributing moisture sources where required, and application of a suitable protective coating or paint system. It is recommended that a suitably qualified carpenter further assess the extent of deterioration, provide quotations, and undertake rectification works as required.



Roofing

General Disclaimer

Refer Terms and Conditions which outlines aspects of the roofing inspection.

General Roofing Condition

The visible and accessible sections of the roof exterior generally appeared in a serviceable condition however, some maintenance is recommended.



Roof Tiling

#13. A cracked roof tile was observed, which can allow water ingress into the roof cavity and lead to deterioration of roof components and potential internal damage if not rectified. It is recommended that a suitably competent and qualified roof plumber or tile roof restoration contractor further assess the roof, replace any cracked, damaged, or sealant-repaired tiles, and provide quotations for the required rectification works..



Cracked tiles



Guttering

Guttering Observations

#14. Debris was observed in gutters. This requires clearing to prevent blockages, ponding or overflowing water, downpipe obstructions, water ingress and early deterioration of guttering components. Installation of good quality gutter guard or leaf thrower devices could be considered for nearby trees. We recommend having gutters cleared and assessed by a plumber for adequate fall. Routine inspections and maintenance are necessary for all guttering.

#15. Evidence of leaking gutter joints were observed, which can allow water outflow, moisture damage to fascia and eaves, and deterioration of adjacent building elements if not rectified. It is recommended that a suitably competent and qualified licensed plumber further assess the gutter joints, carry out sealing or repairs as required, and provide quotations for the necessary rectification works.

#16. Significant corrosion and rust were observed in sections of guttering. While repairs or treatment may be a temporary fix for surface rust, we recommend replacement for more severely rust-affected components as a safer long-term solution. In the near future, we recommend engaging a qualified roof plumber to further assess, repair or replace any affected guttering components.



Gutter debris



Joint leak





Clip detachment



Significant corrosion



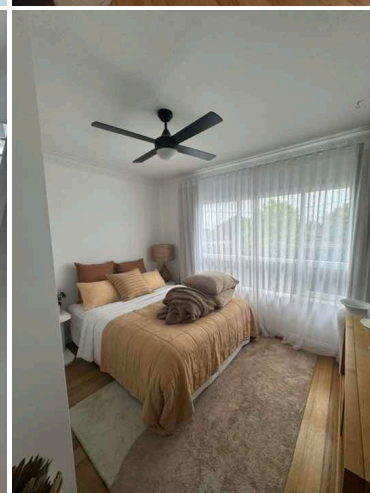
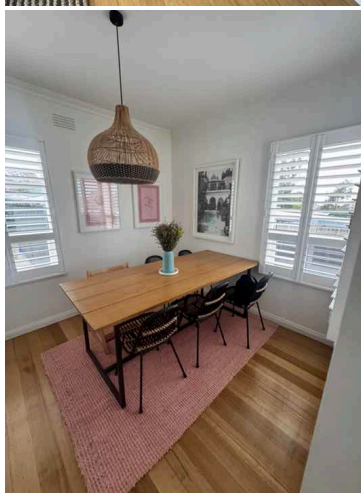
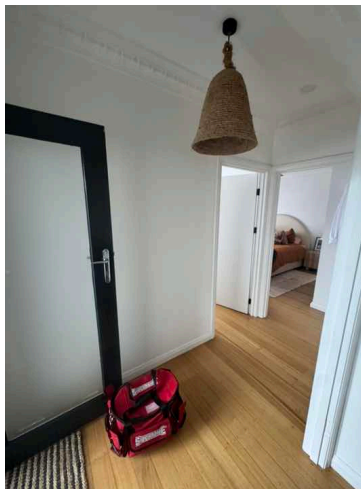


DWELLING INTERIOR

Internal Rooms

Overall Condition

Of the visible areas, the general condition of the internal rooms is serviceable however expectant ageing is evident. Any significant individual defects are documented following this statement and the attached conditional photos.



Doors

#17. The door was not latching correctly. We recommend engaging a carpenter for hinge, striker or striker plate adjustments.

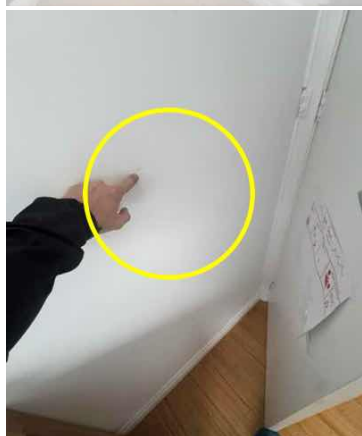
#18. Suitable door stops should to be installed to prevent associated impact damage at doorways. We recommend engaging a carpenter or handy person to install.



Latching defect



Door stops missing



Impact damage



Incomplete paint

Windows

#19. Some windows were binding and difficult to operate. This can relate to; general wear and tear, excessive paint cover or home foundation movement. Seasonal effects can also cause intermittent binding. If binding persists contact a carpenter or window specialist to make required adjustments or repairs.



Some windows binding





Walls and Ceilings

#20. Some minor settlement cracking and plastering and painting imperfections were observed to wall and ceiling linings. These conditions are generally consistent with normal ageing and typical building movement and appear within an expected range for a structure of this type and age. Minor cracking to internal linings is common where buildings experience movement, as plaster is a rigid material with limited flexibility and can crack when stresses from normal structural movement are released. In most cases, localised patching and repainting is sufficient to maintain appearance. Monitoring of crack locations is recommended and if cracking becomes wider, more pronounced or progressive over time, a suitably qualified building professional should be engaged to further assess and provide advice on any necessary repairs.



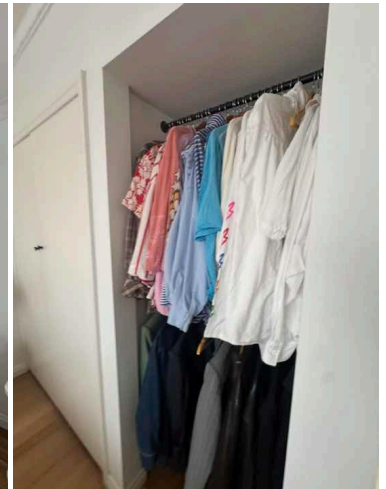




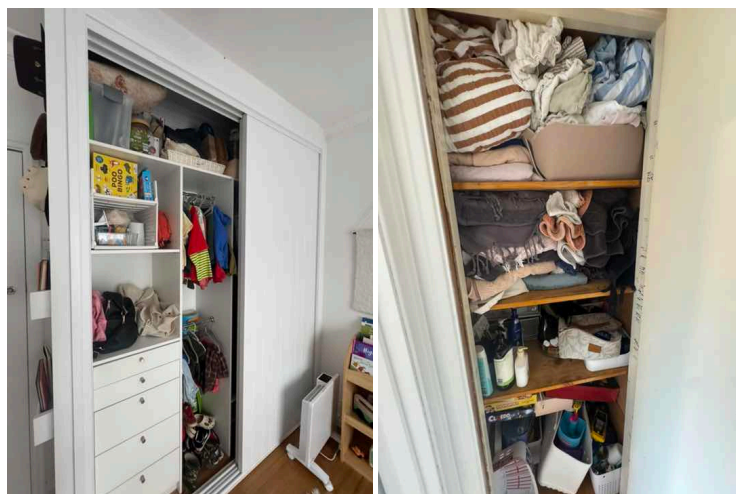
Wardrobes and Cupboards

Note: Inspectors cannot move stored items and personal possessions, which may contribute to obstructions during the inspection process.

From visible and accessible areas, the internal wardrobes and cupboards were generally functional and in reasonable, serviceable condition relative to the age of the property.



Loose handle

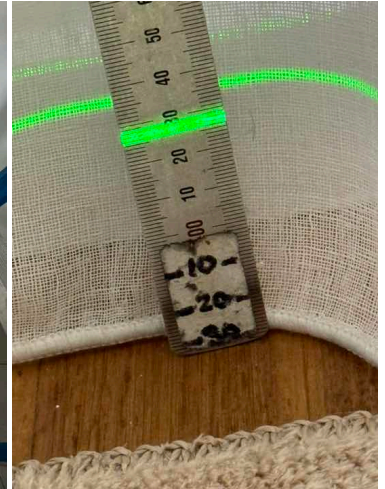
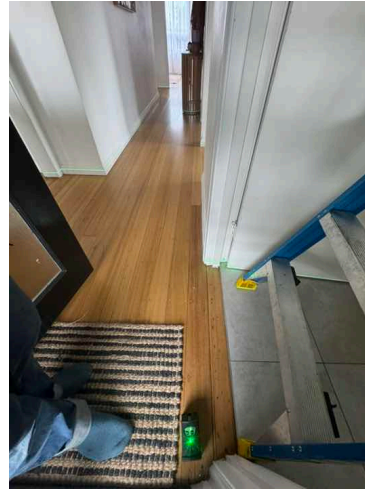
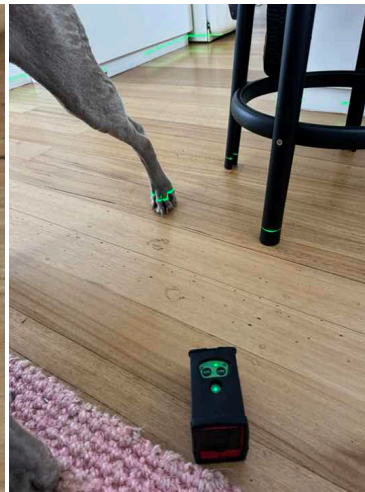


Floor Level Assessment

To assist in forming a general understanding of foundation performance internal floor levels were measured to accessible areas using a regularly calibrated laser level with a stated accuracy tolerance of approximately plus or minus 3mm over 10m. These measurements provide an indicative comparison of relative floor levels only and represent conditions at the time of inspection. For general reference the Victorian Building Authority advises that new home construction is typically expected to achieve tolerances of no greater than 10mm variance within any one room and no greater than 20mm across the building footprint. Older structures may commonly exceed these tolerances due to age building alterations structural movement and variable site conditions over time.

