

BUILDING INSPECTION

1/1 Sample Street, Mount Eliza VIC 3930

4th August, 2026

SHACKLOCK BUILDING INSPECTION

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INSPECTION DETAILS

Report Identifier	1785819758
Inspection Address	1/1 Sample Street, Mount Eliza VIC 3930
Inspection Date	4th August, 2026
Start Time	10:30 AM
Client Name	Sample

INSPECTOR

Inspector Name	Andrew Shacklock
Licence # / Qualification	DB-U25552 / Diploma Of Building
Inspector Company	Shacklock Inspect
Inspector Email	andrew@shacklock.com.au
Inspector Company Phone	0438410419

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DEFECT SUMMARY

Site & Grounds		
Driveway	p. 9	Minor Defect
Paths & Paving	p. 9	Minor Defect
Ground Levels	p. 11	Minor Defect
Vegetation	p. 12	Minor Defect
Building Exterior		
Wall Cladding	p. 14	Minor Defect
Garage & Carport	p. 19	Minor Defect
External Cracking	p. 23	Minor Defect
Subfloor		
Subfloor Framing	p. 37	Major Defect
Ventilation	p. 40	Minor Defect
Moisture	p. 42	Minor Defect

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PROPERTY DESCRIPTION

Single story unit in Mount Eliza with party wall.

past termite activity was noted by real estate agent Alyssia Watson. Termite activity since been rectified from a termite contractor with chemical protection. They should be monitored annually by a Termite professional.

Inspection Weather	
Inspection Weather	Light Rain

Building Age	
Building Age	1980-2000

Construction Type	
Construction Type	Brick Veneer

Building Classification	
Classification	Residential

Type Of Building	
Type	Unit

Occupancy Status	
Status	Unoccupied

Furnished	
Furnished	Yes

Storeys	
Storeys	Single Storey

Site Orientation	
Orientation	North-West

Building Structure	
Structure	Brick Veneer

Brick veneer, single story residence on stumps with subfloor. Brickwork has been rendered.

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Building Structure - Continued



External Cladding

Cladding	Brick, Cement Render

Roof Construction

Construction	Pitched, Gable

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Roof Construction - Continued



Roof Covering

Covering	Concrete Tiles

Recently restored Tiled roof

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Roof Covering - Continued



Windows

Frame Type	Timber

Subfloor Type

Type	Suspended Timber

Footing Type

Type	Strip, Stump

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SITE & GROUNDS

Note: The site inspection is limited to visible and accessible areas only. Dense vegetation, stored materials, and ground coverings may conceal defects. Drainage adequacy is assessed visually and does not include underground services. A geotechnical assessment is recommended where ground movement or instability is suspected.

Driveway

Material	Paving
Condition	Minor Defect





Paths & Paving

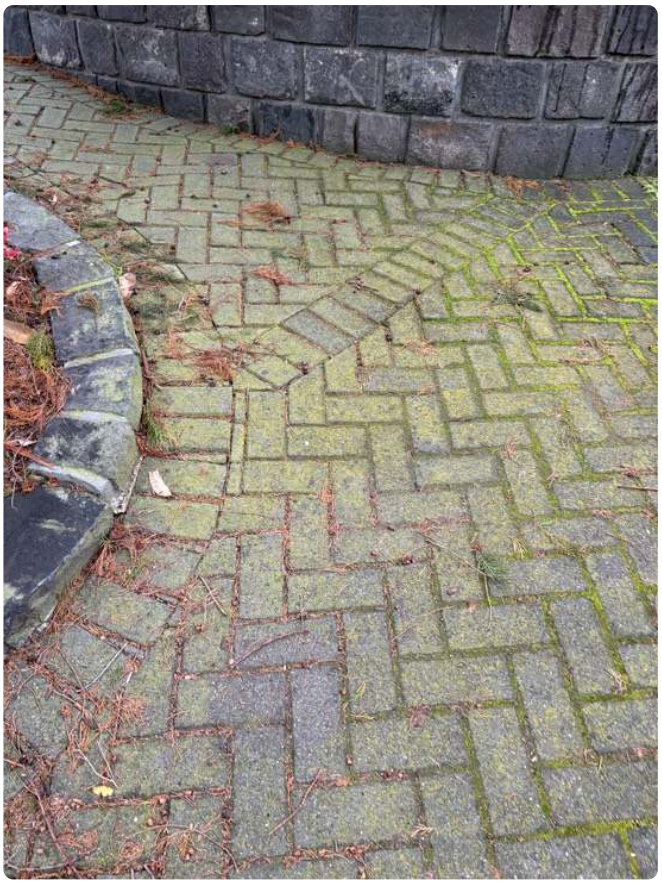
Material	Concrete, Paving
Condition	Minor Defect

Driveway And path show signs of wear, Slightly uneven due to age, but generally in good condition

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Paths & Paving - Continued





Retaining Walls

Material	Rock, Block
Condition	Satisfactory



Fencing & Gates

Material	Timber
Condition	Satisfactory

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Site Drainage

Assessment	Adequate
Condition	Satisfactory

Ground Levels

Assessment	Concerns Noted
Condition	Minor Defect

Ground levels slightly high at northern end of the house bedroom 1 and 2. Recommend clearing area around subfloor vents for maximum ventilation around bed 1 and 2. Subfloor vents slightly blocked near rear bedroom.

Subfloor vents need to be added to bed 1 at front under deck area.





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Ground Levels - Continued





Vegetation

Assessment	Concerns Noted
Condition	Minor Defect

Slightly overgrown at rear behind bed 2 . Recommend trimming back gardens.

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Vegetation - Continued



Sewer/Waste

Type	Town Sewer, Inspection Openings Visible

Water Supply

Type	Town

Stormwater Drainage

Type	Street
Condition	Satisfactory

Embankments & Slopes

Assessment	Present
Condition	Satisfactory

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BUILDING EXTERIOR

Note: The exterior inspection is limited to ground level and readily accessible areas. Elevated areas are inspected from ground level using binoculars where necessary. Concealed framing behind cladding is not visible and cannot be assessed. Weatherproofing and sealant condition should be monitored as part of ongoing maintenance.

