Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Feb 2026

Property Address: 120 Sir John Jamison Cct Glenmore Park NSW 2745

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: Wed, 11 Feb 2026

The Parties

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Name of the Principal(If Applicable):	
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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

• Immediate action is advised where timber pest activity or damage has been identified.
• 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.

Access Limitations
• Another manhole in the ceiling is recommended to enable complete access to the roof void.

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

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Consult a qualified termite specialist for installation options, costs, and advice.
• Recommend obtaining records and maintenance history from the previous owner.

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 fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Garage, Fence - Fabricated Metal Fence, Driveway, Shed, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled
Storeys	Double
Walls	Brick Veneer
Weather	Fine

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

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Slab Edge

- 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:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall exterior due to obstructions.

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:

- Above safe working height

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Duct work

- External finished ground level

- Insulation

- Floor coverings

- Lack of suitable access or entry point

- No power or light globes on site

- Overhanging vegetation

- Roof framing - not trafficable

- Sarking

- 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

Finding 1.01

Building:	Main Building
Location:	Exterior - rear
Finding:	Paving - Uneven.
Information:	Sections of the external paved area were observed to be uneven and irregular, with noticeable height variations between adjoining pavers. This condition appears consistent with either rough or substandard installation practices, possible soil movement, or settlement of the underlying base material over time.

Uneven paving poses a significant trip and fall hazard, particularly in areas of regular pedestrian use such as paths, patios, or entryways. The risk of personal injury increases if individuals are unaware of the uneven surface or during periods of low visibility or wet conditions. From a safety perspective, this issue requires timely attention to ensure compliance with general building and accessibility standards.

In addition to safety concerns, uneven paved areas can also negatively affect surface drainage. Poorly graded or uneven sections may allow water to pond or flow back toward the building's foundation, contributing to moisture accumulation, potential dampness issues, and premature surface deterioration. Over time, these conditions can lead to further instability of the paving and may necessitate more extensive repair works.

It is recommended that the affected sections be re-laid or re-paved to achieve an even and stable finish. Works should include assessment and correction of the underlying substrate to prevent recurrence of movement or settlement. Ensuring appropriate compaction, grading, and drainage will improve both the functionality and longevity of the surface.

A qualified concreter or paving specialist should be consulted to inspect the area, determine the extent of remediation required, and carry out the necessary works in accordance with relevant building and safety standards. Prompt rectification will help eliminate potential safety hazards and preserve the overall condition and presentation of the property.

Finding 1.02

Building:	Main Building
Location:	Bathroom
Finding:	Damaged Shower Screen Glass Panel.
Information:	Major Defect – Bathroom Shower Screen (Cracked Glass Panel)

Observation:

During the inspection of the bathroom, the shower screen glass panel was observed to have sustained visible and significant cracking. Also noted the two sliding doors have been removed and will need to be replaced. The cracking is clearly evident and extends through the glass panel, indicating that the integrity of the glass has been compromised. Based on the condition observed at the time of inspection, the damage is considered major. Any additional stress, vibration, or minor impact may cause the crack to propagate further or result in sudden and complete failure of the glass panel.

Implication:

Cracked shower screen glass presents a serious safety hazard. Tempered or toughened glass, when compromised, can fail without warning and shatter into multiple fragments, creating a high risk of personal injury to occupants. Continued use of the shower in its current condition significantly increases the likelihood of glass failure. In addition, deterioration of the crack over time is likely, which will ultimately require full replacement of the shower screen assembly rather than minor repair.

Recommendation:

It is strongly recommended that a qualified glazier be engaged as a matter of urgency to assess the extent of the damage. The cracked glass panel should be repaired or, more likely, fully replaced to restore the shower screen to a safe and compliant condition. Until appropriate remedial works are completed, occupants should exercise extreme caution and avoid using or coming into contact with the affected shower screen to minimise the risk of injury.

Finding 1.03

Building:	Main Building
Location:	Bedrooms
Finding:	Electrical – Exposed Wiring (Safety Hazard)
Information:	Exposed electrical wiring was identified within the bedroom ceiling areas where light fittings have been removed and not reinstated. The absence of enclosed light fixtures has left active wiring accessible at the ceiling lining interface. This condition is not considered safe and does not meet acceptable electrical safety standards.