#21. Floor levels were measured to accessible areas and recorded a variance of approximately 40-45mm high to the fireplace area at the time of inspection. Variance of this magnitude is typically indicative of moderate building movement and should be regarded as a cautionary finding as it may reflect past or ongoing foundation movement, noting that observations are limited to conditions present at the time of inspection only. Contributing factors may include site drainage issues, moisture variation within foundation soils or leaking plumbing services, and if movement continues this may result in further distortion, cracking and reduced serviceability of the structure. It is recommended that site drainage is improved where required, all gutters and downpipes are checked to ensure adequate fall and discharge, and a licensed plumber is engaged to inspect for leaks including underground or subsoil services. Ongoing annual monitoring of floor levels is recommended and if increased variance, additional cracking or further movement becomes evident a suitably qualified structural engineer should be engaged to carry out further assessment and provide advice.







KITCHEN

Kitchen and Pantry.

General Disclaimer

Testing and assessment of kitchen appliances including ovens, cooktops, burners and dishwashers is outside the scope of this inspection. Any operation of these items during inspection is limited to general observation only and does not confirm overall functionality, performance or safety. All appliances and associated electrical or gas connections should be fully assessed by a suitably qualified and licensed electrician or gas fitter prior to purchase to confirm safe and proper operation.

Overall Condition

Of the visible areas, the general condition of this kitchen is reasonable and serviceable for the age of the dwelling, however some maintenance is recommended.





Sealant ageing



Cabinetry and Sinks

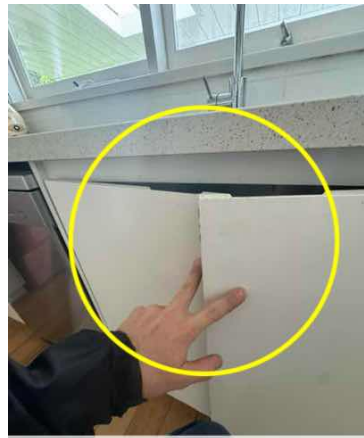
Evidence of previous water leakage was observed to cabinetry; while the area was dry at the time of inspection, ongoing moisture exposure may lead to deterioration, swelling, or mould growth if the source has not been fully resolved. It is recommended that the area be monitored and that a suitably qualified plumber and/or cabinet maker be engaged if further moisture is detected to confirm rectification and carry out any necessary repairs.

Cupboard doors would benefit from hinges alignment adjustments.



Evidence of previous leak





Doors binding and need adjustments



Moisture absorption



LAUNDRY

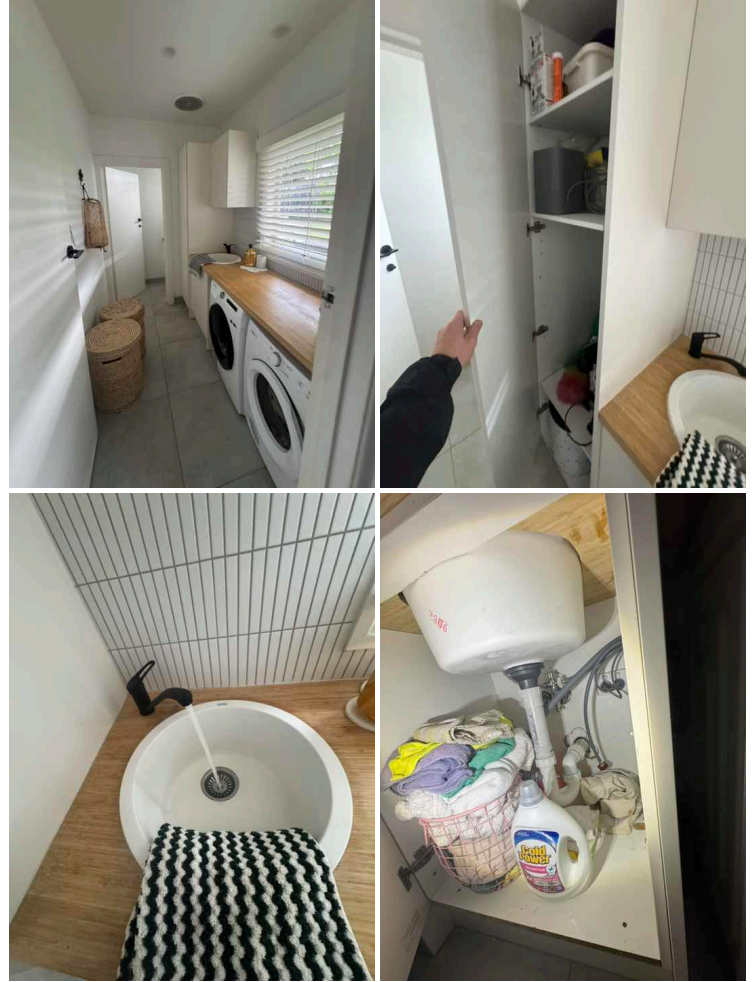
Laundry Observations

General Disclaimer

Laundry appliances are not tested, operated or moved during the inspection. Areas concealed or obstructed by these appliances could not be fully viewed or assessed, and defects may exist in these areas that were not visible at the time of inspection.

Overall Condition

Of the visible areas, the general condition of this laundry is serviceable and in reasonable condition for the age of the dwelling.



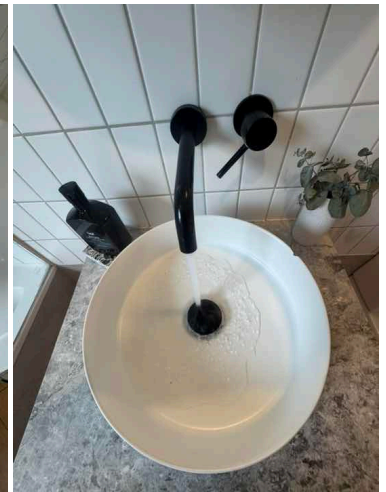


BATHROOMS AND TOILETS

Bathrooms

Overall Condition

Of the visible and accessible areas at the time of inspection this bathroom appeared to be in reasonable and serviceable condition relative to the age of the dwelling.

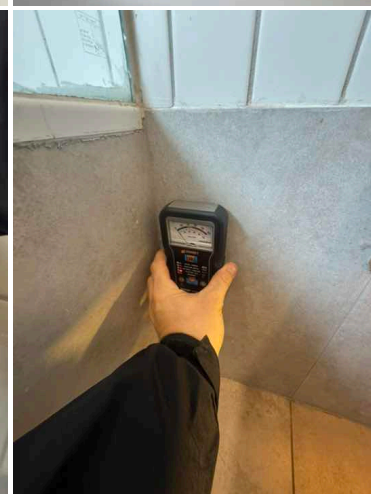
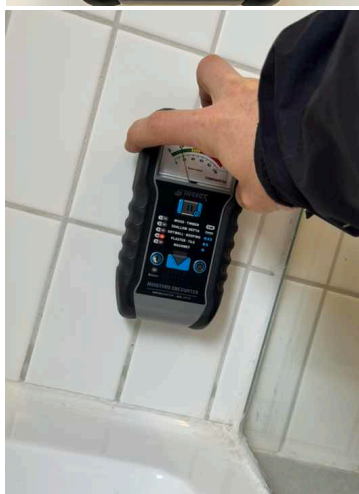


Ageing elements to window

Shower Moisture Meter Check

The Tramex digital moisture meter is a dual depth non destructive instrument used to measure and assess relative moisture levels within a range of common building materials. The device operates by transmitting electromagnetic signals through the surface being tested to detect elevated moisture conditions beneath the surface. This method provides an indicative assessment of relative moisture levels without causing damage to building elements and is generally reliable for identifying abnormal moisture conditions including within wet areas. The readings are comparative in nature and are typically not significantly affected by recent use of showers or wet areas. Moisture meter readings indicate the possible presence of elevated moisture but do not confirm the exact source of moisture and further investigation may be required where elevated readings are detected.

The bathroom shower wet area was checked for moisture levels. Moisture meter readings taken to the shower walls and surrounding building elements were within normal ranges at the time of inspection. No abnormal moisture patterns were detected and no evidence of leakage or waterproofing failure was observed to accessible areas.



Walls

#22. Flexible sealant is in deteriorating condition. Flexible water proof sealant is critical and must be applied to all internal junctions to prevent water ingress and associated moisture related defects. We recommend engaging a wet area or caulking specialist to rectify.



Toilets

Of the visible areas, the general condition of this toilet is serviceable and functional.



Toilets

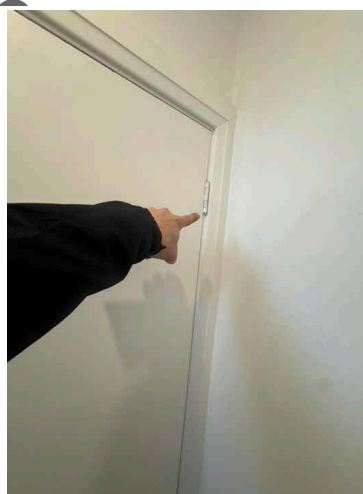
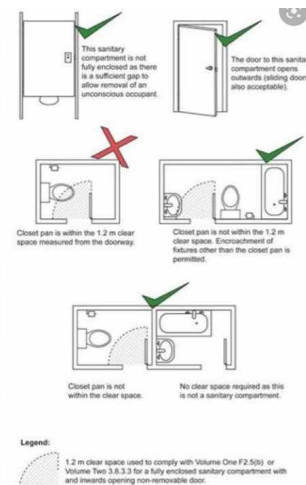
Overall Condition

Of the visible areas, the general condition of this toilet is reasonable and serviceable for the age of the dwelling, however some maintenance is recommended.