Accessibility

Accessibility	Accessible

Wall Cladding

Condition	Minor Defect

Minor cracking around power meter box and ducted heating unit. Less than 2mm

Monitor.





Minor cracking near meter box.

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Wall Cladding - Continued



1-2mm craving in render near gas heating unit.

External Windows & Doors

Condition — Satisfactory

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External Windows & Doors - Continued



Balconies & Decks

Material	Timber
Condition	Satisfactory

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Balconies & Decks - Continued





Verandahs & Patios

Condition	Satisfactory

Steps & External Stairs

Material	Timber
Condition	Satisfactory

Handrails & Balustrades

Material	Timber
Condition	Satisfactory

External Paintwork

Condition	Satisfactory

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External Paintwork - Continued







Flashings & Damp-Proof Course

Condition	Satisfactory

Eaves, Fascia & Soffits

Material	Fibre Cement
Condition	Satisfactory

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Garage & Carport

Material	Brick, Colourbond
Condition	Minor Defect

Some efflorescence (salts) and minor cracking found in garage brickwork. The should be cleaned, removed and monitored. Water runoff from path may be the cause. Additional drainage may be required.

Garage roofing needs cleaning and debris removed also from garage gutters.





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Garage & Carport - Continued





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Water runoff down path and into garage and wall.

Add drain recommend

Excess water pooling and moss growth visible on the concrete path adjacent to the garage entry, indicating inadequate drainage and potential moisture ingress to lower wall sections.

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Garage roofing needs cleaning and debris removed also from garage gutters.



Garage roofing needs cleaning and debris removed also from garage gutters.

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Garage & Carport - Continued



Garage roofing needs cleaning and debris removed also from garage gutters.

External Cracking

Classification	Moderate 1-5mm
Condition	Minor Defect

Chimney

Condition	Not Applicable

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ROOF EXTERIOR

Note: The roof is inspected from ground level, eaves, and accessible vantage points. Walking on the roof surface is not performed unless safe access is available. The condition of flashings, valleys, and penetrations is assessed where visible. Internal evidence of roof leaks may be noted in the roof space section.

Accessibility

Accessibility	Accessible

Roof Covering

Condition	Satisfactory

The tile roof has recently been restored and is in good condition for the Building's age.





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Roof Covering - Continued









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Roof Covering - Continued







Gutters

Material	Metal, Quad
Condition	Satisfactory

Gutters are installed and in serviceable condition. Although gutters do have leaves and debris in them and will require regular maintenance to maintain the gutters and reduce the risk of overflow.

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Gutters - Continued







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Downpipes

Material	Metal, PVC
Condition	Satisfactory

Roof Flashings

Condition	Satisfactory

Valleys & Ridges

Condition	Satisfactory

Skylights

Condition	Satisfactory

Roof Penetrations

Condition	Satisfactory

Barge Boards

Material	Timber
Condition	Satisfactory

Solar Panels

Status	Not Present
Condition	Not Applicable

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ROOF SPACE

Note: The roof space inspection requires a minimum access opening of 400mm x 500mm with 600mm x 600mm crawl space (AS 4349.1). Areas obstructed by insulation, ducting, storage, or limited clearance cannot be fully inspected. Only visible timbers are assessed; concealed members behind linings or insulation are excluded.

Access & Accessibility

Access Level	Accessible
Access Point	Access via Manhole

Roof Framing

Type	Timber Trusses
Condition	Satisfactory

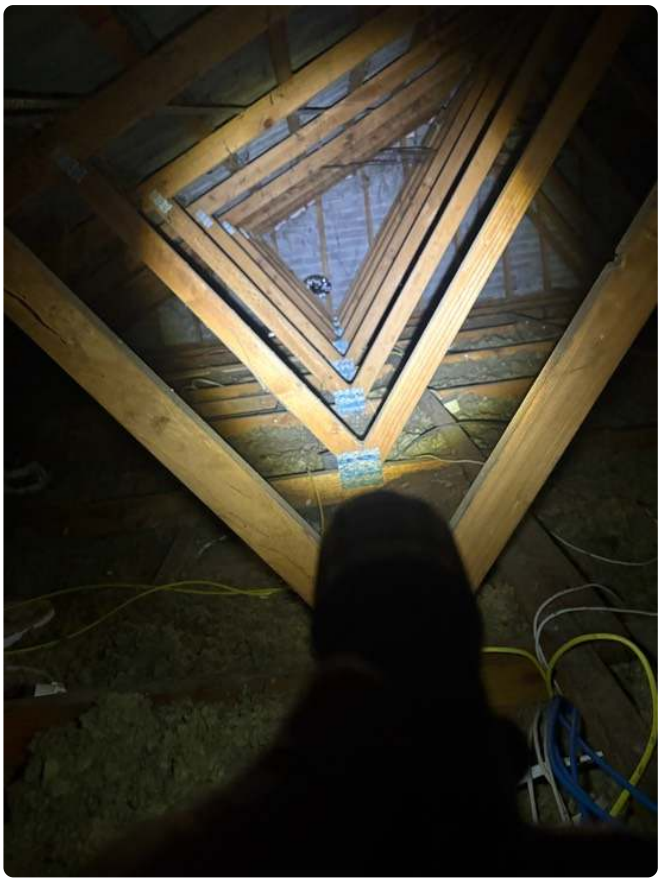




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Roof Framing - Continued





Roof Structure

Condition	Satisfactory

Bracing & Ties

Condition	Satisfactory

Support Beams

Condition	Satisfactory

Underlay/Sarking

Status	Not Present
Condition	Not Applicable

Insulation

Type	Blown
Condition	Satisfactory

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Insulation - Continued

Existing insulation is blow in type. This could be removed and replaced with high efficiency roof bats this will increase the efficiency of the house. Optional Upgrade.





Ventilation

Assessment	Adequate
Condition	Satisfactory

Electrical In Roof Space

Assessment	Satisfactory

Plumbing In Roof Space

Assessment	Satisfactory

I recommend that exhaust fans are ducted to the outside air; currently, they are ducted into the roof space. Adequate for the age of the building.