In addition, a light switch located in the hallway was observed to be loose within its mounting. The switch plate was not securely fixed, and internal wiring was visible. Loose fittings can place strain on conductors and terminations, increasing the likelihood of short-circuiting, arcing, or overheating.

Exposed or inadequately protected electrical wiring represents a significant safety hazard. Risks include electric shock through direct contact, increased fire risk due to arcing or poor connections, and potential non-compliance with relevant electrical safety regulations.

This matter requires urgent attention. It is strongly recommended that a licensed electrician be engaged without delay to undertake a comprehensive inspection of the affected circuits, safely terminate or reinstall compliant light fittings, secure the loose switch, and ensure all wiring is properly enclosed and compliant with current electrical

standards. The area should be treated as a safety hazard until rectification has been completed.

Finding 1.04

Building:	Main Building
Location:	Exterior - left side
Finding:	External Paved Area and Stair Access – Potential Safety Hazard
Information:	The paved surface leading to the side external doors was observed to be uneven and out of level at the time of inspection. Differential movement and/or subsidence of the paving has resulted in an irregular walking surface, which presents a foreseeable trip hazard to occupants and visitors. In addition, the uneven grading may allow water to

pond against the building during rainfall events.

The stair tread servicing the external doors has also moved or subsided. Movement of stair elements can compromise stability and uniformity of riser and tread dimensions, increasing the likelihood of missteps and falls. Consistency of stair geometry is an important safety consideration under accepted building practice.

Tiles installed to the stair tread and threshold area were noted to be loose and/or not bonded. Loose tiles present a direct slip and trip hazard and may further deteriorate with continued use or exposure to weather conditions.

In its current condition, this area is not considered safe for regular foot traffic. Prompt rectification is recommended. Works should include lifting and reinstating affected paving to achieve a stable and adequately drained surface, stabilising or reconstructing the stair tread as required, and securely re-fixing or replacing loose tiles. All repairs should be carried out by a suitably qualified tradesperson to ensure safe and durable access to the external doors.

Major Defect

Finding 2.01

Building: Main Building

Location: Ensuite

Finding: Major Defect – Incomplete Ensuite Renovation

Information: The ensuite has been partially demolished in preparation for renovation works. Wall, floor and ceiling linings, including tiles and associated fixtures and fittings, have been removed. At the time of inspection, renovation works had ceased and the area remains incomplete.

As a result of the demolition stage, building elements are exposed, including structural framing and electrical cabling. Exposed electrical wiring presents a safety hazard and increases the risk of electric shock, mechanical damage to cables and potential fire risk if not properly protected and terminated. In addition, the removal of waterproofing, linings and floor finishes leaves surrounding building materials vulnerable to moisture ingress, deterioration and possible secondary damage if the area is inadvertently exposed to water.

An incomplete wet area renovation is considered a major defect in the context of a pre-purchase inspection. The bathroom is currently non-functional and cannot be used for its intended purpose. Furthermore, unfinished works may conceal additional defects, non-compliant work practices, or incomplete plumbing and electrical installations that cannot be fully assessed at this stage.

It is recommended that a suitably qualified and licensed bathroom renovation specialist or registered builder be appointed to assess the current condition of the works, verify compliance of any installed services, and complete the renovation in accordance with current Building Code requirements and relevant Australian Standards, including compliant waterproofing and certified electrical and plumbing installations. Any exposed electrical components should be made safe as a priority.

Finding 2.02

Building:	Main Building
Location:	Garage & Upstairs
Finding:	Ceiling - Water damaged
Information:	Observation:

Water staining and damage was noted to ceiling linings in the inspected area(s) at the time of the inspection. These stains present as discoloured or patchy areas and may suggest a history of moisture ingress, most commonly associated with roof leaks.

Implications:

Water staining is typically the result of prolonged exposure to moisture, which allows minerals and other contaminants carried by the water to accumulate on surfaces, leaving visible marks. If ongoing or left untreated, moisture ingress can lead to more serious issues such as:

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

Where the staining is still active (i.e., the leak continues during rainfall), this may indicate a current and unresolved roofing issue. In such cases, prompt attention is required to prevent further internal damage.