Doors

#23. SAFETY HAZARD. Safety hinges should be installed for safety reasons. The toilet is too close to the in-swinging door for regular hinges to be used. In rectifying, the top of the door may need to be trimmed to accommodate lift-off hinge operation. We recommend engaging a carpenter to rectify.



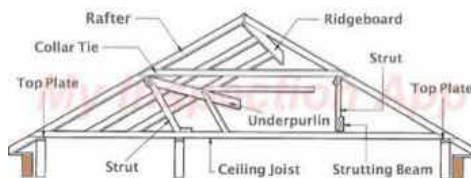


ROOF VOID AREA

Roof Void Observations

Roof Frame Construction

The roof frame is constructed as a conventional timber frame design.



Restrictions and Obstructions

All roof voids have inaccessible areas and obstructions, some roof void more than others. These limitations may be due to structural elements, insulation, stored items, low-clearance areas, such as the perimeter space, truss webbing obstacles that prevent thorough visual inspection. As a result, our ability to fully assess certain areas for potential issues, such as structural damage, pest infestations, or signs of moisture intrusion, is restricted. It is important to acknowledge that these physical limitations mean that any findings are based only on what is visible and accessible at the time of the inspection. Areas that were obstructed or inaccessible may contain issues that cannot be detected without further investigation, removal of obstacles or measures to allow safe access.

Insulation in the roof void prevents a full visual inspection of the ceilings, ceiling joists and adjacent framing timbers. While it is unlikely to gain the owner's permission for the temporary removal of insulation, we must advise this is required to allow a full visual assessment to ensure these areas are not harbouring timber pest activity, damage or defects.

#24. Debris within the roof void obstructs the visual inspection and can harbour vermin. We recommend safely removing all debris.

The decommissioned hot water unit is an obstruction.



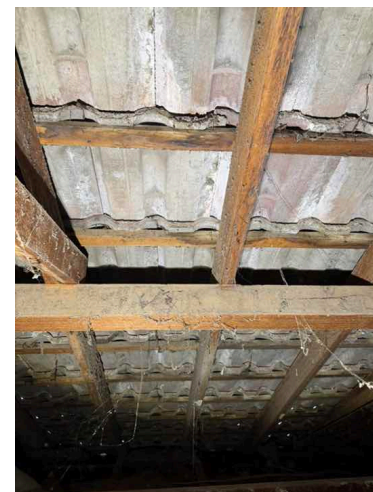
Roof Void Observations

#25. We observed a high incidence of rodent droppings within the roof void. Rats and mice are common pests that can cause damage, contaminate insulation and spread diseases. To prevent further infestation and potential damage, we recommend taking appropriate measures to clean, treat and bait affected areas.



Sarking Observations

No sarking, sisilation or foil-wrap was observed under the roof cladding. Roof sarking is a pliable membrane that is positioned under the roof cladding during construction that is overlapped and rolled out parallel or perpendicular to the eaves. The over-lap must ensure that any storm-driven rain or condensation accumulation is directed down to guttering. Sarking is generally not mandatory however, it is considered beneficial for a few reasons. Sarking provides a vapour barrier that improves thermal performance while restricting wind and dust ingress into the roof void. A bushfire ember attack is also reduced if sarking has been installed. Retrospectively installing sarking is not practical as the roof covering needs to be removed to do so.

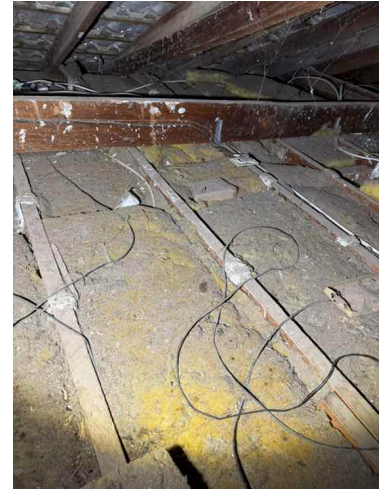


Roof Void Insulation Type

The roof ceiling space is insulated with fibreglass insulation batts.

Insulation Observations

Where visible and accessible, the insulation appears to be adequately installed and in serviceable condition.





SUBFLOOR AREA

Access and Restrictions

Restricted and Obstructed Areas

Most subfloor areas will have some areas obstructed, which restricts the visual inspection to some extent. Here, due to physical access obstructions, areas of low confined space were restricted. See Terms & Conditions for safe and reasonable access obligations.

Plumbing pipes restricted access to some areas. Under floor insulation obstructed full visual inspection to the underside of flooring and sections of the adjacent framing.

There was physically restricted access to areas obstructed by debris.



Subfloor Observations

Flooring

#26. Dry water stains were present to subfloor timbers beneath laundry wet areas. Probable causes are; general wet area spills and splashing, previous leaks or overflowed components. At this point in time there is no evidence of current leakage. However, due to uncertainty regarding frequency of wet areas usage before our inspection, ongoing monitoring and assessment by a qualified professional are recommended.



Bearers

#27. Termite workings/damage were observed to a timber bearer and baseboards to the rear north west corner. This requires further invasive assessment by a registered builder to remove building components to determine the degree of termite damage present. The damage requires tracing back to the point(s) of entry to the furtherest points of termite workings. We also strongly recommend engaging a licensed pest controller immediately to further invasively assess, treat and eradicate if required in accordance with AS3660.2



Plumbing

#28. Plumbing components beneath the dwelling were observed to be poorly supported, with pipes and services in contact with or close to the ground, which can lead to sagging, joint failure, blockages, and increased risk of leakage and damage if not rectified. It is recommended that a suitably competent and qualified licensed plumber further assess the installation, provide appropriate supports to lift services clear of the ground, and supply quotations for the necessary rectification works.





Dampness

#29. Dampness was observed in the subfloor soil, which if not minimised can negatively impact the structural integrity of the building by weakening masonry components, footings and foundations, and by creating conditions conducive to timber pest activity and fungal timber decay (wood rot) in timber elements. It is recommended that a suitably competent and qualified builder, drainage contractor, or licensed plumber further assess contributing factors such as surface water drainage, plumbing leaks, and subfloor ventilation, implement appropriate moisture management measures, and provide quotations for the required rectification works.



i UTILITIES AND SERVICES

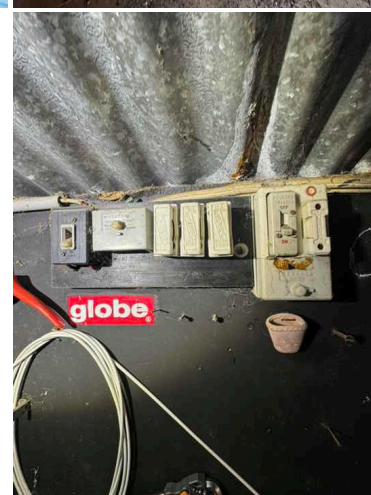
Utilities and Services

Specialist Consultation Required

It is important to understand that a pre purchase inspection and associated observations do not include a comprehensive assessment of utility installations or appliances. In accordance with Australian Standard AS 4349.1 Appendix C, these items are outside the scope of a standard pre purchase inspection and should be assessed by suitably qualified and licensed specialists. Further evaluation of these services is strongly recommended for safety and peace of mind. Any comments or photographs within this report relating to utilities are general observations only and must not be relied upon as a complete assessment. This report does not guarantee the functionality, performance or safety of any utilities or appliances, as they have not been fully tested or assessed during the inspection. Unplugged appliances are not tested, as it cannot be determined whether they have been purposely disconnected due to a known fault. All gas installations and appliances should be thoroughly assessed by a licensed gas plumber, including appropriate carbon monoxide testing where required. Where a property is offered for sale, it is generally expected that advertised services and utilities are in operational condition at settlement.

Electricity

Electricity was connected. A Residual Current Device (RCD) safety switch or protected circuits seemed present. In all circumstances we recommend engaging a licensed electrician to thoroughly assess all properties inspected to ensure electrical applications are safe and inline with Australian Standard AS 3000.



Gas

A Gas meter was installed and appeared connected. All gas components, appliances and applications must be assessed by a licensed gas fitter or plumber.



Water

Water was connected with reasonable pressure observed.

Hot Water Unit Location

The hot water unit is located outside.

Hot Water Unit Type

The hot water unit is a gas storage system.

Hot Water Unit Age

Year of manufacture 2020.

The year of manufacture was determined from the unit placard. Storage water heaters typically have a life span of approximately 15 years. Tankless systems such as instantaneous units typically have a longer service life up to 20 years.

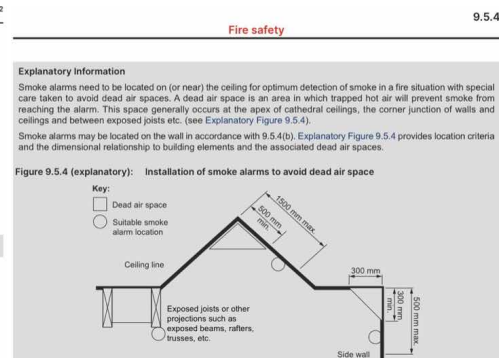
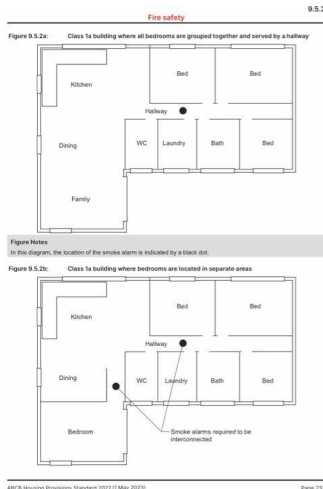
Hot Water Unit Observations

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



Smoke Detection System

Testing and full assessment of smoke detection and alarm systems is outside the scope of this inspection. Smoke alarms are a critical life safety requirement and should be installed on or near the ceiling of each storey and positioned to alert sleeping occupants. Battery operated units require regular testing and battery replacement, and dwellings constructed after 1997 are generally required to have mains powered smoke alarms with battery backup. We recommend engaging a suitably qualified and licensed electrician to assess the number and location of smoke alarms, confirm serviceability and advise on compliance with current applicable standards including AS 3786 and the overall effectiveness of the smoke detection system.