Range hood ducting should also be vented to outside air, not just in the roof space.

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Plumbing In Roof Space - Continued



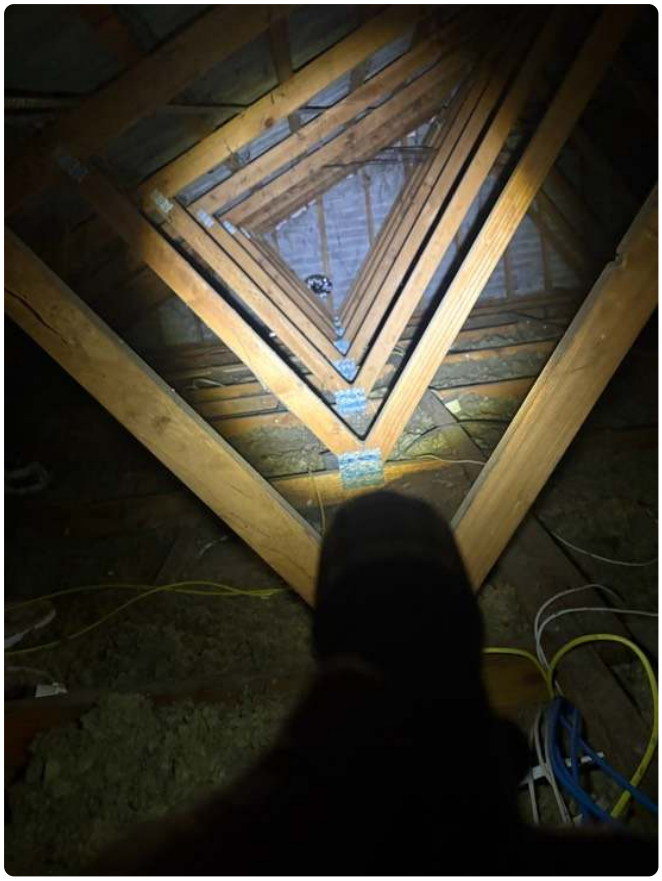
Exhaust fan to bathroom



Exhaust fan to toilet

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Plumbing In Roof Space - Continued



Rangehood ducting should be vented to outside air

Timber Condition

Condition	Satisfactory

Pest Evidence

Evidence	None Noted

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SUBFLOOR

Note: The subfloor inspection requires a minimum access opening of 500mm x 400mm with 400mm vertical clearance (AS 4349.1). Areas with insufficient clearance, obstructions, or safety hazards are excluded. Concealed areas beneath floor coverings, services, and built-in fittings cannot be inspected. Evidence of moisture, ventilation adequacy, and timber condition is assessed where accessible.

Access & Accessibility

Access Level	Accessible
Access Point	Access via Manhole

Past termite damage to subfloor access door jamb. This should be replaced ASAP.

A Termite management plan should also be undertaken with the introduction of Mechanicals sub floor ventilation.

several items found stored under the house, including rubbish. They should be removed prior to settlement..



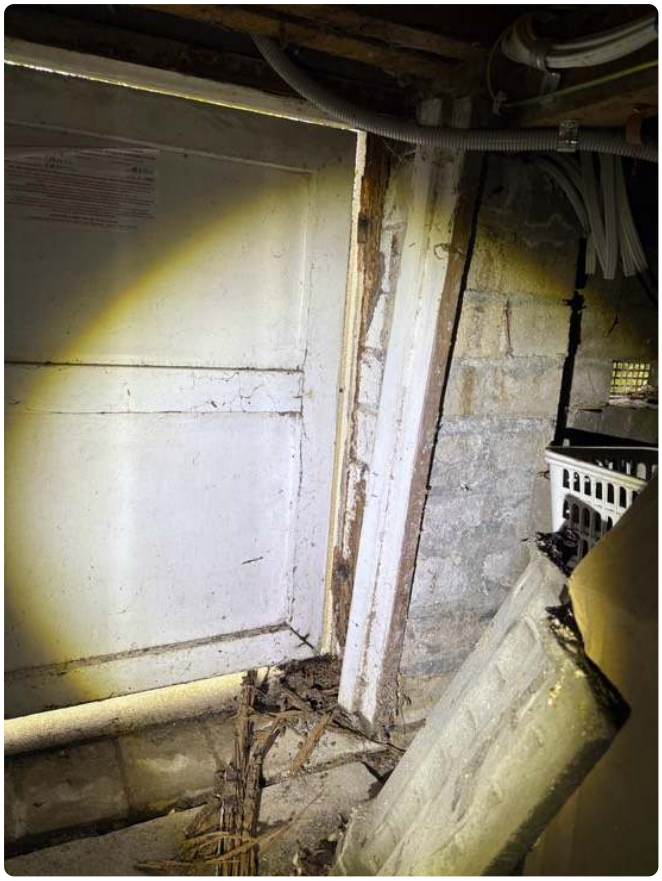
Visible past termite damage to subfloor door jamb.



Recent termite treatment sticker on subfloor door. April 2026. An annual inspection recommended

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Access & Accessibility - Continued