Recommendations:

• Where the staining is active or suspected to be active during wet weather, a qualified roofing specialist should be engaged to conduct a more detailed inspection. Their investigation should focus on identifying the exact source of moisture ingress and advising on necessary repairs to the roof coverings, flashings, penetrations, or

associated components.

• Where the staining appears to be historical (i.e., dry and showing no recent progression), reparation of affected ceiling materials (such as repainting or patching) may be carried out at the client's discretion, subject to confirmation that the source of the leak has been effectively addressed.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it is not possible to conclusively determine whether water staining is active or inactive at the time of inspection. Further assessment under a special-purpose inspection is recommended if a more detailed diagnosis is required.

Additionally, it is important to note that even minor damage to roofing materials—such as lifted flashings, cracked tiles, or poorly sealed penetrations—can allow water ingress that may lead to costly internal damage. Close-up inspection by a roofing contractor is advised to assess the condition of the roof coverings and associated fixtures more accurately.

Minor Defect

Finding 3.01

Building:	Yard
Location:	Yard - Front
Finding:	Minor Defect – Masonry Retaining Wall.
Information:	Observation:

A section of the masonry retaining wall was noted to be defective at the time of inspection, showing signs of deterioration.

Assessment:

Defects in retaining walls are often due to factors such as age, poor drainage, or original construction methods. While no immediate safety hazard was identified, deterioration may continue if not addressed and could become a concern over time.

Recommendation:

Monitoring is advised. If movement or further deterioration becomes evident, the client may consider:

• Engaging a landscaper or retaining wall contractor to carry out repairs or replacement

• Where the wall is considered structural, consulting a qualified structural engineer or building surveyor is recommended to assess and advise on appropriate remedial works.

Finding 3.02

Building:	Main Building
Location:	Exterior - rear
Finding:	Inadequate Site Drainage & Surface Water Management.
Information:	Observation:

The site drainage in this area was found to be inadequate at the time of inspection, creating a risk of water pooling during periods of rainfall. Key concerns noted include:

• An incomplete or substandard surface installation on the side of the house allowing for water to pool in low areas

Implications:

Inadequate site drainage may result in:

• Pooling water near the building or in pedestrian areas

• Potential moisture ingress into the structure

• Reduced effectiveness of termite management systems if slab edges or weep holes are exposed to moisture

Recommendation:

All surrounding paths and ground levels should be graded to fall towards appropriately installed surface drains to direct water away from the building and landscaped areas.

A qualified landscaping contractor should be appointed to:

• Complete or upgrade surface as needed

Remedial action will help ensure effective water management and protect the building and site from water-related issues.

Finding 3.03

Building:	Main Building
Location:	Exterior - rear
Finding:	Downpipe – Unconnected.

Information:

Findings:

• One or more downpipes on the property are not connected to an appropriate stormwater drainage system.

• As a result, roof runoff is being discharged directly onto the ground at the base of the building perimeter.

• This can lead to excessive dampness in surrounding soil, which may allow water to track beneath the structure.

Implications:

• Moisture-Related Building Defects:

Inadequate roof drainage can result in prolonged damp conditions around the foundations, potentially contributing to structural movement, subfloor moisture ingress, and long-term building degradation.

• Non-Compliance Risk:

Discharging roof water onto the ground—particularly where runoff enters adjoining properties—may be non-compliant with local building codes and plumbing regulations.

• Timber Pest Risk:

Persistently damp conditions near or under the structure can create an environment highly conducive to termite activity and other timber pests.

Recommendation:

It is strongly recommended that a licensed plumber be engaged to:

• Inspect all roof plumbing and stormwater discharge points

• Repair, replace, or install appropriate downpipes and drainage infrastructure to ensure all roof runoff is directed into a compliant stormwater system

• Assess for any secondary effects of prolonged moisture exposure near the building

Conclusion:

The current roof plumbing setup poses both compliance and moisture-management concerns, with the potential to contribute to structural or pest-related issues. Prompt rectification by a qualified professional is advised to ensure proper water management and protect the integrity of the building.