A smoke detection system was observed at the property however, not tested. We recommend routine testing and assessment by a suitably qualified person or licensed electrician to confirm compliance and serviceability.

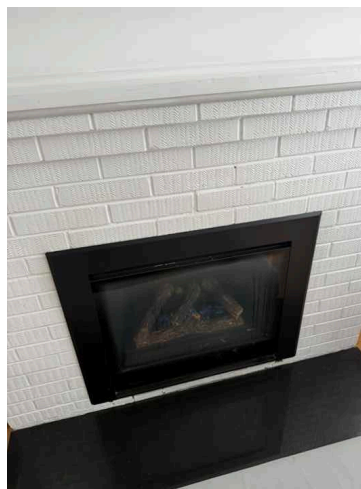
Heating and Cooling

All heating and cooling systems **MUST** be fully tested and assessed by appropriately qualified personnel. Gas carbon monoxide checks must be routinely conducted for all gas heaters. Any observations reported on here are indications of functionality, **NOT** complete assessments by qualified personnel. Any items that are turned on are **NOT** functioning through all settings or services modes. Testing of heating and cooling systems falls outside the scope of this inspection.

Gas heater(s) seemed operational.

The split heating/cooling system(s) seemed operational.

Fan(s) seemed operational.





PROPERTY INSPECTION CONCLUSION

OVERALL PROPERTY CONDITION

COMPARISON RATING

Our ratings are determined by comparison with similarly constructed dwellings of comparable age, where building elements and property components have been reasonably maintained.

INCIDENCE OF MAJOR DEFECTS INCLUDING SAFETY HAZARDS

#30. A moderate incidence of major defects or safety hazards was observed, being generally typical and not substantially more or less than expected for a property of this age and construction. Termite damage to be further assessed. *Major Defect: In accordance with Australian Standard AS 4349.1, a major defect is defined as a defect of sufficient magnitude that rectification is required to avoid unsafe conditions, loss of utility or further deterioration of the property, and any defect presenting a safety hazard must be reported as a major defect. For the purposes of contractual clauses such as subject to a building inspection, a defect classified as a major defect under the Australian Standard may not necessarily constitute a major structural or major building defect under the contract, such as certain safety requirements. Readers should refer to the relevant contractual definitions and seek clarification where required regarding the interpretation of any reported major defect.*

INCIDENCE OF MAJOR DEFECTS
INCLUDING SAFETY HAZARDS



INCIDENCE OF MINOR DEFECTS

#31. A moderate or average incidence, typical not substantially more or less Minor Defects were observed than expected.

Minor Defect: Anything other than a Major defect or Safety hazard.

INCIDENCE OF MINOR DEFECTS



OVERALL CONDITION OF THE PROPERTY

Fair, normal and expectant. The overall condition of this property when considered in the context of its age construction type and general expectations of comparable adequately maintained dwellings is regarded as fair and generally consistent with what would typically be expected. The property presents with a level of maintenance and associated defects that are neither significantly better nor worse than similar homes of this age and construction. Ongoing maintenance and periodic repairs should be anticipated as part of normal ownership however no unusual or excessive deterioration beyond typical expectations was observed.

OVERALL CONDITION OF
THE PROPERTY



CONSULTANTS AND TRADESPERSONS RECOMMENDATIONS**CONTACTS FOR SPECIALIST ADVICE AND QUOTATIONS**

We can recommend seeking further specialist advice, including onsite assessment and consultation, with suitably qualified personnel such as those listed below;

The Owner and or Real Estate Agent: To further discuss identified defects and concerns.

Conveyancer: Matthew Van Beveren - Geelong Property Conveyancing 0499813462, Sally Cole - Redman Lynch 0342192002, Alicia - Heritage Cameo Conveyancing 0352458624, Cam - Choice Conveyancing 0352468700, Callum - Nelson Property Transfer 0352217411

A Land Surveyor: To determine the property land description, boundaries and any associated restrictions.

Easement Authority: To understand any easement and encumbrances on site.

Carpenters and Builders: Luke Winter 0409851462, Tim Wilson 0422087982, Ben Schobel 0433981735

Licensed Electrician: James Goldsworthy from Jet Electrical Ph. 0439887790

Licensed Plumber: Luke Hayward 0418165010, Simon Kolic 0419521301, Tony Spence 0438291682

Underground Plumbing Check: Paul - Betta Plumbing 0418526730. Ben Hochuli - Integrated Plumbing 0413506609

Gutter Cleaning: Power Vac Gutter Co. Contact Michael on Ph 0403 631 897.

Qualified Landscaper: AJ Landscape construction Alex Bowd Ph.0407241039

Industry Hygienist. Tom Boland or Phill Sprague from Air Health Australia Ph. 0490381004

Qualified Painter: Joel from APPD 0408593579 or Nathan Dixon Painting 0417341216.

Fencing Contractor: Josh from JC Fencing and gates Ph. 0423740088

Qualified Concreter: Haami Williams from Wirecon Concrete Constructions Ph.0403128759

Qualified Brick Layer: Troy Saliaris Ph. 0409 940 678.

Re-stumper and Underpinner: Craig Marriott from Surfcoast Underpinning Ph. 0450511002

Structural Engineer: Nebraska from Wise Engineers Ph. 0428074067

Qualified Tiler: David Tinney Ph. 0422225243

Caulking, Grouting specialist Angelique Ph. 0466982607

Carpet Layer: Mark Richards Ph. 0438025984

Asbestos Specialist: Any building structures built pre-1987 may contain Asbestos building materials, where we recommend a site asbestos audit by a licensed Asbestos technician- Liam Hazard Alert Ph 0402689779. For Asbestos removal -Shaun Bayside Demolition Ph 0472505308 or Mark Digga Demolition Ph 0438661510.

Swimming Pools: Swimming pool and spa safety barrier checks Pete Davidson Ph. 0401356787. Poolwerx offer free equipment health checks Ph.1800009000

Drone Photography: Jacob Filiti Ph.0404349980

Pest Controller. All homes should be routinely inspected for pest activity. We can recommend licensed Pest Controller Matthew from D-Day Pest Control Ph 0400031422. Specialising in termites, borers, rats, mice, possums, ants, spiders, carpet beetles, clothing moths, pantry moths, birds, and foxes.



TIMBER PEST INSPECTION

Purpose of Inspection The purpose of a Pre-Purchase Timber Pest Inspection is to visually assess the property for evidence of timber pest activity, identify any affected building elements, highlight conditions conducive to timber pest infestation, and provide general property management recommendations aimed at reducing the risk of future timber pest attack.

Intended Use of Report This Pre-Purchase Timber Pest Inspection Report has been prepared solely to assist prospective purchasers in making an informed decision regarding the property and should be obtained prior to entering into a binding contract of sale. This report is not a guarantee or warranty against the presence of timber pests or future infestation.

Scope and Methodology This inspection has been conducted in accordance with AS 4349.3-2010 – Inspection of Buildings, Part 3: Timber Pest Inspections. The inspection is a visual inspection only of the readily accessible areas of the property at the time of inspection, subject to the limitations and restrictions outlined within this report and the associated terms and conditions.

Limitations and Access Restrictions Pre-purchase inspections are typically undertaken for clients who do not own the property, and as such, access to all areas, concealed spaces, furnishings, stored items, finishes, wall linings, floor coverings, ceilings, insulation, landscaping, and historical information may be restricted or unavailable. Timber pests and the damage they cause are frequently concealed within building elements and may only be detected through intrusive or destructive investigation techniques, which are outside the scope of this inspection. Accordingly, concealed timber pest activity or damage may exist and has neither been inspected for nor reported on.

Important Notes to the Client All sections of this report, including general remarks, limitations, exclusions, and additional terms and conditions, should be read in full and in conjunction with one another. Where this Timber Pest Inspection Report forms part of a combined Building and Timber Pest Inspection, the inspection details, property description, inspection date and time, pre-inspection agreement, and general conditions outlined in the Building Inspection Report also apply to this inspection.

Dynamic Nature of Timber Pest Activity Timber pest activity is dynamic and can commence or progress at any time. This inspection does not prevent future infestation, and timber pest activity or damage may have been present at the time of inspection but not visually detectable. For this reason, this report should not be relied upon beyond 30 days from the date of inspection. A re-inspection is recommended if the property is not purchased within this period or if conditions at the property change.

Scope of Timber Pests Covered The inspection is limited to timber pests of structural significance that attack seasoned timber in service. This generally includes subterranean termites, wood-boring insects, and fungal decay (timber rot). No comment is made on pests that do not affect the structural integrity of the building.

Professional Opinion and Responsibility Opinions expressed within this report are those of the inspector at the time of inspection. Other inspectors may hold different professional opinions, and such differences do not invalidate the findings of this report. The client is advised to implement all recommendations and risk-management advice contained herein to reduce the likelihood of timber pest infestation and associated damage.

Clarification Should any aspect of this report be unclear, or if further explanation is required, the client is encouraged to contact the inspector prior to relying on the report.



TIMBER PEST SUMMARY

SUMMARY ONLY

IMPORTANT NOTE ABOUT THE SUMMARY:

This summary provides a brief general overview of the timber pest inspection findings and must be read together with the full report. It must not be relied upon in isolation. In the event of any inconsistency between this summary and the detailed report, the information contained within the full report takes precedence. The report is subject to the stated terms, conditions and limitations. All readers are strongly advised to review the entire report and contact the inspector for clarification where required.

