Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 5 Feb 2026

Property Address: 118 Vary St, Morwell VIC 3840, Australia

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:	Thu, 5 Feb 2026
Modified Date:	Fri, 6 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	118 Vary St, Morwell VIC 3840, Australia
Client's Email Address:	
Client's Phone Number:	
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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:

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 safety hazards 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	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete Stumps
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Footpath, Fence - Post and Rail Construction, Driveway, Garage, Shed
Other Timber Bldg Elements	Doors, Internal Joinery, Door Frames, Deck, Architraves, Skirting Boards, Floorboards, Fascias, Timber Wall Panelling
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
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.

- Interior

- Exterior

- Fencing

- Roof Exterior

- Roof Void - Part

- Wall Exterior

- Subfloor - Part

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:

- Outside of the fencing.

- Subfloor - Part.

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - 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:

- Ceiling linings

- Appliances and equipment

- Decking

- Duct work

- Areas of low roof pitch preventing full inspection

- Chimney vents and flues

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- External concrete or paving

- Insulation

- External finished ground level

- Overhanging vegetation

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- 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: **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.

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:	Eaves
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Eaves were suspected to contain asbestos at the time of inspection. Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Finding 1.02

Building:	Main Building
Location:	Sunroom
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Internal cladding was suspected to contain asbestos at the time of inspection. Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. As Asbestos Reporting is outside the scope of this report, we advise that you consider

a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Finding 1.03

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	External cladding was suspected to contain asbestos at the time of inspection. Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Finding 1.04

Building:	Main Building
Location:	Fencing
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Fencing of adjacent property was suspected to contain asbestos at the time of inspection. Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Laundry
Finding:	Timber Skirting Decay with Elevated Moisture Levels
Information:	Timber decay was observed to the skirting board at the time of inspection. Elevated moisture levels were also recorded in this area, indicating ongoing moisture exposure. Based on the location and condition of the affected materials, an ongoing water leak within the adjoining wall is suspected. If left unaddressed, continued moisture ingress may result in further deterioration of the skirting board and potential spread of decay to concealed timber framing, wall linings, and other adjoining building elements. Ongoing moisture may also increase the risk of mould growth and damage to internal finishes. It is recommended that an invasive inspection be carried out to confirm the source and extent of moisture ingress. A suitably qualified plumber and/or registered builder should be engaged to investigate the suspected leak and undertake necessary repairs, including replacement of any decayed timber and remediation of affected areas.

Finding 2.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Tile and Mortar Deterioration
Information:	Edge deterioration and surface wear were observed to the roof tiles during the inspection of the roof void. In addition, deterioration of the mortar bedding and pointing was noted along the edges of the gable roof. These defects are commonly associated with natural ageing, prolonged exposure to weather conditions, and general wear and tear over time. If left unaddressed, the deterioration of roof tiles and mortar may compromise the

roof's ability to provide a watertight barrier, potentially leading to water ingress and damage to the roof space and interior of the dwelling. Deteriorated mortar may also reduce the stability of roof tiles, increasing the risk of tile movement or dislodgement during strong winds or storm events.

It is recommended that a licensed roof plumber or registered roofing contractor be engaged to assess the extent of tile and mortar deterioration and carry out any necessary repairs, repointing, or replacement works. Prompt rectification will help ensure the roof remains weatherproof and structurally sound.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Living Room
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.

Finding 3.02

Building:	Main Building
Location:	Kitchen

Finding: Non-Functioning Cooktop Burner

Information: One burner was found not to be functioning at the time of inspection. This condition may be related to an appliance fault, ignition issue, or gas supply component malfunction.

If left unaddressed, a non-functioning burner may limit the safe and effective use of the appliance and could indicate an underlying issue requiring attention.

It is recommended that a licensed gas plumber or authorised appliance technician be engaged to assess the cooktop and carry out any necessary repairs or servicing.

Finding 3.03

Building: Main Building

Location: Kitchen

Finding: Non-Functioning Rangehood Light

Information: The rangehood light was found not to be operating at the time of inspection. This may be due to a failed globe, wiring issue, or an internal fault within the rangehood unit.

If left unaddressed, inadequate lighting may affect the safe and effective use of the cooking area and could indicate an underlying electrical issue.

It is recommended that the rangehood light be repaired or replaced as required by a suitably qualified electrician or authorised appliance technician.

Finding 3.04

Building:	Main Building
Location:	All Internal Areas
Finding:	Gaps to Timber Flooring Edges
Information:	Gaps were observed along the edges of the timber flooring at the time of inspection. This condition is commonly associated with natural timber movement due to changes in temperature and humidity, shrinkage, or installation tolerances. If the gaps increase over time, they may affect the appearance of the flooring and allow debris or moisture to enter, potentially leading to further deterioration or movement of the flooring. It is recommended that the affected areas be monitored for any changes. If the gaps widen or cause functional concerns, a suitably qualified flooring contractor should be engaged for further assessment and advice.

Finding 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Weathered Window Reveal
Information:	A weathered reveal was observed in this area at the time of inspection. This

deterioration is minor in nature and may be due to age, sun exposure, or intermittent moisture contact.

