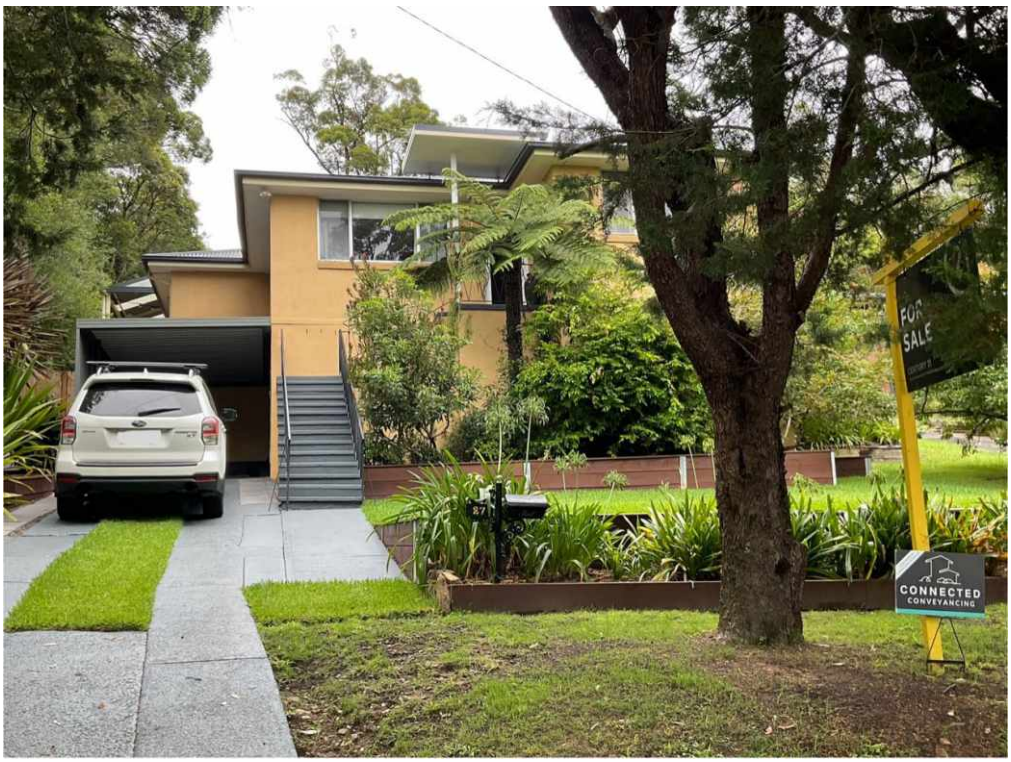
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 27 John Street, Hazlebrook NSW 2779



Contents

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

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

Original Inspection Date:	Fri, 13 Feb 2026
Modified Date:	Sat, 14 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	27 John Street, Hazlebrook NSW 2779
Client's Email Address:	
Client's Phone Number:	
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Company Contact Numbers:	0466 136 675

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

General Risk Warning
• Due to:
• Lack of a chemical termite management system,
• Low clearance or restricted access to parts of the roof void and subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Recommend obtaining records and maintenance history from the previous owner or strata manager.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Carport, Driveway, Garage, Fence - Post and Rail Construction, Pergola
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer
Weather	Overcast

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior

- Fencing

- Gardens

- Interior

- Landscaping Timbers

- Outbuildings

- Posts

- Roof Exterior - Part

- Roof Void - Part

- Subfloor

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of skillion or flat roof - no access

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Above safe working height

- Areas of skillion or flat roof - no access

- Decking

- Ceiling linings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Overhanging vegetation

- Rugs

- Sarking

- Stored items

- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Inspection Summary – Pre-Purchase Report
Information:	1. Access & Limitations

Observation:

The subfloor area was fully accessible at the time of inspection via one identified entry point. Access permitted a visual assessment of accessible structural elements, ground conditions, and services.

Implication:

Full access improves the reliability of observations made; however, conditions (insulation) beneath fixed flooring, concealed structural elements, or obstructed areas remain outside the scope of a visual inspection.

Recommendation:

No further access provisions are required at this stage. Future inspections may be warranted if signs of movement, moisture, or service issues arise.

2. Moisture Levels

Observation:

Moisture levels within the subfloor were assessed as low to moderate at the time of inspection. The site exhibits a significant fall from rear to front. Subfloor soil was noted to be firm and damp, though not excessively wet.