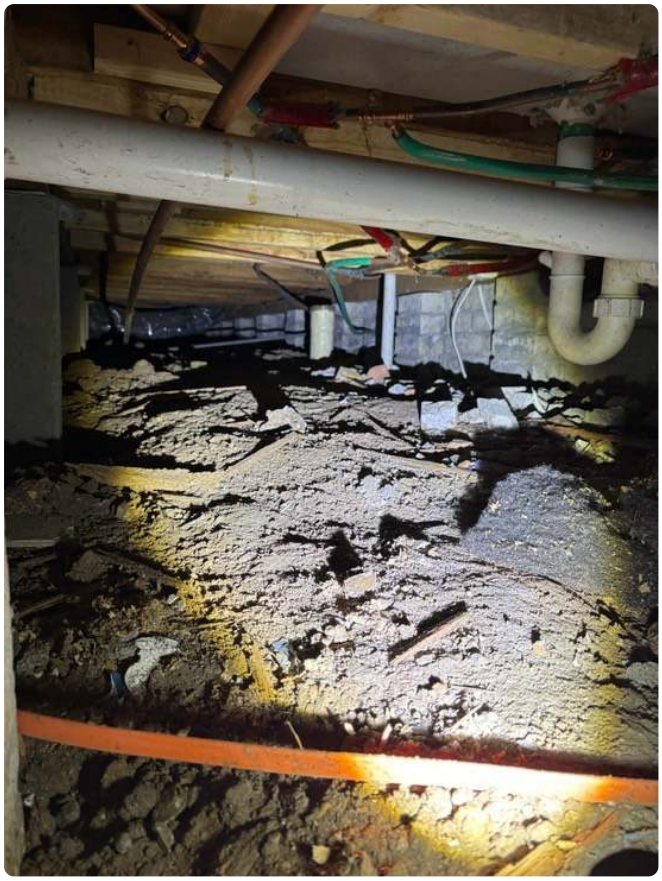


Foundations/Footings

Condition	Satisfactory

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Foundations/Footings - Continued





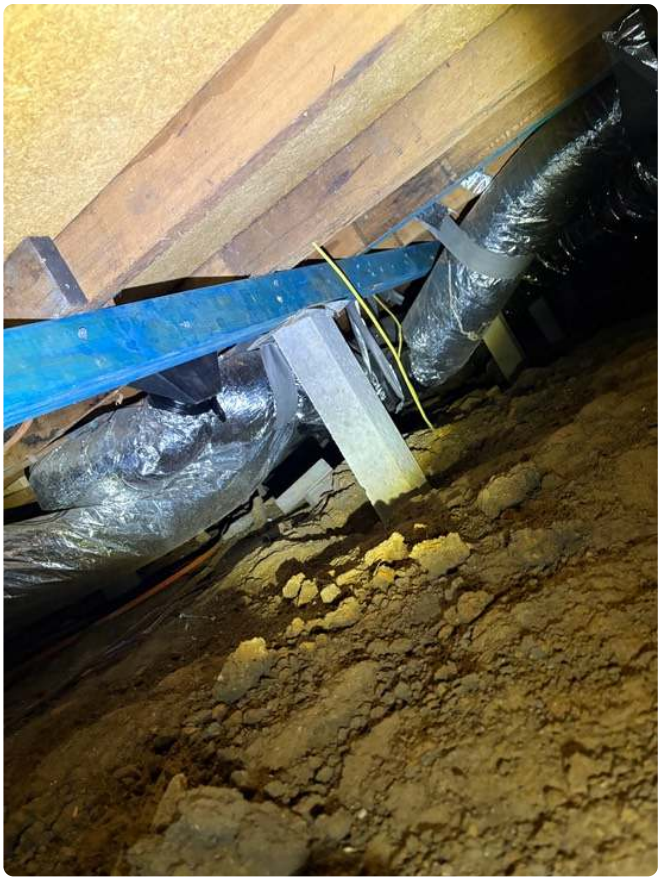
Stumps & Piles

Type	Concrete
Condition	Satisfactory

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Stumps & Piles - Continued





Bearer has been replaced recently!

Subfloor Framing

Type	Timber Bearers, Timber Joists
Condition	Major Defect

Bearer in spot shows signs of previous termite damage.

This should be removed and replaced. 1/2 meter of timber.

Cracking to base brickwork piers was found on two occasions under deck doors . Currently stable , although recommend repairs to base brickwork piers.

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Subfloor Framing - Continued



Previous termite damage should be Replaced. Not a big job.

Majority of existing bearer has been replaced on the west side from the subfloor door to the front door.



New timber Bearer recently installed.

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Subfloor Framing - Continued



New timber Bearer recently installed.



Cracking to base brickwork piers was found on two occasions under deck doors . Currently stable , although recommend repairs to base brickwork piers.



Cracking to base brickwork piers was found on two occasions under deck doors . Currently stable , although recommend repairs to base brickwork piers.

Ground Condition

Condition	Dry

Ground condition is dry.

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Ground Condition - Continued

Several items are stored under the house and should be removed prior to settlement.





Ventilation

Assessment	Inadequate
Type	Vents, Weep Holes
Condition	Minor Defect

In adequate subfloor ventilation found under house. Recommend installing mechanical, ventilation, and or more subfloor vents, installed to reduce the risk of termite activity.

Drainage

Assessment	Adequate
Condition	Satisfactory

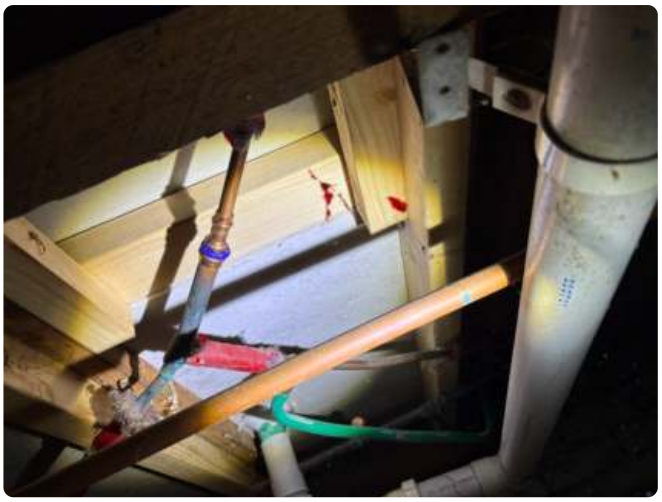
Plumbing

Assessment	Satisfactory

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Plumbing - Continued





Electrical

Assessment	Satisfactory

Ant Caps/Termite Shields

Status	Present
Condition	Satisfactory

Termite caps have been installed on existing stumps.





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Moisture

Condition | Minor Defect

Efflorescence found on base brick work under house.

Efflorescence observed on subfloor base brickwork indicates the presence of moisture migration through masonry elements, which can contribute to elevated humidity within the subfloor area and create conditions conducive to deterioration of building materials or subfloor timber structures.