If left unmanaged, continued weathering may allow moisture to penetrate the surrounding materials, potentially leading to staining, decay, or further deterioration of the window frame and adjoining wall surfaces.

It is recommended that this area be regularly monitored for any signs of water ingress. If deterioration progresses or moisture is detected, a qualified carpenter or painter should be engaged to repair and reseal the affected section to prevent further damage.

Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Uneven Vinyl Flooring to Bathroom
Information:	The vinyl flooring in the bathroom was found to be uneven at the time of inspection. This condition may be associated with substrate irregularities, installation issues, or general wear over time.

If left unaddressed, uneven flooring may worsen, affect the appearance and serviceability of the bathroom floor, and in some cases present a minor trip hazard.

Elevated moisture levels were not recorded in this area during the inspection. It is recommended that the flooring be monitored, and if the condition deteriorates or causes concern, a suitably qualified flooring contractor should be engaged for further assessment and advice.

Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Tap - Water hammer
Information:	This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged. A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that

the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Shower head - Leaking
Information:	The shower head in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the shower is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Finding 3.09

Building: Main Building
Location: Laundry
Finding: Elevated Moisture Levels Behind Shower Area
Information: Elevated moisture levels were recorded behind the shower area at the time of inspection. This condition indicates moisture ingress within the wall cavity and is commonly associated with waterproofing failure, plumbing leaks, or deterioration of seals and finishes within the shower area.

If left unaddressed, ongoing moisture ingress may lead to deterioration of wall linings, framing, and adjoining building elements, as well as mould growth and potential health concerns. Prolonged moisture exposure can also result in more extensive and costly repairs.

It is recommended that an invasive inspection be undertaken to determine the source and extent of moisture ingress. A suitably qualified plumber and/or registered builder should be engaged to investigate and carry out any necessary repairs and remediation works.



Finding 3.10

Building: Main Building
Location: Sunroom
Finding: Rising Damp to Timber Skirting

Information: Rising damp was observed affecting the timber skirting in the sub room at the time of inspection. This condition is typically associated with moisture migration from the ground through masonry or slab elements and may indicate an ineffective or deteriorated damp-proof course.

If left unaddressed, rising damp may lead to continued moisture exposure, resulting in deterioration of timber skirting, damage to adjoining wall linings, mould growth, and potential long-term impacts on internal finishes and air quality.

It is recommended that a suitably qualified contractor or damp specialist be engaged to further assess the extent and cause of the rising damp and provide appropriate remedial measures.

Finding 3.11

Building: Main Building

Location: Deck

Finding: Weathered Timber Decking

Information: The timber decking in the deck area was observed to be weathered at the time of inspection. Surface deterioration, fading, and general wear were noted Weathered Timber Decking, consistent with prolonged exposure to external weather conditions and a lack of recent maintenance.

Weathered timber can become more susceptible to moisture absorption, decay, and splintering. If left untreated, the deterioration may progress, potentially leading to structural weakening of the decking boards, safety hazards, and reduced overall lifespan of the deck.

It is recommended that a qualified contractor or carpenter be engaged to assess the condition of the decking and undertake appropriate maintenance. This may include cleaning, sanding, repairing any damaged sections, and applying a suitable protective coating or sealant to prolong the durability and appearance of the timber. Regular ongoing maintenance is advised.






Finding 3.12

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

Finding 3.13

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Tree Root Growth Adjacent to Dwelling
Information:	Tree roots were observed growing close to the dwelling and were noted to be damaging sections of the surrounding paving at the time of inspection. The proximity of established tree roots to the structure increases the risk of ongoing ground movement and subsurface interference.

If left unaddressed, continued root growth may lead to further damage to paving and could potentially impact foundations, footings, underground services, or other structural elements of the dwelling. Progressive root intrusion may also contribute to uneven surfaces and ongoing maintenance issues.

It is recommended that a suitably qualified arborist or contractor be engaged to assess the extent of root growth and advise on appropriate management or removal. Ongoing monitoring is also recommended to reduce the risk of future structural damage.

Finding 3.14

Building:	Shed
Location:	Roof Exterior
Finding:	Corrugated Iron Roof - rusting
Information:	Rusting was observed on the corrugated iron roof in this area. The affected sections show signs of corrosion, which may be due to prolonged exposure to moisture, weathering, or inadequate drainage. Factors such as pooling water, debris accumulation, or previous damage to protective coatings could have accelerated the rusting process. If left untreated, rust can continue to spread, weakening the metal and potentially leading to perforations or leaks. This may result in water ingress, which can cause damage to internal structures such as ceiling materials, insulation, and timber framing. In severe cases, corrosion can compromise the structural integrity of the roofing, increasing the risk of further deterioration and costly repairs. It is recommended to engage a registered roofing contractor to assess the extent of the rust and take appropriate remedial action. Minor surface rust may be treated with rust inhibitors and protective coatings to prevent further corrosion. If rust has penetrated deeper, sections of the roofing may require repair or replacement. Regular maintenance, including clearing debris and ensuring proper water drainage, can help extend the lifespan of the roof and prevent further rust development.