Implication:

Moderate subfloor dampness is commonly associated with natural ground moisture and site drainage patterns. While not currently excessive, persistent damp conditions can contribute to footing movement, timber decay risk, corrosion of metal components, and increased humidity within the dwelling if not properly managed.

Recommendation:

Improvements to site drainage are recommended to further reduce moisture levels beneath the dwelling. Surface water should be directed away from the structure to minimise the risk of ongoing subfloor dampness and associated secondary defects.

3. Ventilation

Observation:

Subfloor ventilation has been significantly upgraded through the installation of large, door-type vents in several locations. Airflow appears improved and is assisting with drying of the subfloor area.

Implication:

Improved ventilation assists in reducing subfloor humidity and mitigating risks associated with mould growth, timber deterioration, and elevated moisture levels. The recent upgrades appear beneficial in managing existing damp conditions.

Recommendation:

Continue to maintain all vents unobstructed to ensure adequate airflow. Monitoring of subfloor moisture conditions is advised, particularly following periods of sustained rainfall, to confirm the effectiveness of the ventilation improvements.

4. Drainage & Water Entry

Observation:

Evidence of minor water ingress from the rear of the subfloor area was noted. At the time of inspection, water presence was not excessive, and ventilation improvements appear to be assisting in drying.

Implication:

Rear water entry is consistent with the site's fall and may occur during periods of heavy rainfall. While not currently severe, ongoing water ingress may contribute to subfloor moisture accumulation and potential footing or pier movement over time.

Recommendation:

Monitoring during wet weather conditions is advised to assess the extent of water entry under peak rainfall events. Further site drainage improvements may be required following assessment during wet conditions to prevent recurrent water ingress.

5. Timber Framing & Structural Elements

Observation:

Subfloor timber framing elements were generally in sound condition at the time of inspection. However, several piers supporting the subfloor structure were observed to be leaning.

Implication:

Leaning piers may indicate past or ongoing footing movement, likely associated with moisture-related ground softening or subsidence. While no immediate structural failure was observed, continued movement could compromise load transfer and structural stability if not addressed.

Recommendation:

Ongoing monitoring of pier alignment is recommended. If further movement is observed, assessment by a suitably qualified structural professional should be undertaken to determine whether rectification or stabilisation works are required. Improvements to site drainage, as previously noted, will assist in mitigating contributing moisture factors.

6. Mould, Mildew & Soil Conditions

Observation:

No visible mould or mildew growth was observed within accessible areas at the time of inspection.

Implication:

Current ventilation and moisture levels appear to be sufficiently controlled to prevent active fungal growth.

Recommendation:

Maintain adequate ventilation and drainage to prevent future mould development.

7. Pipework & Plumbing

Observation:

No visible plumbing leaks were identified within the subfloor area. Drainage lines appeared serviceable at the time of inspection.

Implication:

No immediate plumbing-related moisture sources were identified contributing to subfloor dampness.

Recommendation:

No immediate action required. Plumbing should be periodically monitored for leaks as part of routine maintenance.

8. Electrical & Services

Observation:

No visible concerns were noted with accessible electrical components or services within the subfloor area.

Implication:

No immediate safety or compliance issues were identified in accessible areas.

Recommendation:

Electrical systems should continue to be maintained in accordance with standard safety requirements.

9. General Condition

Observation:

The subfloor area is considered to be in generally satisfactory condition overall, with noted moisture and minor structural observations as outlined above.

Implication:

While the subfloor is functioning adequately at present, site drainage and minor pier

movement represent areas requiring monitoring to prevent long-term deterioration.

Recommendation:

Monitoring of moisture levels and pier alignment is advised, particularly following significant rainfall events. Implementation of improved site drainage measures is recommended to mitigate contributing moisture conditions.

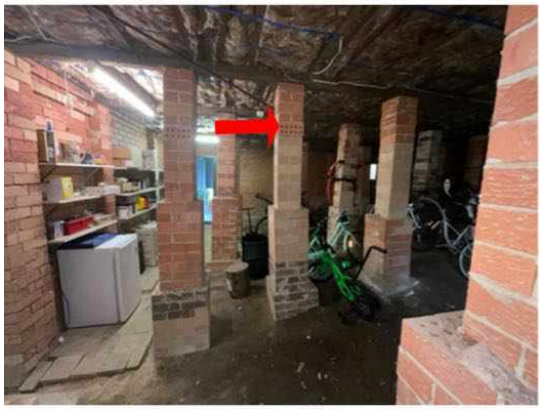
Additional Information

• Photographs were taken for reference.

• Subfloor conditions may vary depending on seasonal and weather-related moisture changes.