Pest Evidence

Evidence | Evidence Noted

Presence of pest evidence in the subfloor indicates a risk of concealed timber or structural damage, raising concerns regarding the integrity of load-bearing elements and the potential for accelerated deterioration of building materials.

What looks like Termite wings were also found on the bathroom floor, See attached pictures. I recommend hiring Dandenong Pest Control assess the Situation, and create a management plan.

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Pest Evidence - Continued









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BUILDING INTERIOR

Note: The interior inspection covers visible and accessible surfaces only. Areas concealed by furniture, floor coverings, wall hangings, stored items, and personal belongings cannot be inspected. Movement cracks in walls and ceilings are common in buildings of all ages and are generally cosmetic unless noted otherwise. All timber floors may exhibit minor movement and squeaking, which can typically be addressed by re-securing to floor joists.

Wet Areas: The wet areas inspection is a visual assessment only and does not include invasive moisture testing. Waterproofing membranes are concealed and cannot be assessed without destructive investigation. A specialist waterproofing assessment is recommended where moisture damage or failed grouting is identified.

Entry

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Timber

Found sliding doors to entry and living area to not slide smoothly. These will require adjustment by builder or carpenter. Should work fine after adjustment.





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Entry - Continued



Hallway

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Timber

Alarm and tv equipment in cupboard

Living Room

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Timber

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Living Room - Continued



Dining Room

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Timber



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Bedroom 1

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Carpet

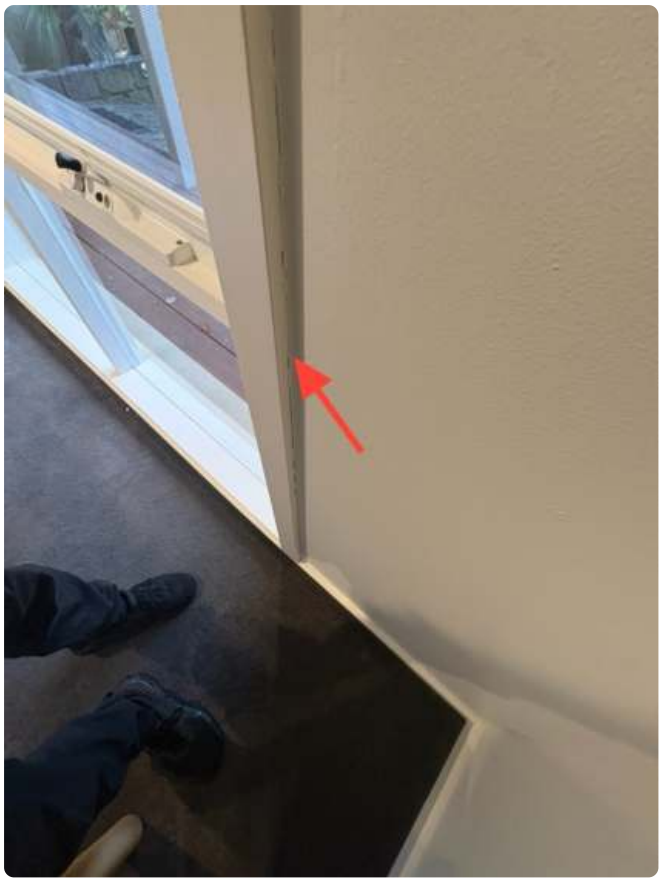
Minor cracking notice two bedroom one under window. Painting and fixing recommended as architrave Has moved inwards.





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Bedroom 1 - Continued





Minor cracking to bedroom one architrave right hand side

Bedroom 2

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Carpet

Bedroom two appears in good condition with two safes in the wardrobe.

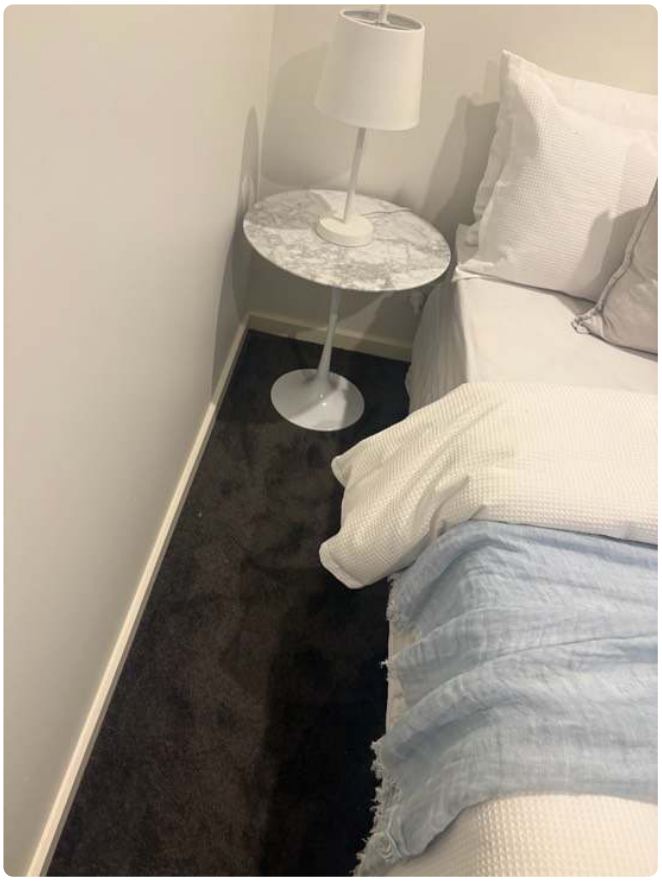
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Bedroom 2 - Continued









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Kitchen

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Timber

No defects or safety hazards were observed to the kitchen surfaces, cabinetry, or fixtures, and all elements appear to present acceptable levels of serviceability and hygiene at the time of inspection, indicating no immediate risks to the safe and compliant use of the kitchen area.





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Kitchen - Continued



Main Bathroom

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Tiles

The recently renovated main bathroom presents with tiled finishes and no visible leaks from the shower screen when tested with water, indicating the waterproofing and drainage are performing as intended, which reduces the risk of moisture ingress and associated damage to structural elements in this area.