Finding 3.04

Building:	Main Building
Location:	Linen Cupboard
Finding:	Door - Binding and/or Jamming.
Information:	Functional Defect Identified

Binding and/or jamming of this door was observed during standard operation and appeared to be rubbing or binding. This issue impairs the normal functionality of the door and may lead to secondary damage to adjacent building elements, such as scuffing or tearing of floor coverings, or stress to door hardware and framing.

Possible Causes

Binding or jamming may result from a range of factors, including but not limited to:

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

• Differential movement in the building structure (e.g. due to settlement, subfloor deflection, or foundation issues)

Recommendations

• If the issue appears to be related to major structural movement, it is recommended that a registered builder with experience in re-stumping or subfloor repairs be engaged to assess the extent of the movement and provide a quotation for necessary remedial works.

• Where the issue is minor in nature, a qualified carpenter or general handyperson may be appointed to carry out corrective works at the client's discretion.

Prompt assessment and remediation are advised to prevent further deterioration or related damage.

Finding 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Sealant and grouting - Degraded or Missing

Information:

It was noted on inspection that the sealant or grout has either degraded or is missing to these areas.

Different materials and floor areas move at different rates, generally causing cracking to grout that is used in junctions or sealant that has deteriorated over time due to lack of maintenance . A flexible sealant is required in junctions to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect.

Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible.

Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Photographic Reference Note.
Information:	Additional photos have been provided for your general reference.

Arrows have been included in the images to highlight areas where minor defects or general wear and tear are present.

If further clarification is required, we recommend discussing these photos with your building consultant, who can provide more detailed insights specific to the condition and context of the property.

Finding 3.07

Building:	Main Building
Location:	Roof Void
Finding:	Sarking was found to be damaged in this area.
Information:	Damaged Roof Sarking

Defect Classification: Minor Defect / Maintenance Item

Condition Overview:

Sarking is a laminated aluminium foil applied beneath the roof covering that provides thermal insulation and acts as a vapour barrier to protect the roof void and interior spaces.

Where sarking is damaged, its ability to insulate and prevent moisture ingress is compromised. This may reduce the property's energy efficiency and increase the risk of moisture penetration, particularly from condensation or leaking roof tiles.

Recommendations:

Any holes or damaged sections of sarking should be repaired or replaced to restore full functionality. These works should be completed by a roofing contractor or other suitably qualified tradesperson.

Finding 3.08

Building:	Main Building
Location:	Roof Void
Finding:	Roof flashing - Deteriorated or loose
Information:	Observation:

The roof flashings were observed to be either loose or requires dressing, this was noted from within the roof space, where daylight was evident. The second storey roof is above safe heights and Roof flashings are critical components of the roof system and are typically constructed from lead, metal, or other waterproof materials. They are installed at junctions where the roof covering meets adjoining elements, such as walls or gable ends, to form a weatherproof seal and prevent water ingress.

Implication:

Where roof flashings have deteriorated, failed, or become damaged, their ability to provide effective weatherproofing is significantly reduced. This increases the risk of water penetration into the roof space and internal areas of the dwelling, particularly during periods of heavy rainfall or wind-driven rain. Ongoing moisture ingress can contribute to premature deterioration of roof framing and other building materials, and may lead to secondary defects such as internal water staining, mould growth, decay of timber elements, and potential structural issues if left unaddressed.

Recommendation:

It is recommended that a licensed roofing plumber or suitably qualified roofing contractor be engaged as soon as practicable to carry out a detailed assessment of the Dutch gable flashings. Any deteriorated or defective flashing materials should be repaired or replaced as necessary to restore effective weatherproofing. Prompt remedial action is advised to minimise the risk of ongoing water ingress and to prevent the development of further internal damage or consequential defects.

Live Timber Pest Activity

Finding 4.01

Building:	Yard
Location:	Yard - Front
Finding:	Live Termite Activity – Tree to Front of Property
Information:	Live termite activity was identified within a tree located at the front of the property at the time of inspection. The presence of active termites in close proximity to the dwelling represents an increased risk to the structure, as trees and timber landscaping elements can act as a food source and potential conduit for termite movement toward the building.