Were termite workings or termite damage found?

YES to building structures on site.

Were live termites found?

No

Was building structural termite damage found?

YES

Was chemical delignification found?

No

Were borer beetle workings found to seasoned timbers in service?

YES

Was structural borer damage found?

No

Was timber decay (wood rot) found?

YES

Was structural damage from wood rot found?

No

Were any timber pest related safety hazards found?

YES, Safety Hazards must be referred to specialists in their field. The timber pest related Safety Hazards include;

- Termite structural damage appeared present, see report for full details

The considered susceptibility of this property to timber pests:

EXTREMELY HIGH

Is an invasive inspection recommended?

YES, evidence of a previous timber pest infestation was observed. An invasive inspection is recommended to determine the full extent of any concealed termite damage and to assess whether live termite activity is present, as undetected activity may lead to ongoing structural damage. Tracing termite entry points and determining the full extent of damage is important so that appropriate repairs can be carried out. A suitably qualified and licensed timber pest inspector should be engaged to undertake invasive investigations and provide recommendations, with qualified tradespersons to complete any required repairs. An appropriate termite management system should also be designed and implemented to reduce the risk of future infestation and ongoing damage. (Invasive Inspection definition: See Timber Pest Terms and Conditions.)

Are further timber pest related inspections recommended?

YES, immediately as termite workings were observed.



TIMBER PEST FINDINGS

Termite Durable Notice

Was a termite treatment notice found?

NO Durable Notice was sighted during the inspection.

A Durable Notice outlines the site termite management works previously undertaken. The notice must be; in a prominent location, clearly written, on a material that does not deteriorate or fade, indicate the management system used, date of installation, chemicals and quantities used and have the installers or manufacturers recommendations for the scope and frequency of future inspections.

Termite System or Treatment

Evidence of a Termite System or Treatment

NO evidence of a previous or existing termite treatment or management system was found on the property.

Termite Workings or Damage

Was Any Termite workings or Termite damage found?

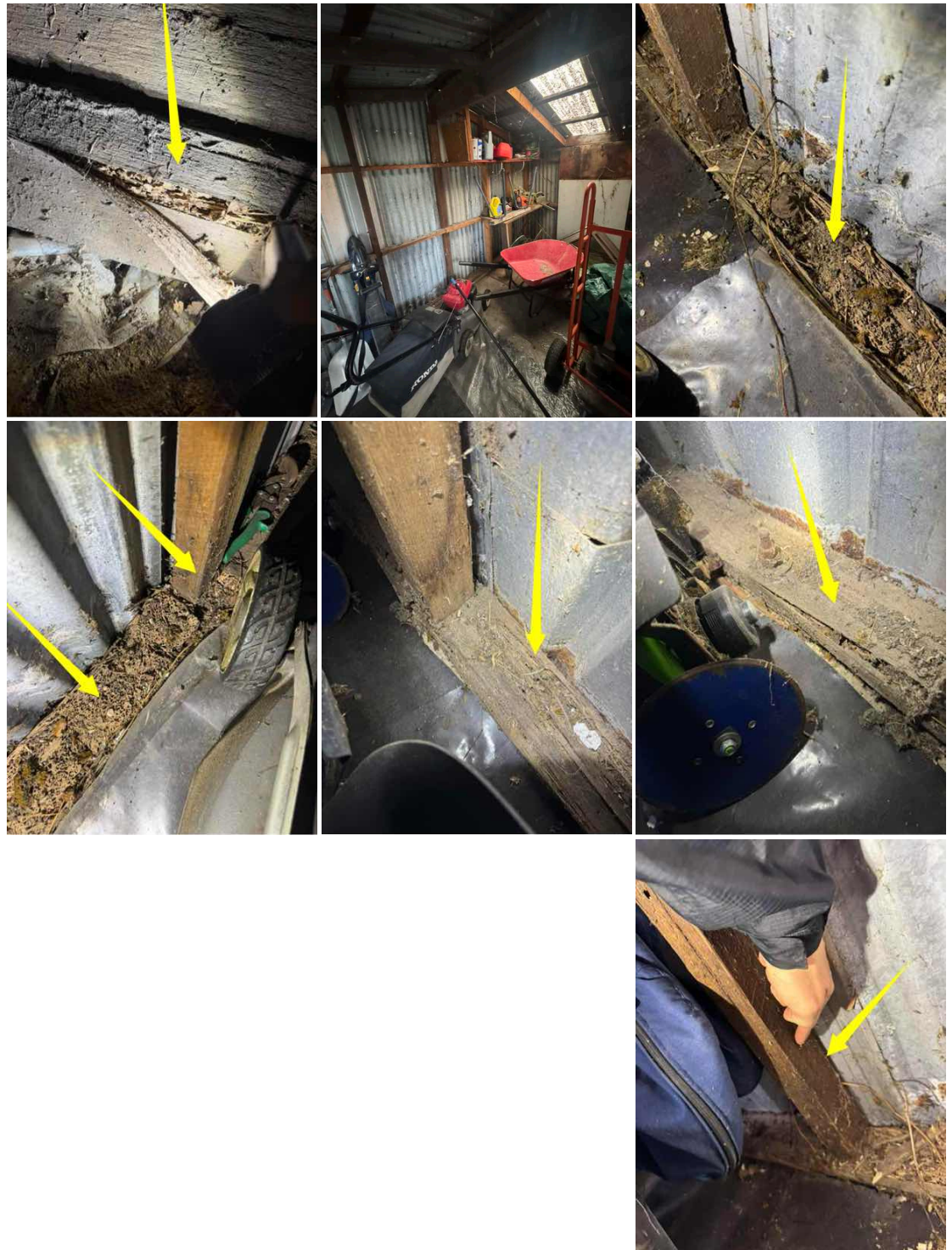
YES. Evidence of termite damage and or activity was identified to timbers in service at the property. Where termite damage is present the full extent of concealed damage cannot be determined within the scope of this visual inspection and may be more extensive than that which is visible. A suitably qualified and experienced building professional should be engaged to assess the structural impact and provide recommendations and cost estimates for any necessary repairs. An invasive inspection by a licensed timber pest specialist is required to determine termite entry points, assess the full spread of concealed damage and confirm whether activity remains present.

Where termite activity or damage is identified within the dwelling or surrounding grounds the risk of concealed damage to other areas of the property is significantly increased. Ongoing monitoring, treatment and implementation of suitable termite management systems should be undertaken to reduce the risk of further attack. We recommend engagement of a licensed pest control operator to carry out a comprehensive inspection and treatment program to eradicate termite activity and provide ongoing protection to the property.

Termite damage and or activity was observed in the following locations;

- Subfloor bearers
- Shed bottom plate and studs





If damage is visible does it present a safety risk?

No the visible detected damage does not currently present as a safety hazard however further investigation is recommended.

Termite Status

Was a Termite nest found?

NO

Were Active or Live Termites visible?

NO

Wood Borer Beetles

Was visible evidence of Wood Borers found?

YES, localised wood borer workings were observed on timbers in service. We recommend where evidence of damage has been reported then a building expert should be engaged to determine the extent of structural damage and the estimated cost of repairs. Borer activity is usually determined by the presence of exit/flight holes or frass/powder. Since a delay exists between the initial time of infestation and the appearance of these signs, it is quite possible that borer activity may exist and not seem concerning at the time of the visual inspection.

Lyctus Brunneus Borer Beetle activity was found. Commonly known as Powder Post Borer Beetle was evident by 1-2mm round holes and fine flour-like dust workings in hardwood timbers. This wood borer is not considered a significant pest of hardwood timbers used in service. Workings or damage is usually confined to the sapwood, so treatment or timber replacement is not usually required. Structurally selected timbers for construction should not contain more than 25% sapwood so its structural integrity is usually maintained even if borer workings are present. While unlikely we do recommend engaging a registered builder to further invasively assess if any significant structural damage exists.

Incidence

The incidence of observed wood borer activity was considered LOW in comparison to similar type constructions of similar age.

Severity

The severity of observed wood borer damage was considered Low or Minor. Not structurally concerning. No immediate action required.

Workings were found in:

- Roof framing timbers



Wood Borer Recommendations

Wood Borer Advice:

Borers are beetles and their larvae live and feed within the timber. Live borers are rarely seen. Exit holes, powdered borer excrement (frass), or exposed timber damage are used to identify borer damage or workings. Borers should always be considered active where damage or workings are present. *Lyctus borer* (Powder post beetle), *Ambrosia* (Pinhole borer) and *Anobium punctatum* (Furniture beetle) presence is inspected and reported in accordance with AS 4349.3

The recommended action and treatment for Hardwood timbers affected by the Powder Post Beetle Borer is NO treatment, however, monitoring is required. Damage or workings are usually confined to the timber sapwood sections so treatment or timber replacement is not usually required. In rare cases, where structural damage occurs, replacement of, or additional support to the structurally affected timbers is necessary. If in doubt always consult with a qualified pest controller and registered builder for a further invasive assessment.

Timber Fungal Decay (Wood Rot)

Was there evidence of Wood Rot?