Shower head could be replaced for even flow of water.

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Toilet

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Tiles

Toilet appears to be in good condition Flush tested.



Laundry

Wall Frames	Timber
Wall Linings	Plasterboard
Ceiling Linings	Plasterboard
Floor Coverings	Timber

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Laundry - Continued





S Satisfactory	NA Not Applicable
NI Not Inspected	MD1 Minor Defect
MD2 Major Defect	SH Safety Hazard

	Entry	Hallway	Living Room	Dining Room	Bedroom 1	Bedroom 2
Floor	S	S	S	S	S	S
Walls	S	S	S	S	S	S
Ceiling	S	S	S	S	S	S
Trims & Mouldings	S	S	S	S	S	S
Doors	S	S	S	S	S	S
Windows	S	S	S	S	S	S
Built-in Storage	NA	NA	S	S	S	S
Painting	S	S	S	S	S	S
Kitchen Fittings	NA	NA	NA	NA	NA	NA
Plumbing	NA	NA	NA	NA	NA	NA
Rangehood	NA	NA	NA	NA	NA	NA
Shower	NA	NA	NA	NA	NA	NA

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	Entry	Hallway	Living Room	Dining Room	Bedroom 1	Bedroom 2
Bath/Spa	NA	NA	NA	NA	NA	NA
Fixtures	NA	NA	NA	NA	NA	NA
Ventilation	NA	NA	NA	NA	NA	NA
Power Points & Switches	S	S	S	S	S	S
Smoke Alarms	NA	NA	S	S	S	S

S	Satisfactory	NA	Not Applicable	NI	Not Inspected
MD1	Minor Defect	MD2	Major Defect	SH	Safety Hazard

	Kitchen	Main Bathroom	Toilet	Laundry
Floor	S	S	S	S
Walls	S	S	S	S
Ceiling	S	S	S	S
Trims & Mouldings	S	NA	NA	NA
Doors	S	S	S	S
Windows	S	S	S	S
Built-in Storage	S	NA	NA	NA
Painting	S	NA	NA	NA
Kitchen Fittings	S	NA	NA	NA
Plumbing	S	S	S	S
Rangehood	S	NA	NA	NA
Shower	NA	S	NA	NA
Bath/Spa	NA	S	NA	NA
Fixtures	NA	S	S	S
Ventilation	S	S	S	S
Power Points & Switches	S	S	S	S
Smoke Alarms	S	NA	NA	NA

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SERVICES

Note: The services inspection is limited to a visual assessment of accessible components only. Electrical, plumbing, gas, and mechanical systems are not tested, operated, or assessed for compliance. A licensed specialist should be engaged for any concerns regarding electrical safety, plumbing integrity, or gas installations.

Electrical Supply

Type	Overhead

Switchboard

Type	Circuit Breakers
Safety Switch	Safety Switch Present
Condition	Satisfactory





Gas Supply

Type	Town/Mains

Hot Water System

Type	Gas

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Hot Water System - Continued

Location	External
Condition	Satisfactory

External gas, hot water system tested and works



Heating

Type	Gas, Ducted

Ducted gas heating appears to be fine although apparently the gas pilot light is out and needs to be restarted according to the real estate agent.

I did notice new ductwork under the house.

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Recommend having external gas ducted heating system serviced by a Gas plumbing specialist and re-ignite pilot.

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Heating - Continued



Metal external ducted heating unit showing surface corrosion to the upper housing and accumulation of debris, located adjacent to the rendered external wall at ground level.

Air Conditioning

Type	Split System

Wall-mounted split system in living room

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Air Conditioning - Continued





Smoke Alarms

Status	Present
Condition	Satisfactory

I recommend changing the batteries in the smoke detectors when moving in

Stormwater Drainage

Assessment	Adequate

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RECOMMENDED SPECIALIST INSPECTIONS

Asbestos Inspection	
Recommended	No
Structural Engineer Assessment	
Recommended	No
Electrical Inspection	
Recommended	No
Plumbing Inspection	
Recommended	No
Drainage/Sewerage/Septic	
Recommended	Yes
Gas Appliances	
Recommended	Yes
Hot Water System	
Recommended	Yes
Air Conditioning	
Recommended	Yes
Timber Pest Inspection	
Recommended	Yes
Fire & Smoke Alarms	
Recommended	Yes
Roof Specialist Assessment	
Recommended	No

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REPORT SUMMARY

This summary relates to a single storey brick veneer unit located at 1A Myers Street, Mount Eliza, VIC, inspected on 4 August 2026 in accordance with AS 4349.1. The property is generally well maintained for its age, but several significant items require attention, particularly regarding subfloor timber, previously rectified termite activity, subfloor ventilation, and aspects of site drainage.

Key Findings:

Subfloor inspection identified a section (approximately 0.5 metre) of bearer with previous termite damage near the subfloor access door that was not replaced during earlier rectification works. This is categorised as a major defect and requires replacement. Evidence of past termite activity was found, including suspected termite wings on the bathroom floor. No active termites were observed during inspection, but ongoing management and an annual pest inspection by a licensed professional (such as Dandenong Pest Control) are strongly recommended.

Cracking was noted in two base brickwork piers under the deck doors. These are currently stable but require remedial brickwork repairs to ensure long-term stability of the affected areas.

Subfloor ventilation is inadequate, especially below Bedroom 1 and near the rear bedroom, with some vents blocked and insufficient ventilation to the front under the deck. Additional subfloor vents and/or mechanical ventilation are advised. Ground levels against the northern end of Bedrooms 1 and 2 are slightly high and should be lowered near subfloor vents to ensure clear airflow.

Efflorescence on subfloor base brickwork indicates moisture migration, presenting as a minor defect at this stage. The condition should be improved by addressing both ventilation and drainage. Overgrown vegetation at the rear and accumulated rubbish and stored items in the subfloor restrict access and can harbour pests—removal is necessary prior to settlement.

Externally, minor cracking (1-2mm) was recorded around the meter box and ducted heating unit; monitoring is recommended. The garage displays efflorescence and minor cracking in the brickwork, likely due to water runoff from the adjacent path—additional drainage and cleaning of the garage roofing and gutters are advised.