The termite species could not be conclusively identified during the inspection. Species identification is critical, as different termite types (e.g. subterranean, drywood) require specific management and eradication strategies. Without confirmation of species, the full extent of risk and the most appropriate treatment methodology cannot be accurately determined.

Active termite infestations will continue to cause damage while untreated. Immediate intervention is required to prevent further infestation of the affected tree and to reduce the risk of termites spreading to structural timber elements of the dwelling or other improvements on the property.

It is strongly recommended that a licensed and experienced pest management professional be engaged as a matter of urgency to identify the termite species, implement an appropriate eradication program, and assess the need for a comprehensive termite management system for the property in accordance with relevant Australian Standards. Ongoing monitoring and maintenance will be essential to mitigate future risk.

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls
Finding:	Plumbing and/or yard drainage - Conducive conditions..
Information:	Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Downpipe – Unconnected.

• Inadequate Site Drainage & Surface Water Management.

Finding 6.02

Building:	Main Building
Location:	Yard
Finding:	Garden Beds Against Building – Conducive to Termite Activity..
Information:	Observation:

Garden beds were observed directly against the perimeter of the building. This condition can result in water pooling or retention during rainfall or from regular watering/hosing, which may lead to moisture ingress beneath the structure.

Risks:

• Persistent moisture buildup around the base of the building creates an environment that is conducive to termite activity and timber decay.

• Plants and vegetation close to or in contact with external walls can provide shade and cover, further increasing the likelihood of termite infestation.

• Garden beds are also partially concealing some weep holes, slab edges, or termite barriers, reducing visibility during inspections and allowing for undetected termite entry.

Recommendation:

It is strongly recommended that garden beds be removed or relocated away from the building perimeter. Maintaining a clear inspection zone around the structure helps reduce moisture retention and improves visibility during regular pest inspections. This preventative measure significantly lowers the risk of termite ingress and related structural damage.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Finding 6.04

Building:	Main Building
Location:	Yard
Finding:	Conducive Conditions – Timber and Firewood Storage Near the Structure..
Information:	During the inspection, it was noted that timber and/or firewood is being stored against the house including around the external areas of the property. This practice is considered a conducive condition for timber pest activity, particularly termites.

Termites are naturally attracted to cellulose-based materials such as untreated timber and firewood, which can serve as both a food source and a potential nesting site. When these materials are stored in contact with the ground or close to the building's perimeter, they create ideal conditions for termites to establish activity and potentially gain concealed entry into the structure.

In addition to the risk of termite infestation, timber stored outdoors and exposed to environmental elements such as rain, soil contact, and poor ventilation is also prone to excessive moisture retention and wood decay (wood rot). This further increases the risk of attracting other timber pests, including fungal decay organisms and wood borers.

If termites are already active in the area, stored timber can act as a bridge or stepping

stone for them to reach the main structure undetected. Early identification of these conducive conditions is crucial, as it allows for risk reduction before pest activity becomes established.

Recommendation:

It is strongly recommended that all firewood, off-cuts, untreated timber, and similar cellulose materials be immediately removed from direct ground contact and relocated away from the building's perimeter (ideally stored on a raised, well-ventilated platform at least several metres from the structure). This significantly reduces the likelihood of attracting termites and helps maintain an environment that is less favourable for timber pest activity.

Preventative action is far more effective — and cost-efficient — than treating an active infestation. Ongoing monitoring and good housekeeping practices around the property are essential in maintaining a low-risk environment.

Finding 6.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging of Termite Barriers – Concealed Weep Holes..
Information:	Observation:

At the time of inspection, it was noted that the weep holes in the external brickwork of the property are concealed by adjacent concrete paving, stored timber and vegetation. This creates a bridging point for termites, allowing undetected access over or around the termite barrier system and into the structure. As a result, a full inspection of this area could not be achieved. Where external weep holes are not visible or accessible, there is a significantly increased risk of concealed termite entry. Termites can exploit these hidden access points to enter the structure undetected.

Understanding Weep Holes:

Weep holes are designed to:

• Drain moisture that may accumulate within cavity brickwork.

• Prevent deterioration of internal timber framing and building elements by allowing internal condensation to escape.