Inspector's Comments

The subfloor area is in good overall condition at the time of inspection. Ventilation improvements are contributing positively to moisture management. Site drainage enhancements and continued monitoring of pier movement are recommended to maintain structural performance and minimise future risk.









Finding 3.02

Building: Garage
Location: Exterior walls - front
Finding: Brickwork - Cracking
Information: Observation:

Fine cracking was observed in the brickwork. While visually noticeable, this type of cracking is generally considered to be cosmetic in nature and not indicative of structural damage.

These cracks are typically caused by minor separation between the mortar and brickwork or may appear within individual bricks due to natural thermal expansion, minor settlement, or general ageing of materials.

Implications:

• Cracking is generally superficial and classed as an appearance defect

• Does not currently suggest structural instability

• May become more significant if widening, lengthening, or increasing in number

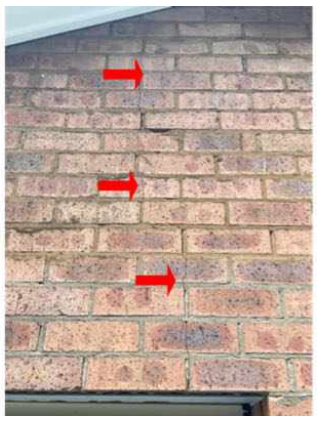
Recommendation:

• Repair using minor filling or repointing carried out by a qualified bricklayer

• Although cracking appears minor and non-structural at this stage, it is recommended that the area be monitored

• For a more detailed assessment, consultation with a qualified Structural Engineer is advised to determine if movement is ongoing and whether any remedial action is necessary

Note: This assessment is based on a visual inspection only. We are not Structural Engineers and cannot determine the structural implications of cracking without further specialist evaluation. Early assessment and, if required, preventative action can help avoid future deterioration and minimise repair costs.



Finding 3.03

Building: Main Building
Location: Laundry
Finding: Laundry Tub Unit – Installation and Sealing Issues.
Information: Findings:

• The laundry tub unit is not securely fixed to the wall, which presents a potential risk of movement.

• If left unattended, this movement could dislodge or strain the plumbing connections, potentially leading to leaks or water damage.

• Additionally, sealant is missing at the wall junctions around the unit, leaving gaps that may allow moisture ingress, promoting mould growth and damage to surrounding cabinetry or wall surfaces.

• The drainage plumbing pipes are leaking, rust or corrosion was noted to the bottom of the cabinetry indicating an ongoing maintenance issue.

Implications:

• Unsecured fixtures can compromise the integrity of plumbing connections, potentially resulting in leaks or costly water damage.

• Lack of sealant may lead to ongoing moisture exposure, which can deteriorate cabinetry materials and create an environment conducive to mould and mildew.

Recommendations:

• A qualified plumber should be engaged to:

• Secure the laundry tub unit firmly to the wall to prevent movement and ensure

plumbing stability.

• Apply appropriate waterproof sealant to all wall junctions and gaps around the unit to prevent moisture ingress.

• Repair leaking drainage pipe

Conclusion:

The laundry tub unit requires immediate attention to secure its position and prevent further plumbing or moisture-related issues. Rectification by a suitably qualified tradesperson will help maintain the longevity and functionality of the laundry area.

Finding 3.04

Building:	Main Building
Location:	Front Elevation
Finding:	Window sill rubbers - Deteriorated
Information:	Observation:

The window sill rubber seals to window/s were observed to be deteriorated and in generally poor condition at the time of inspection. The rubber components appear aged, hardened and partially degraded, consistent with prolonged exposure to ultraviolet light and weather conditions over time. Deterioration of window seals is common in properties of this age and condition.

Implication:

Where rubber seals have perished or lost elasticity, the window assembly is no longer fully weather-tight. This increases the likelihood of rainwater penetration during wind-driven rainfall events. Ongoing water ingress may result in damage to internal linings, window frames, surrounding wall materials and could contribute to concealed moisture issues if left unaddressed.

Recommendation:

It is recommended that the deteriorated window rubber seals be replaced to restore the weather-tight integrity of the window assemblies. Alternatively, application of an appropriate external-grade waterproof sealant may provide a temporary improvement where full replacement is not immediately undertaken. Works should be carried out by a suitably qualified handyman or carpenter to ensure proper sealing and to prevent potential water-related damage.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Garage
Location:	Subfloor
Finding:	Subfloor - Stored timber
Information:	The storing of items including loose timbers or formwork in the subfloor space and around the yard increases the risk of undetected termite activity being present.