Areas in Satisfactory Condition:

The roof covering, roof space and framing, external windows/doors, internal rooms and wet areas, floor structure and foundations, electrical and plumbing installations, fencing, retaining walls, and primary site drainage were all found to be in satisfactory condition with no significant defects noted.

Recommendations:

- Replace the remaining termite-affected subfloor bearer section near the access door.
- Engage a licensed pest controller for a current termite inspection and management plan, with ongoing annual monitoring.
- Repair cracking to base brickwork piers under the deck doors.
- Install additional or mechanical subfloor ventilation, especially under Bedroom 1 and the deck area.
- Lower ground levels around subfloor vents at the northern end and ensure that vents are clear of blockage.
- Improve subfloor and garage drainage; clean garage gutters and address any debris.
- Remove all stored materials and rubbish from the subfloor before settlement.
- Monitor minor cracking at the meter box and ducted heating unit; address if movement worsens.
- Trim overgrown vegetation at the rear behind Bedroom 2.

In summary, the property presents in sound condition with no evidence of ongoing termite activity, but some key structural and maintenance issues require timely intervention to protect the building and ensure its long-term durability.

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THANK YOU

Thank you for choosing Shacklock Inspect for your inspection needs. We appreciate your trust in our services.

Should you have any questions or require clarification regarding this report, please don't hesitate to reach out to your inspector.



Andrew Shacklock

DB-U25552 / Diploma Of Building

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INSPECTION TERMS & CONDITIONS

THIS IS A VISUAL INSPECTION ONLY in accordance with **Australian Standards Requirements**.

Inspector/Our/Us/We, means the company, partnership or individual named in the inspector details section of this report that you have requested to carry out the property inspection and report.

Client/You/Your, means the party identified on the client details section of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection.

The inspection **DOES NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions.

The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed.

The inspector **DOES NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

Ability to carry out a full inspection was limited by variable access depending on the amount of furniture and personal items positioned throughout the house and other structures at the time of inspection.

SCOPE OF REPORT

The scope of this inspection complies with the requirements of the Australian Standard (AS 4349.0-2007). To provide advice to you regarding the condition of the property at the time of inspection.

The inspection comprises of a visual assessment of the property to identify major defects, safety hazards and significant maintenance issues present and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the cost of rectification of defects is not required in an inspection report in accordance with this Standard. If an estimate is provided it is merely an opinion of possible costs that may be encountered and is not a guarantee or quotation for rectification work. The inspector accepts no liability for any estimates provided.

GENERAL SUMMARY

Any person who relies upon the contents of this report does so acknowledging the scope and limitations of the inspection which forms an integral part of the report. Before you decide to act upon this report you should read and understand all of the information contained herein.

It will help to explain what is involved in a standard property inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future, nor does it include inspections of the building plans and specifications at your local council or shire.

A Standard Property Inspection Report only deals with the detection or non detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing Elements of construction discernible at the time of inspection, with or without ancillary testing. All other reports are special-purpose inspection reports.

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In the case of Strata and Company Title properties, the inspection is limited to the interior and immediate exterior of the particular unit/s being inspected. The complete inspection of other common property areas would be the subject of a special-purpose inspection report which is adequately specified.

DEFINITIONS

- **Access hole (cover) -** Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.
- **Accessible area -** Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.
- **Client -** Person or other entity for whom the inspection is being carried out.
- **Fungal decay -** Loss of strength due to destruction of cellulose and or lignin by wood decay fungi. NOTE: Fungal decay is commonly but incorrectly called 'wet rot' and 'dry rot'.
- **Inspection -** Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.
- **Limitation -** Factor that prevents full achievement of the purpose of the inspection.
- **Major safety hazard -** An object or physical situation with a potential for causing harm to life or health of persons.
- **Mould -** A type of fungus that does not structurally damage wood.
- **Non-invasive inspection -** Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this Standard.
- **Property -** Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.
- **Site -** Area within the property boundaries and within 30 metres of the nominated building.
- **Subfloor space -** That part of a building between the soil and the ground floor level.
- **Inspector -** Person or organisation responsible for carrying out the inspection.
- **Structural Cracking/Movement -** Major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footing, floors, walls and rooves.
- **Deformation -** An abnormal change of shape of primary elements resulting from the application of load(s)
- **Dampness -** The presence of moisture within the building which is causing consequential damage to primary elements.
- **Damage -** The building material or item has deteriorated or is not fit for its designed purpose
- **Distortion, Warping, Twisting -** The item has moved out of shape or moved from its position.
- **Water Penetration, Dampness -** Moisture has gained access to unplanned and/or unacceptable areas.
- **Material Deterioration -** The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.
- **Major Defect -** Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- **Minor Defect -** Any defect other than what is described as a major defect.
- **Structural Timber Pest Damage -** Structural failure, i.e. an obvious weak spot, deformation or even collapse of timber primary elements resulting from attack by one or more of the following wood destroying agents; chemical delignification, fungal decay (rot) wood borers (borers) and termites (white ants).
- **Conditions Conducive to Structural Damage -** Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.
- **Structure -** The load bearing part of the building, comprising the Primary Elements.