Risks Associated with Concealed Weep Holes:

• Concealed termite entry becomes possible when weep holes are obstructed by ground levels, paving, concrete slabs, footpaths, garden beds, or built-up landscaping.

• These obstructions also provide moist, shaded environments that are attractive to termite activity.

• Moisture build-up due to covered weep holes further increases the risk of timber pest infestation and wood decay.

Recommendation:

• All weep holes should remain exposed and unobstructed across the entire property to allow for effective drainage and visual termite inspections.

• It is strongly advised that any material or structure covering weep holes be removed promptly, and a re-inspection carried out to ensure termite entry is not occurring undetected.

• Where removal of obstructions is not feasible, it is recommended that the area be inspected regularly, ideally every 3 to 6 months, to monitor for signs of termite activity or moisture-related damage.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Fungal Decay - Identified..
Information:	Observation: Fungal Decay (Wood Rot) in outdoor timber structure

During the inspection, fungal decay (wood rot) was evident to the animal shelter. This

deterioration appears to be due to general ageing and long-term exposure to weather conditions. Timbers are also suspected to be affected by termite activity.

Timber Pest Risk Assessment:

• Fungal decay occurs when timber or cellulose-based materials are subjected to prolonged moisture exposure, either from direct ground contact, pooling water, or retained moisture from nearby materials.

• Wood rot is a conducive condition for subterranean termite activity, as termites are attracted to soft, damp, and decaying wood that is easier to penetrate and nest in.

• Landscaping timbers in direct contact with soil and moisture are particularly vulnerable to both decay and termite attack, whether they are in use or stored unused.

Recommendation:

• All affected timbers should be removed and replaced with non-susceptible materials to reduce the likelihood of termite attraction.

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

- Licensed Electrician

- As identified in summary and defect statements

- Licensed Plumber specialising in Roof Plumbing

- Registered/Licensed Builder

- 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 fair condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Several major and minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• The ensuite bathroom renovation has commenced but remains incomplete, with wall, floor and ceiling linings removed and the area left in a partially demolished state. Exposed electrical wiring presents a safety hazard, and the bathroom is currently non-functional. Completion of the renovation by a licensed builder or bathroom specialist is required, with all electrical and waterproofing works to be made compliant and safe.

• Water staining and damage were noted to ceiling linings, indicating past or possible ongoing moisture ingress, commonly associated with roof leaks. If active, this may lead to structural deterioration, timber rot, mould growth and damage to insulation and internal finishes. A qualified roofing specialist should be engaged to identify and rectify the source of any leak, and confirm whether the staining is historical or active, as this could not be conclusively determined at the time of inspection.

SAFETY HAZARDS

• The paved area leading to the side external doors and rear foot path is uneven and has subsided, creating a trip hazard and allowing potential water ponding against the building. The stair tread has moved and tiles to the tread and threshold are loose, further increasing slip and fall risk. This area is not considered safe for regular access and requires prompt rectification, including stabilisation of the paving and stair structure and secure re-fixing or replacement of loose tiles by a qualified tradesperson.

• The bathroom shower screen glass panel is significantly cracked, and the two sliding doors have been removed and require replacement. The integrity of the glass is compromised, presenting a serious safety hazard as failure may occur without warning and result in injury. Urgent assessment and replacement by a qualified glazier is recommended, and the shower should not be used until rectification is completed.

• Exposed electrical wiring was identified to bedroom ceilings where light fittings have been removed, and a hallway light switch was noted to be loose with visible wiring. These conditions present a significant safety hazard, including risk of electric shock and fire. Urgent assessment and rectification by a licensed electrician is required to make the installation safe and compliant.

BUILDING REPORT SUMMARY

Yard / Drainage

• Site drainage appeared average on the day of inspection..
• Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• 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.
• Some Downpipes are not adequately connected to the stormwater system

Recommended actions:

• Clean gutters and remove debris.
• Connect downpipes to stormwater system.
• 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 average condition overall, with no major visible defects from ladder-accessed areas.

• Roof not fully accessible due to height and safety limitations.
• Due to limitations and water damaged ceilings a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed.

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

Taps, and Plumbing
• 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 average condition with minor wear and tear.
• Evidence of active ceiling leaks or water damage observed at the time of inspection. Further investigation is highly recommended.