YES. When evidence of timber fungal decay (wood rot) is reported you should consult with a building expert to invasively determine the full extent of damage and the estimated cost of repairs. Wood is an excellent material for building as it's resistant to most biological attacks as long as it remains dry. However, if it's exposed to water over a prolonged period, it can be vulnerable to decay from wood-rotting fungi. Symptoms can include softening or disintegration of wood, discolouration of wood, a 'mushroom' smell and/or fungus growing on the wood. While not all fungi cause wood rot, the presence of any fungi is an indication that the wood moisture content is too high, making it vulnerable to wood-rotting fungi too. Wood-rotting fungi break down the cell walls of wood, causing them to lose strength. As fungi require at least 20 percent moisture content, they are unlikely to be found in internal timbers unless design or building issues have led to water ingress or condensation. Wood-rotting fungi found in buildings can be divided into two main categories: white rot, which cause the wood to become fibrous in texture and lighter in colour, without any cross-cracking; and brown rot, which causes the wood to become darker and to crack both along and across the grain. Extremely decayed wood will crumble to dust when dry. All these rots are referred to as wet rot, with the exception of the brown-rot, *Serpula Lacrymans*, which is known as dry rot. As this can spread behind plaster and through wall materials, dry rot is particularly destructive and can require elaborate treatment. The majority of cases of wood rot are as a result of rainwater entering the fabric of the building, or due to rising damp.

The following areas were affected by WOOD ROT:

- Baseboards
- External wall cladding
- Windows





Worst extent of damage caused by Wood Rot:
Minor non-structural damage.

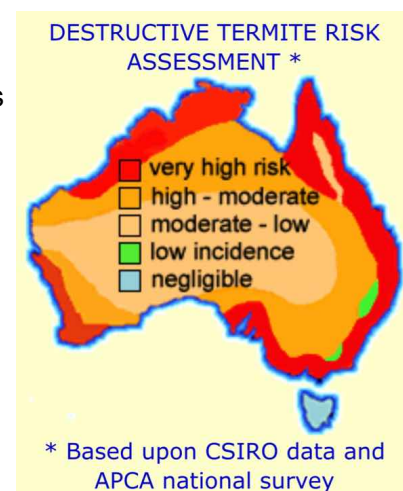


TIMBER PEST CONDUCTIVE CONDITIONS

Property Conductive Conditions

Timber Pest Favourable Conditions

Effective timber pest management relies on identifying and addressing environmental and site conditions that may contribute to timber pest activity, including regular monitoring and maintenance of the property to reduce conditions conducive to infestation, limiting concealed entry points, and ensuring any existing termite management systems are correctly maintained in accordance with their requirements. Property owners are advised to arrange regular inspections by a qualified timber pest controller (at least annually, or more frequently in termite-prone areas), promptly rectify plumbing leaks, moisture and drainage issues, maintain clearances between soil, garden beds, mulch and external walls, ensure sub-floor areas remain well ventilated with vents unobstructed, avoid storing timber or cellulose-based materials beneath the building, use termite-resistant materials where practicable, and regularly inspect timber components, particularly those in close proximity to ground levels. Implementation of all recommendations contained within this report is strongly advised to minimise the risk of timber pest infestation.



Sub Floor Ventilation

Sub Floor Ventilation Assessment:

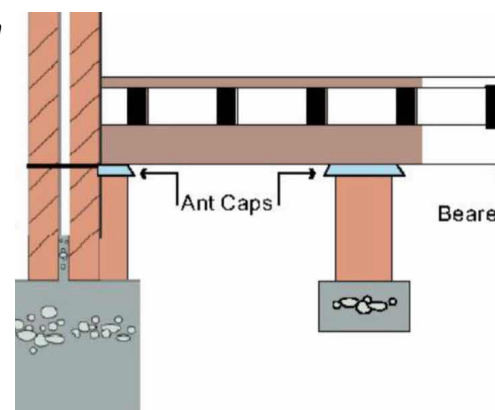
The Subfloor ventilation appeared to be adequate. Good ventilation allows for cross flow air circulation to the subfloor space, between the underside of the dwelling and the ground surface. Ground moisture rising into or entering the subfloor space can create a damp environment that encourages timber rot, fungus growth and the potential for termite activity. Good subfloor ventilation increases air flow while reducing any damaging water vapour in the subfloor space. Factors that can affect achieving satisfactory levels of subfloor ventilation include; height clearance above ground, prevailing breezes (air transfer), differential temperature, and humidity between the subfloor and the external environment. The amount of subfloor ventilation required for a building is related to the relative humidity likely to be encountered in that location.



Termite (Ant) Caps and Shields

Purpose

Ant capping and termite shields are installed to assist in the early detection of termite activity by forcing termites to construct visible mud leads. Their effectiveness relies on correct installation, including continuous coverage to all load-bearing walls and piers, adequate projection beyond supports, tight fitting with the absence of gaps, damage or obstructions that could allow concealed bridging. While these measures do not physically prevent termite entry, missing, damaged or incorrectly installed shields increase the risk of termites gaining concealed access to structural timbers, potentially resulting in significant and costly damage if not early detected.



Termite Caps and Shields Appear To Be:

Inadequate due to missing stump caps.



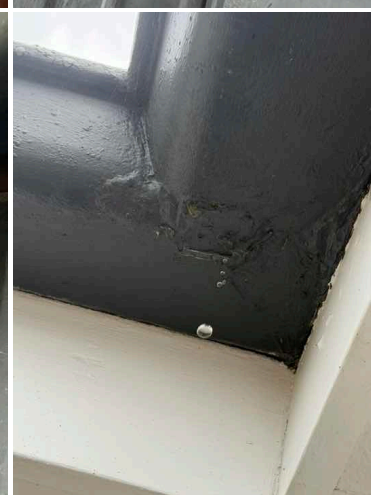
Water Leaks

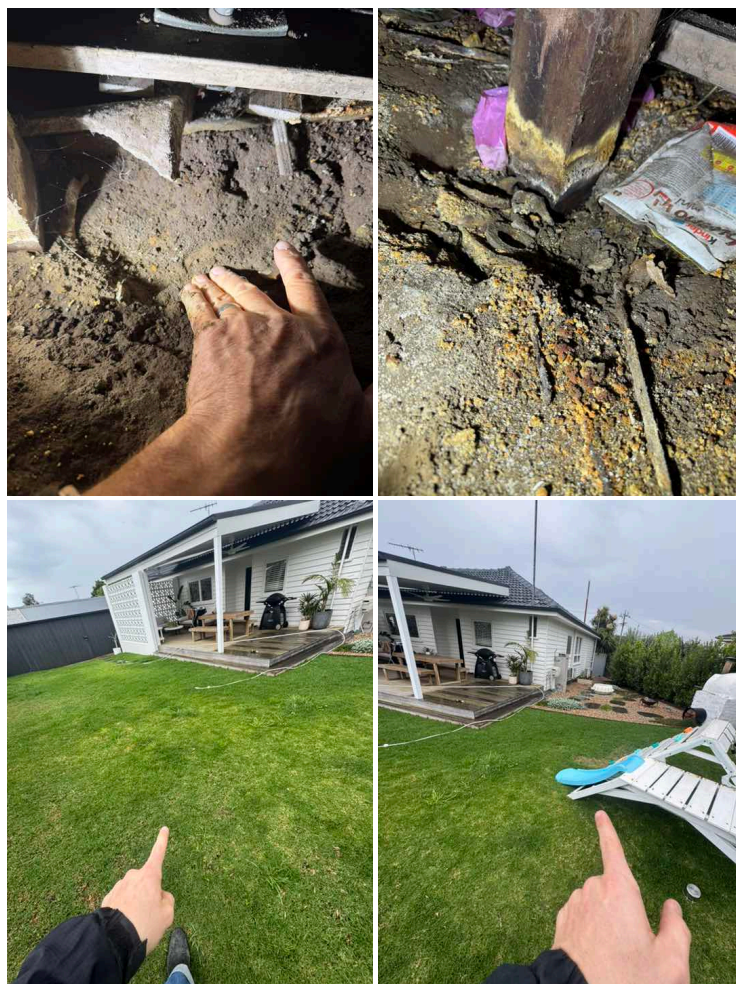
Were Water Leaks Observed?

YES, water leaks were observed and require further assessment and appropriate rectification. Water leakage can cause significant deterioration to building elements, compromise structural integrity, and create conditions conducive to timber pest activity. We recommend engaging a suitably qualified plumber and building professional to determine the full extent of any damage and to provide repair recommendations and cost estimates. Refer to the relevant Building Inspection section preceding this Timber Pest Inspection section for specific details of the identified leaks.

Water Leaks were observed to:

- Guttering defect(s)
- Downpipe defect(s)
- Site surface water management and drainage issues
- Subfloor soil dampness





Moisture Readings

Were there any concerning High Moisture Readings?

YES, our electronic moisture meter (Tramex ME5) readings indicated some HIGH moisture levels. Non-invasive moisture meter checks can sometimes be deceiving and inconsistent through varying materials. This testing method is interpretative and not definitive. High moisture readings can be caused by; poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing, deteriorating grout/sealant, wet area waterproofing failures, absent or defective damp proof course (DPC) and even by concealed termite activity. The areas of high moisture should be further investigated by way of an invasive inspection. If high moisture was reported then you are strongly recommended to have a building expert investigate cause and determine the full extent of damage including estimating the cost of repairs. Careful monitoring of these areas is critical.

Excessive Moisture Reading Locations:

- Noted rotting timbers
- Subfloor soil under the home.

Thermal Imaging Results

Observations

NO thermal anomalies were detected while utilising a infrared thermal imager during the inspections. Please note: various factors must be taken into consideration which may hamper or impede readings and observations from the imager. Among them are ambient and reflected temperatures, variable surface materials and thicknesses.

Property Increased Risk Areas

Further Inspection Recommendations:

It must be acknowledged that defects or timber pest activity may exist within obstructed, concealed or inaccessible areas. Due to these access limitations, the absence of visible evidence does not confirm that defects or timber pest activity are not present. A full visual and invasive inspection would provide a more comprehensive assessment; however, such access is not always available or practical in a pre-purchase inspection context. Notwithstanding this, a more invasive inspection is always recommended where possible.