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- **Significant Defect -** A matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.
- **Primary Elements -** Parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails, floor-to-floor access such as stairways, and the structural flooring of the building such as floorboards.
- **Secondary Elements -** Parts of the building not providing load bearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.
- **Finishing Elements -** Fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.
- **Readily Accessible Areas -** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 600mm wide, providing the spaces or areas permit entry OR, where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length.
- **Dampness Tests -** Instrument testing using an electronic Moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- **Physical Tests -** The following physical actions undertaken by the inspector; opening and shutting of doors, windows and drawers; operation of taps; water testing of shower recesses and the tapping of tiles and wall plaster.
- **Unable to Inspect -** The element could not be inspected due to access restrictions, obstructions, or safety concerns. The reason for inaccessibility will be noted in the report.
- **Crack Classification (per AS 4349.1 Appendix E, Table E1) -** Category 0 (Hairline): ≤0.1mm, generally insignificant. Category 1 (Fine): ≤1.0mm, can be filled during normal decoration. Category 2 (Moderate): ≤5.0mm, opening up and patching may be required. Category 3 (Severe): 5-15mm, requires opening up and repair, further investigation recommended. Category 4 (Very Severe): 15-25mm, extensive repair involving breaking out and replacing. Category 5 (Structural): >25mm, major repair including partial or complete rebuilding.
- **Defect Type Vocabulary (per AS 4349.1 Appendix F, Table F1) -** Damage: the building material or item has deteriorated or is not fit for its designed purpose. Distortion: the item has moved out of shape or position. Water Penetration: moisture has gained access to unplanned and/or unacceptable areas. Material Deterioration: the item is subject to rusting, rotting, corrosion, or decay. Operation Defects: an element does not function as intended. Installation Defects: an element has not been installed correctly or in accordance with applicable standards. Incomplete Elements: part of the building or its elements has not been completed.

LIMITATIONS

1. The Inspector shall not be liable for failure to perform any duty or obligation that the inspector may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, accident, or any cause outside the reasonable control of the inspector.
2. This Inspection Report does **NOT** include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report which is adequately specified.
3. This Inspection Report does **NOT** include the inspection and assessment of items or matters that do not fall within the inspector's direct expertise.
4. The inspection only covers the Readily Accessible Areas of the property. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include, but are not limited to fixed ceilings, wall linings,

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0. floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders' debris, vegetation, pavements or earth.

1. Australian Standard Inspection of Buildings AS 4349.0-2007 recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
2. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
3. Inspection for Timber Pest Activity was **NOT** carried out in this report. An inspection in accordance with AS 4349.3-2010 (Timber Pest Inspection) is recommended by a fully qualified, licensed and insured Timber Pest Inspector.
4. Inspection for mould was **NOT** carried out at the property and no report is provided on this subject.
5. Inspection for Magnesite flooring was **NOT** carried out at the property. We advise the client to follow up any questions of concern to ascertain the presence of Magnesite flooring.
6. Inspection for asbestos was **NOT** carried out at the property, the report will **NOT** outline the absence or presence of asbestos.

EXPECTED PERFORMANCE

It is not possible to test the expected performance of the storm water drains or roof drainage, guttering systems, capping or roof leaks during normal, dry conditions.

The inspector cannot assess or examine the condition of storm water drainage, gutters, joins or sewer pipes for blockages or obstructions or breaks including rising damp and leaks which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak).

As such, the inspector cannot comment of their condition or performance and therefore can take no responsibility or liability in this regard. Flashings, especially in older homes, should be carefully monitored for performance and replaced rather than repaired.

EXCLUSIONS

In accordance with Australian Standard AS 4349.1-2007 (Appendix D) a Standard Property Inspection Report does not cover or deal with:

- Any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.
- Solving or providing costs for any rectification or repair work.
- The structural design or adequacy of any element of construction.
- Footings; concealed damp-proof course; electrical installations; smoke detectors and residual current devices plumbing; drainage; gas-fittings; air-conditioning; garage door opening mechanisms; alarm systems; intercom systems; soft floor coverings including carpet and lino; paint coatings (interior) and hazards
- Areas concealed by wall linings or cladding, landscaping, rubbish, floor coverings, furniture, pictures, appliances and stored items, insulation, masonry or any other obstructions to visual inspection.
- The operation of fireplaces and chimneys
- Any services including building, engineering (electronic), fire and smoke detection or mechanical
- Any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- Any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems
- A review of Occupational Health & Safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.

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- Whether the building complies with the provisions of any Building Act, Code, Regulation or By-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or is flood prone.
- Any other items listed in AS 4349.1-2007 Appendix D that have not been explicitly listed above.

Any of the above matters may be the subject of a Special-Purpose Inspection Report which is adequately specified and undertaken by an appropriately qualified inspector.

ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Reasonable access shall be determined in accordance with the provisions of Australian Standards AS4349.1-2007 3.2.2 Safe and Reasonable Access.

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpet and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

In the case of Strata and Company Title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

The inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide, but includes areas at the eaves of accessible roof spaces that are within the inspector's unobstructed line of sight and within arm's length from a point with conforming clearance, i.e. 600mm high by 600mm wide.

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400mm by 500mm sized access manhole.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstruction may be concealing evidence of damage or faults which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 600 mm x 500 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 500 mm, Australian Standard 3660 recommends that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

DISCLAIMER

This report is provided for the sole use of you, the Client named on the report, and for the purpose of a pre-purchase inspection report. No liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk which releases Shacklock Inspect of any counter issues or recourse made by third parties.

Where verbal advice is given Shacklock Inspect shall not be held responsible for any matters whatsoever should the Applicant/s misconstrue and/or fail to understand such advice given at any time during the client/business dealings.

Please note that all responsibility and liability rests with you (the client), to satisfy yourself of the structural soundness and value of the dwelling you are considering for purchase. No liability will be accepted by Shacklock Inspect for any error,

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negligence, omission or defect contained in this report whether such claim is for breach of contract or for negligence or a claim based on any other liability.

Insofar as permitted by law and without limiting the foregoing, any liability for compensation shall be limited to a full or partial refund of the fee paid for this pre-purchase inspection report and no claim shall be accepted for any loss or damage whatsoever including (without limitation) any claim for the cost of repair or rectification, loss of value, or any consequential loss of any nature whatsoever.

COMPLAINTS PROCESS

1. If you are dissatisfied with this Report, you must give Shacklock Inspect written notice specifying the matters about which you are dissatisfied before taking any remedial action
2. within 28 days of giving the notice, you and Shacklock Inspect shall meet to attempt to resolve the matters;
3. if, at the expiration of 28 days from the giving of the notice, any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters shall be the subject of a mediation to be conducted by a mediator appointed by agreement between you and Shacklock Inspect or appointed by the Department of Fair Trading, with the cost of such mediation shared equally by both parties;
4. The decision by the Department of Fair Trading shall be binding and neither further claims nor disputes shall be entered into.

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