Some minor unevenness was noted in ceiling surfaces, which is not uncommon in properties of this age and construction. While no signs of detachment were visible, it's important to note that ceiling panels may become loose or detach over time, and such issues may not be apparent during a visual 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 poor with defects found
• The ensuite has been stripped for renovations and not completed, appointing a bathroom renovation specialist is recommended.
• No elevated moisture readings were found behind 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 above average 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.

TIMBER PEST REPORT SUMMARY

Termite Activity

• No visible evidence of active termites inside the main dwelling at the time of inspection.
• Live Termite activity and workings (e.g. mud packing) were observed in a tree at the front of the property. Treatment is highly recommended.
• Tree stumps, stored firewood and timber debris are highly conducive to infestation and should be removed immediately.

Timber Decay

• No Wood rot observed in the main dwelling.
• Wood rot was observed in the shed/animal shelter
• Continued exposure to moisture could worsen the decay and increase pest risk.
• All affected timbers should be removed and replaced with treated or non-susceptible materials.
• Wood Rot is conducive to termite activity and should be addressed urgently by removing and replacing affected timbers with treated or non-susceptible materials.

Building Perimeter

• Ensure that surface water drains away from the building at all times.
• Garden beds and vegetation should be cleared from direct contact with external walls to reduce moisture retention and limit pest access.

Moisture Conditions

• No elevated moisture detected in wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.
• However, as the property may have been vacant or unused, moisture issues may only become apparent after extended use. Monitoring is essential.
• Note: Properties left vacant may not show leaks until plumbing is in regular use. Recommend post-settlement monitoring and potential follow-up inspection.

Trees & Landscaping

• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.
• Remove any untreated landscaping timbers and timber debris from around the yard.

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in some roof void areas due to low pitch or clearance.
• Full access is required to allow for a more comprehensive assessment, a re-inspection is recommended after access is made available.

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
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Install stormwater connections to all downpipes.
• Eradicate termite nest and remove tree and stumps
• Remove stored timber, landscaping timbers, and organic debris near the structure.
• Trim or remove trees and vegetation in contact with or close to the home.
• Highly recommend installing a termite management system.
• Engage a roofer for closer inspection of roof tile condition.
• 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: Perimeter Slab Edge
Finding: Slab Edge Inspection Zone – Not Maintained..
Information: Observation:

An inspection zone of at least 75mm should be maintained between the bottom course of brickwork and any adjoining surface (e.g., paving, soil, turf, or concrete) to allow for visual detection of termite activity. This area, known as the exposed slab edge, is a critical part of termite management and monitoring.

Risk:

If the slab edge is concealed by render, landscaping, cladding, soil, or other obstructions, termites may gain undetected access to the structure. Without a clear inspection zone, there is a high risk of concealed termite entry, particularly where no physical or chemical barrier can be confirmed.

Additional Note:

In some cases, determining the type of slab construction (e.g., waffle pod, conventional) may require review of original building plans or advice from a qualified builder or architect.

Recommendation:

• Ensure that the slab edge is kept fully exposed around the perimeter of the building.

• Remove any obstructions such as soil, mulch, paving, or cladding that may hinder visibility.

• Where the slab edge cannot be fully exposed, it is strongly recommended that timber pest inspections be carried out every 6 to 12 months to monitor for termite activity and minimise risk to the structure.

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:	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:	Termite Management Recommendation..
Information:	• A treatment proposal in accordance with Australian Standard AS 3660 is required to address the identified termite infestation.
	• Such a proposal is recommended for all properties where evidence of termite activity is present, regardless of whether the activity appears active (live) or inactive (historical).
	Termite Management May Include (but is not limited to):
	• Removal of conditions conducive to termite attack (e.g. moisture issues, timber-to-ground contact).
	• Installation of termite baiting systems to monitor and manage ongoing termite activity.
	• Eradication of any live termite colonies where detected.
	• Installation of a chemical barrier treatment around the property's exterior perimeter for long-term protection.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Limited Accessibility..
Information:	Observation:
	Access to the roof void was restricted due to several limiting factors, including:
	• Low roof pitch
	• Non-trafficable framing

• Inaccessible or obstructed areas

• Presence of insulation

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.