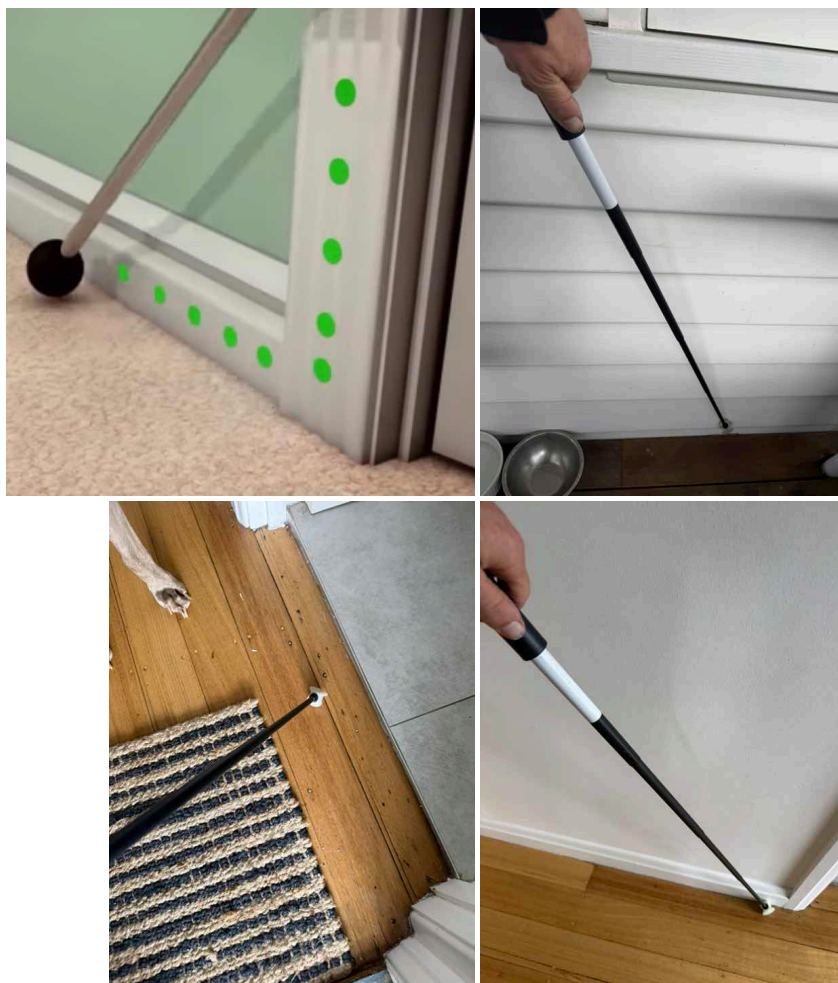
The following areas of the property present a higher risk for timber pest activity:

- All documented Restricted and Obstructed Areas, including attachments concealing inspection zones such as areas beneath pathways and decking, hot water and air conditioning units against the home.
- Internal areas obstructed or covered by furniture and furnishings.
- Internal and external areas concealed and obstructed by stored personal items.
- Areas and building components covered by thermal insulation.
- Subfloor components concealed or covered by underfloor insulation.

Undetected Timber Pest Assessment

Rating:

HIGH: Having regard to access limitations, inspection obstructions and the observed conducive conditions at the property, the assessed level of potential undetected timber pest activity is considered to be high at the time of inspection. The non-invasive visual inspection was supplemented by non-marking percussion (sounding) testing of timber components and digital moisture meter readings to typical and areas of concern. These detection methods are limited in nature and are inferior to invasive or destructive inspection techniques. It should also be noted that in some localities, properties may inherently be subject to a high relative timber pest risk irrespective of visible evidence at the time of inspection. Extensive non-invasive percussion (sounding) testing of accessible timber components was undertaken to assist in identifying potential concealed termite damage within inspected building structures and components, within the defined property inspection boundaries



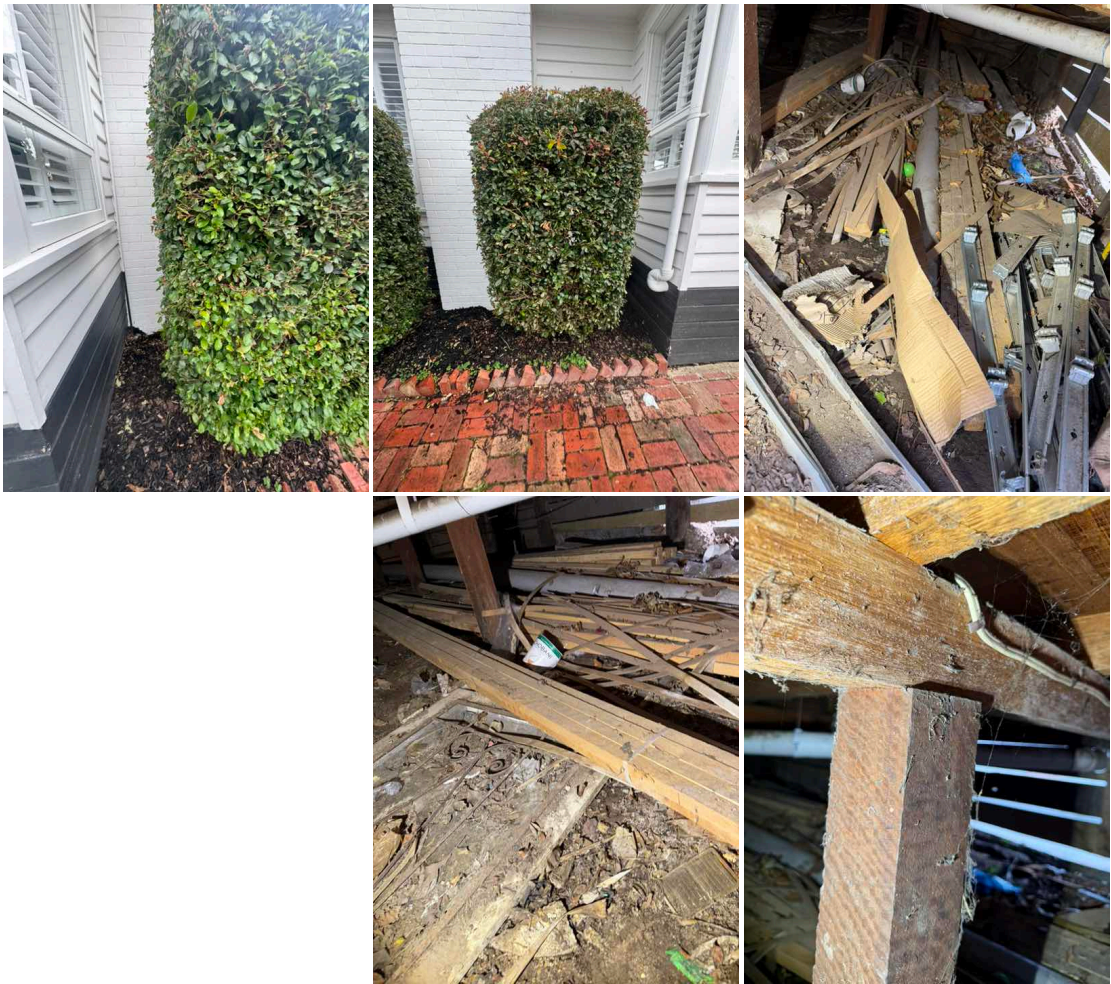
Issues Found Conducive To Timber Pest Activity

Recommended Amendments:

Our recommendations for consideration to minimise favourable, conducive conditions for Timber Pest activity are as follows;

- Consider removing any trees, plants and vines in close proximity to the dwelling that are within a termite foraging zone. Termites are subterranean and will regularly travel greater than 30m daily to a food source from their nests. Trees close to building structures on this site should be cut back or removed entirely to avoid; numerous associated issues such as; limb impact damage, tree root problems, debris accumulation, corrosive conditions, blockages and ponding water to gutters. As a general rule trees should be no closer than their mature height in distance to building structures. The tree canopy is an indication of a similar area covered by the tree root mass. Trees in close proximity to dwellings can impose physical structural strains on building foundations and foundations they also provide an attractive conducive environment for timber pest activity. Removal of such trees is recommended but must be done in a controlled manner due to the potential "rebound" effect when removing moisture-absorbing trees. Council approval may be required.
- ALL WATER LEAKS identified must be prevented and rectified as a matter of urgency.
- Poor site drainage and areas that pond water are highly conducive to all forms of timber pest activity and associated damage.
- Garden beds, vegetation, soil and/or mulch abutting or close to the house, provide a food source, encourage watering, and cause dampness, therefore should be removed and cleared.
- All site timber fungal decay (wood rot) requires removal, treatment, suitable repairs, appropriate protection and durable timber replacement.
- Any timbers, particularly non-treated timbers, that are in contact with the ground such as; Wall Cladding, Baseboards, Support Posts, Landscaping Timbers, Retaining Walls, Garden Edging, Fencing, Decking, Steps and Stairs, etc, should all have adequate ground clearance or be replaced with appropriately treated timbers, preferably a more durable material than of timber.
- All debris in the subfloor area should be cleared and removed as it is an attractive food source for all timber pests and commonly harbours and attracts vermin.
- Employ methods to decrease dampness observed to the subfloor soil such as improving site drainage and increasing subfloor ventilation.
- Timber stumps are recommended to be upgraded to concrete stumps with termite repelling ant caps.
- Replace damaged or missing termite shields and ant capping to allow easier detection of termite activity and increase protection of subfloor timbers. Ant capping aims to prevent concealed termite entry by forcing the termites to build mud tunnels around the visible sections of the ant capping enabling visual detection. Ant Capping will not prevent the entry of termites into a structure however, correctly fitted ant caps will assist in early detection.