It is highly recommended that any stored timber items be immediately removed from areas in which any termite / timber pest attack is not visible.

Minimisation of risk / prevention of undetected termite attack is far more adequate than dealing with the presence of termite activity.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Plumber

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• None identified at the time of inspection.

SAFETY HAZARDS
• None identified at the time of inspection.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared average on the day of inspection..
• Some moisture entering under the house
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess

for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes were in serviceable condition with no active leaks noted.

Recommended actions:
• Regular cleaning
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in good condition overall, with no major visible defects from ladder or accessed areas.
• Roof not fully accessible due to height limitations
• A closer inspection by a roofing contractor to assess deterioration or hidden defects can confirm condition.

External Walls
• External masonry walls appeared generally sound.
• Cracking observed to garage front wall, monitoring recommended .

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Subfloor
• Subfloor appeared moist and well-ventilated at the time of inspection.
• Evidence of water ingress – ongoing monitoring during heavy rainfall is advised.
• Subfloor ventilation was in good condition

• Recommended actions:
• Improve subfloor drainage
• Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in good condition with minor wear and tear.
• No evidence of active ceiling leaks or water damage observed at the time of inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors
• All accessible windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition good
• No elevated moisture readings were found around taps in the shower at the time of inspection.
• Monitoring after more frequent use is advised, and further invasive inspection may be warranted if leaks recur.
• Recommend sealing tiles and grout to prevent moisture ingress.
• No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

Kitchen
• The kitchen was in good condition overall with no visible defects.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

Note: Client should ensure any extensions or additions are council-approved.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

Timber Decay
• No Wood rot observed

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.

Obstructions & Limitations
• Insulation in the roof void and subfloor may conceal termite activity or damage.

• Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.

KEY RECOMMENDATIONS

• Defects found should be rectified promptly to avoid escalation.
• Consider obtaining documentation or installing termite management system.
• Engage a roofer for closer inspection of roof condition.
• Seek documentation for bathroom renovations (e.g., waterproofing certificates, council approvals).
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of termite workings / damage was absent at the time of inspection..
Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Wood borer activity - not identified..

Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: Subfloor
Finding: Subfloor ventilation - Adequate..
Information: Observation: Subfloor Ventilation

• Subfloor ventilation plays a critical role in preventing damp or wet conditions, which are known to be conducive to timber pest activity.

• The ventilation system observed on-site provides passive airflow, assisting in the drying of subfloor soils following periods of rain or other moisture events.

• Termites require moist, humid environments to forage and establish colonies. Therefore, maintaining a dry subfloor significantly reduces the risk of termite activity.

Conclusion:

• Subfloor ventilation appeared to be adequate and functioning satisfactorily at the time of inspection.

• No immediate concerns were noted regarding airflow or vent obstruction.

Noted Item

Building: Main Building
Location: All Areas
Finding: Fungal decay - Absent at the time of inspection..
Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support

fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Thermal Imaging – Termite Activity Assessment..
Information:	During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System - Missing Durable Notice..
Information:	Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

- The type of termite management system installed (e.g. chemical barrier, physical barrier, reticulation system, baiting system)
- The installation date
- The installer's contact information
- Ongoing maintenance or inspection requirements
- If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

- Physical barriers
- Chemical soil treatments
- Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Proposal for Termite Risk Management – AS 3660.2 Compliance..
Information:	Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest

management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void Inspection Summary
Information:	1. Access & Limitations

Observation:

The roof void was partially accessible at the time of inspection via one identified entry point. Access was restricted in areas due to low clearance and the presence of bulk insulation. Movement within the roof space was limited to safely reachable sections only.

Implication:

Restricted access limits inspection to visible and safely accessible areas. Concealed defects, insulation-covered ceiling linings, and areas beyond safe reach could not be fully assessed. Conditions in inaccessible sections may differ from those observed.

Recommendation:

No immediate action required. Should future concerns arise (e.g., staining, sagging ceilings, or roof leaks), further investigation may be required, potentially involving temporary insulation relocation by a qualified contractor.

2. Roof Structure & Framing

Observation:

The roof framing elements, including rafters/trusses and associated structural members, appeared to be in sound condition within accessible areas. No significant distortion, sagging, or structural damage was observed at the time of inspection.

Implication:

The roof structure is performing its intended load-bearing function under current conditions. No evidence of structural failure or significant movement was identified in inspected sections.

Recommendation:

No remedial works are required at this stage. Continued routine maintenance and monitoring are advised as part of ongoing property care.

3. Roof Cover Support (Battens / Purlins)

Observation:

Accessible battens and/or purlins supporting the roof covering appeared to be in sound condition. No visible signs of significant deterioration, displacement, or failure were noted.