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

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.

• Flexible, mould-resistant sealant should be applied at wall junctions and other wet-area interfaces to prevent water ingress and potential damage. This is considered routine maintenance, and damaged or missing sealant should be replaced as needed.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained. A sealant specialist or tiling contractor may be engaged to carry out these works where necessary.

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.

Recommendations:

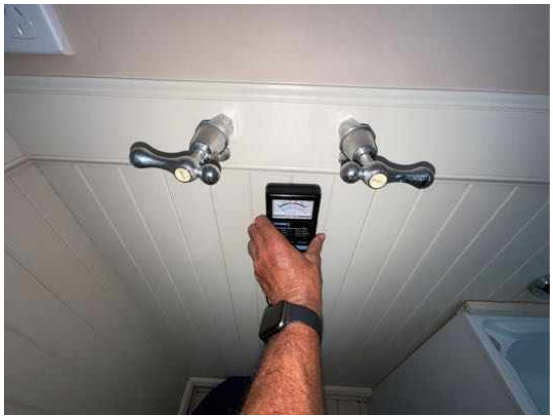
• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

• 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.

• 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 poor , with some areas potentially requiring maintenance or replacement.

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

• The shower screen is cracked

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.

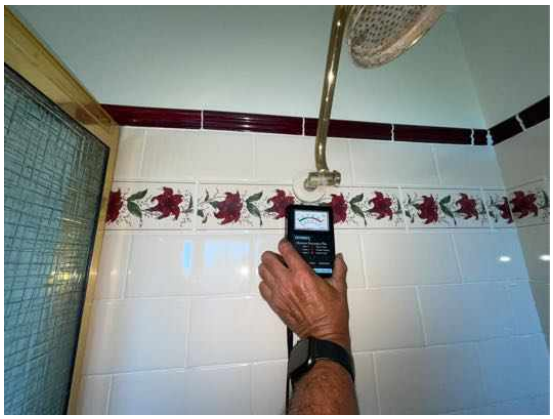
• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

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

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: Toilet (WC)
Finding: Overall Condition: Toilet & Basin.
Information: TOILET & BASIN ASSESSMENT

Toilet:

• No leaks were observed during the flushing process.

• The toilet operated normally with no signs of malfunction or abnormal water flow.

• The toilet pan was securely fixed to the floor at the time of inspection.

Vanity Basin(s):

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

• Water flow and drainage appeared satisfactory under limited-use testing conditions.

Sealant:

• Sealant around the basin and wall junctions appeared to be missing.

• It is recommended that flexible, mould-resistant sealant be applied or replaced where missing or degraded to prevent future water ingress.

• Regular maintenance of sealant and grouting in wet areas is essential to prolong the life of surrounding materials and reduce the risk of water damage.

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:

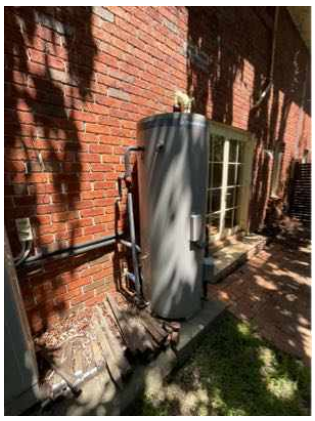
Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

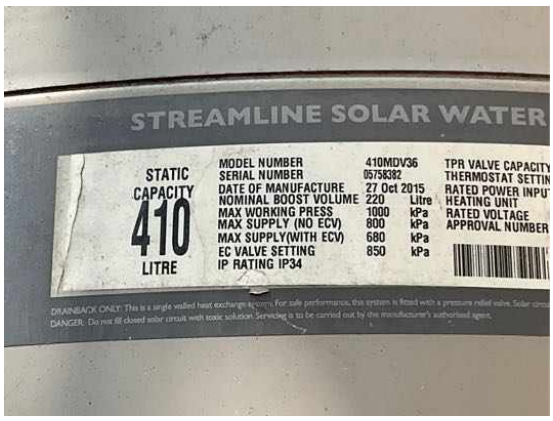
• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• 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.