TIMBER PEST OVERALL ASSESSMENT

Overall Assessment of the Property

Consideration Assessment

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include but are in no way limited to; the location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, dampness, inaccessible areas, slab on ground construction etc, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by the property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered. Where or if there has been evidence of live termites or termite damage or workings (mudding) found on the buildings, the risk of a further attack is extremely high.

Our risk evaluation of a potential termite infestation is:

EXTREMELY HIGH. In our opinion, we consider the susceptibility of this property to timber pests to be extremely high in comparison to other homes.

Subterranean Termite Treatment Recommendation

Is a Termite Treatment Recommended?

YES, due to site observations, and termite presence a management program in accord with AS 3660.2 to protect against subterranean termites is ESSENTIAL to protect this property against the high likelihood of a termite attack. This site is a particularly conducive site to timber pest activity.

Future Timber Pest Inspections

Timber Pest Management

Australian Standard 3660.2-2000 recommends that Timber Pest inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. The entire property should be thoroughly inspected including drilling trees over 100mm in diameter to check for timber pest activity or damage. Inspections will not stop timber pest infestations, however, the damage caused will be reduced if the infestation is found earlier.

Recommended Timber Pest Inspection Frequency for this site is:

Immediate action recommended to protect against and control any active termites on site. A specialist pest controller should be engaged for further advice, to implement a specific plan of management including future protection of the site in accordance with AS 3660.2-2000. We recommend to engage a Pest Controller immediately such as D-Day Pest Control Matt 0400 031 422 to further invasively assess and treat as required.

DEFINITIONS

DEFINITIONS AND INTERPRETATION - BUILDING AND TIMBER PEST INSPECTION

Inspector: The Inspector refers to the building and or timber pest inspector or inspection company engaged to carry out the inspection and prepare the report.

Client: The Client refers to the person or entity for whom the inspection has been commissioned and who is named within the report.

Property: The Property refers to the land and improvements at the address nominated within the report.

Building: The Building refers to the main dwelling and associated structures within 30 metres of the main dwelling and within the site boundaries unless otherwise stated.

Inspection: The Inspection refers to the visual pre purchase building and timber pest inspection carried out in accordance with Australian Standards AS 4349.1 and AS 4349.3 where applicable.

Report: The Report refers to the written document prepared by the Inspector following the inspection.

Accessible: Accessible areas are those areas of the property where safe and reasonable access was available at the time of inspection.

Safe and reasonable access: means areas that can be accessed without risk to the inspector and without the need for destructive or invasive methods, removal of fixtures, stored goods or building elements while obiding by minimum clearance criteria.

Serviceable: means the building element or component is functioning as intended and is in reasonable condition for its age and type at the time of inspection.

Ageing: refers to deterioration that occurs over time due to normal use, weathering and lack of maintenance.

Monitor: means regular observation of a defect or condition over time to determine if it worsens or requires further action.

Typical: means the condition or frequency of defects is consistent with what would reasonably be expected for a building of similar age, type and construction.

Above average: means the overall condition is better than typically expected for a construction of similar age and type.

Average: means the overall condition is consistent with buildings of similar age and construction and will generally include items requiring maintenance or repair.

Below average: means the building shows signs of notable defects, deterioration or lack of maintenance and may require significant repair or upgrading.

Low incidence: means fewer defects than typically expected for a building of similar age and construction.

Moderate incidence: means a typical or expected level of defects for a building of similar age and construction.

High incidence: means more defects than typically expected for a building of similar age and construction.

A significant item: is a component or condition that, in the opinion of the inspector, requires reporting within the scope of the inspection.

A major defect: is a defect of sufficient magnitude that rectification is required to avoid unsafe conditions, loss of utility or further deterioration of the property.

A minor defect: is any defect that is not considered a major defect or significant item.

A safety hazard: is any condition that presents a risk of injury or unsafe use of the property and requires prompt attention.

A structural defect: is a fault or deviation that affects the structural performance of a structural building component.

A structural element: is any component that supports, stabilises or forms part of the structural integrity of the building.

A major structural defect: is a major defect that affects a structural element and may require substantial repair or replacement.

A limitation: is any factor that restricts full inspection of an area or item including but not limited to access restrictions, obstructions, safety concerns or weather conditions.

Strata property: For strata or company title properties, the inspection is limited to the interior and immediate exterior of the individual lot being inspected unless otherwise stated.

Timber pests: include subterranean termites, dampwood termites, drywood termites, borers of seasoned timbers and fungal decay.

Active: means live timber pests were observed at the time of inspection.

Inactive means: no live timber pests were observed at the time of inspection, however evidence of previous activity or damage may still be present and concealed activity may exist.

Conditions conducive: refers to environmental or structural conditions that may increase the risk of timber pest activity including but not limited to moisture, poor ventilation, ground contact or concealed access points.

Minor timber pest damage: refers to superficial timber damage that does not appear to require immediate repair or replacement.

Moderate timber pest damage: refers to damage that may require repair or partial replacement of affected timbers.

Severe timber pest damage: refers to significant timber deterioration where structural integrity or serviceability may be affected and replacement is likely required.

An invasive inspection: refers to a more intrusive inspection involving removal of linings, insulation, floor coverings, stored goods or finishes, probing of timbers or cutting access openings to determine concealed structural defects or timber pest activity or damage. This type of inspection is outside the scope of a standard visual pre purchase inspection and is not undertaken without the property owner's consent. An invasive inspection is generally recommended only where significant defects, structural concerns or evidence of active timber pest infestation are observed and further investigation is required to determine the full extent of damage.

Reasonable access for timber pest inspection: Only areas where safe and reasonable access is available at the time of inspection are inspected. Access does not include destructive or invasive methods or moving heavy furniture or stored goods.



TERMS AND CONDITIONS

BUILDING AND TIMBER PEST INSPECTION - INSPECTION OVERVIEW AND IMPORTANT INFORMATION

Inspection purpose: This inspection provides a professional opinion on the general condition of the building and an assessment of the risk of timber pest activity at the time of inspection. The inspection identifies observed major defects, safety hazards and evidence of timber pest activity. Minor defects are summarised. This inspection is not a guarantee against future defects, timber pest activity or building performance.

Scope of inspection: This inspection and report have been prepared in accordance with Australian Standard AS 4349.1 2007 Inspection of Buildings Part 1 Pre Purchase Inspections Residential Buildings Appendix C and Australian Standard AS 4349.3 2010 Timber Pest Inspections. In accordance with these standards, major defects and safety hazards are individually identified and minor defects are summarised collectively. Timber pest inspections are limited to a visual assessment of accessible areas. This inspection is not a compliance inspection. Any comments relating to regulatory or code compliance are general in nature only and should be independently confirmed with the relevant authority.

Definitions of defects: Australian Standard AS 4349.0 2007 Inspection of Buildings Definitions describes a major defect as a defect of sufficient magnitude requiring rectification to avoid unsafe conditions, loss of utility or further deterioration of the property. A minor defect is any defect other than a major defect.

Contractual clarification: Where a contract of sale includes a clause such as subject to a building inspection, a defect classified as a major defect under AS 4349.0 2007 may not necessarily constitute a major structural or major building defect as defined within the contract. Clients should review contract definitions and seek clarification where required with the inspector who conducted the inspection.

Visual and access limitations: This inspection is visual only and limited to areas that were safely accessible at the time of inspection. The inspection does not include dismantling, removing or moving building elements, floor coverings, wall linings, insulation, stored goods, furniture, appliances, foliage or personal belongings. Concealed areas including wall cavities, enclosed subfloor spaces, roof voids and concealed services are not fully visible. Timber pests are often concealed and may not be detected during a visual inspection. No invasive or destructive procedures are undertaken. The inspection reflects the condition of the property at the date and time of inspection only.

Restrictions and obstructions: Where access is restricted or obstructed, structural defects or timber pest activity may exist that were not visible at the time of inspection. Where significant areas were inaccessible, a re inspection is recommended once access is available. Additional fees may apply.

Inspection summary: The summary section provides a brief overview of major defects, safety hazards and timber pest findings identified. It must not be relied upon in isolation and this report must be read in full.

Report use and reliance: This report has been prepared exclusively for the named client and legal liability is limited to that client only. The report must not be relied upon by any other person or entity without the prior written consent of Bloom Inspections. The client may provide a copy of this report to their legal or financial advisers for the purpose of assisting in the property transaction, however no liability is accepted to any third party. Bloom Inspections retains full ownership and copyright of this report and reserves the right to re issue, assign, licence, sell or otherwise rely upon this report at its discretion. Any third party reliance will only be valid where expressly agreed in writing by Bloom Inspections.

Inspection agreement: This report is subject to the scope, limitations and conditions contained within the inspection agreement entered into prior to inspection. The inspection agreement and this report form the entire agreement between the client and Bloom Inspections. No verbal statements or representations form part of this agreement unless confirmed in writing within this report.

Contact with inspector: Clients are encouraged to contact the inspector to discuss any aspect of this report prior to reliance or purchase decision.

Report Authority and Responsibility: This report has been prepared and issued by Bloom Inspections under the direction and professional oversight of Simon Haebich, VBA Registered Building Practitioner DBL 32472 and company director. Site inspections may be undertaken by suitably qualified, trained and insured inspectors employed or engaged by Bloom Inspections. All inspection findings and reports are prepared in accordance with company procedures, relevant Australian Standards and established quality assurance processes. Reports issued by Bloom Inspections are subject to review and authorisation in accordance with the company's internal quality control procedures and represent the professional opinion of Bloom Inspections based on the conditions observed at the time of inspection.

Closing Note

Thank you for choosing Bloom Inspections.
We welcome you to contact us for further clarification or assistance, now or anytime in the future.

The Inspection and Report was carried out by: Simon Haebich

State License Number: DBL 32472 Timber Pest: 125160

Insurance Accreditation Number: 2025-C058776-125056

Contact the Inspector on: 0432078606

For and on Behalf of: Bloom Inspections