Implication:

The roof covering support system appears to be adequately supporting the roof cladding in inspected areas.

Recommendation:

No immediate action required. Maintain periodic roof inspections, particularly following severe weather events.

4. Insulation

Observation:

Bulk insulation was present within the roof void. Insulation coverage appeared generally consistent in accessible areas.

Implication:

Installed insulation assists with thermal efficiency and internal climate control. The presence of insulation also partially restricts visibility of ceiling linings from above.

Recommendation:

No corrective action required. Care should be taken if future trades access the roof void to ensure insulation is not displaced and remains evenly distributed.

5. Roof Sarking

Observation:

Roof sarking was present and appeared intact in visible areas. No significant tearing or displacement was observed.

Implication:

Sarking provides a secondary moisture barrier and assists in thermal regulation. Intact sarking enhances the roof system's resistance to wind-driven rain.

Recommendation:

No remedial works required at this time. Any damaged sections identified during future roofing works should be repaired or replaced as required.

6. Moisture & Water Entry

Observation:

No visible signs of active leaks, moisture staining, or water ingress were observed within accessible sections of the roof void at the time of inspection.

Implication:

The roof covering and associated flashings appear to be performing adequately under current conditions. It should be noted that leak evidence may only become apparent during or after significant rainfall events.

Recommendation:

Continue to monitor ceilings and roof void areas following heavy rain. If signs of staining or dampness develop, further investigation should be undertaken promptly.

7. Electrical & Services

Observation:

No visible concerns were identified with accessible electrical cabling or services within the roof void at the time of inspection.

Implication:

No immediate safety hazards were observed in accessible areas. Electrical components were visually assessed only and not tested.

Recommendation:

No action required. All electrical systems should be maintained and altered only by a licensed electrician.

8. Ducting & HVAC Components

Observation:

No ducting or HVAC components were present within the inspected roof void area.

Implication:

Not applicable.

Recommendation:

Not applicable.

9. Pest Evidence

Observation:

No visible evidence of timber pests, rodent activity, or nesting materials was observed within accessible areas of the roof void.

Implication:

There are no apparent indicators of active infestation at the time of inspection. However, concealed areas were not fully accessible.

Recommendation:

Routine pest inspections are recommended in accordance with standard maintenance practices.

10. General Condition

Observation:

The roof void is considered to be in satisfactory overall condition within the limitations

of access at the time of inspection.

Implication:

No significant defects were identified in accessible areas. The roof structure and associated elements appear to be functioning as intended.

Recommendation:

No immediate remedial works are required. Ongoing maintenance and periodic inspections are recommended, particularly following severe weather events or if internal signs of moisture become evident.

Additional Information

• Photographs were taken for reference.

• Conditions within roof void spaces may vary depending on weather conditions and seasonal temperature changes.

• Further assessment by a licensed roofing contractor is recommended should evidence of leaks or structural movement become apparent.

Inspector's Comments

Based on accessible areas, the roof void presents in satisfactory condition at the time of inspection. Access limitations apply, and ongoing monitoring as part of routine property maintenance is advised to ensure continued performance of the roof system.

Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sink – Overall Condition & Recommendations.
Information:	Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit

• Stored items under the sink obstructed access, limiting a full inspection of the

plumbing and internal cabinetry.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.

• It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.

Noted Item

Building:	Main Building
Location:	Laundry
Finding:	Laundry - Taps/Plumbing/Drainage.
Information:	Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

• The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

Recommendations:

• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to

perform adequately.

• Flexible and mould-resistant sealant should be applied to junctions between the basin and the wall to prevent water ingress that may lead to damage.

• Regular maintenance and prompt replacement of missing or deteriorated sealant is highly recommended, as this is a common wear-and-tear issue.

• Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.

• Where required, a sealant specialist or qualified tiling contractor should be appointed to carry out remedial sealing works.

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be good.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building: Main Building
Location: All Areas
Finding: Ceiling Condition & Observations.
Information: All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

• At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

Noted Item

Building: Main Building
Location: All Areas
Finding: Water Pressure – Observation Only.
Information: During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building: Main Building
Location: All Areas

Finding: Plumbing, Electrical & Gas Installations – Scope and Recommendations.

Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Shower Recess Waterproofing – Visual Assessment Only.
Information:	A visual inspection of the shower recess and surrounding walls was carried out where accessible. No evidence of recent water damage was observed at the time of inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

• Commissioning a special purpose (invasive) inspection by a qualified professional

• Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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