Finding 3.15

Building: Main Building
Location: All Areas
Finding: Bouncy floor
Information:

Finding 3.16

Building: Main Building
Location: Subfloor
Finding: Backfill substandard for stumps
Information: Backfill was not completed around several stumps, leaving gaps and depressions in the surrounding soil. This issue is present in areas where the stumps were installed but not properly backfilled after excavation. The likely cause of this condition is inadequate soil replacement during or after the stump installation process, potentially due to time constraints, oversight, or soil compaction issues.

The lack of proper backfill creates low points around the stumps where water can accumulate, leading to persistent moisture retention. This condition increases the risk of timber decay and creates an environment conducive to termite activity, which can compromise the structural integrity of the stumps over time. Additionally, prolonged water ponding may contribute to soil movement and instability around the stumps, potentially affecting the overall foundation support.

To address this issue, it is recommended to properly backfill the affected areas with well-compacted soil to eliminate depressions and improve drainage. Ensuring adequate grading around the stumps will help direct water away from the structure, reducing the risk of moisture-related damage. If necessary, additional drainage solutions should be considered to prevent future water accumulation. Regular monitoring of moisture levels and termite activity is also advised to protect the structural components.

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:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for

termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits are the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector.

Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

Finding 6.05

Building:	Main Building
Location:	All External Areas

Finding: Building materials in direct ground contact - conducive to termites

Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

Finding 6.06

Building: Main Building

Location: All External Areas

Finding: Ground level deck - conducive to moisture and timber decay

Information: The ground level deck can be conducive to timber pest infestation due to its close proximity to the soil. Without proper precautions, the moisture in the soil can create an ideal environment for timber decay and other termites to thrive. Regular inspection and treatment can help prevent infestation and protect the decks structural integrity.

An invasive inspection of the area is recommended to determine further actions.

Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Timber debris - exterior areas & subfloor space
Information:	Timber debris were found in the exterior areas & subfloor space at the time of inspection. The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.08

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Downpipes inadequately connected - conducive condition
Information:	The downpipe was found to be inadequately connected to the stormwater line, allowing water to discharge near the building. This creates excess moisture around the

structure, which can lead to timber decay and provides conditions conducive to termite infestation. Prolonged dampness may also contribute to foundation movement and other structural concerns.

If left unaddressed, ongoing moisture accumulation can accelerate timber deterioration and attract termites, potentially leading to costly repairs.

It is recommended to have the downpipe properly connected to the stormwater drainage system as soon as possible to prevent excessive moisture buildup and reduce the risk of termite activity.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Wood rot - Fascias
Information:	Fascias and barges in this area shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this area. Frequent exposure to rain and other weather conditions also make fascia's and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 7.02

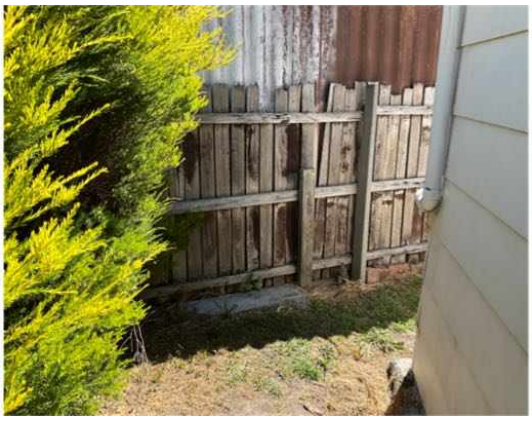
Building:	Main Building
Location:	Fencing
Finding:	Wood rot - Fence
Information:	The post and rail fence shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Replacement of affected timbers may be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected

building materials.




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

- Asbestos Inspector

- As identified in summary and defect statements

- Licensed Plumber

- Registered Roofing Contractor

- Termite and Timber Pest Technician / Licensed Pest Controller

- Registered/Licensed Builder

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

- Compared to other buildings of a similar age, the dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified.

There were safety hazards found at the time of inspection.

Eaves, internal cladding in sub room, external cladding and adjacent property fencing were suspected to contain asbestos during the inspection. An asbestos removalist or an inspector needs to be engaged immediately.

There were major defect found during the inspection.

Timber decay was observed to the skirting board at the time of inspection. This could be due to an internal ongoing water leak. A licensed plumber needs to be engaged as soon as possible.

Roof tiles were found deteriorated during the inspection. A registered roofing contractor needs to be engaged as soon as possible.

There were some minor defects found, which are mentioned in the body of this report and need to be attended as recommended.

This dwelling is highly susceptible to timber pest activity. No live timber pest activity or previous timber pest damage were observed during the inspection.

There are areas that are conducive to timber pest activity and should be eliminated if possible without delay.

There was no evidence of a previous termite management plan on this property. It is highly recommended that a pest control company be contacted and the pest management plan be implemented.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

Disclaimer:

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. Any recommendations provided herein are made to the best of professional judgement, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is encouraged that clients undertake periodic maintenance and inspections to ensure the continued integrity of the property.

For further information, advice and clarification please contact Nihar Joshi on: 0432 905 298

Section D Significant Items

The following items were noted as - For your information

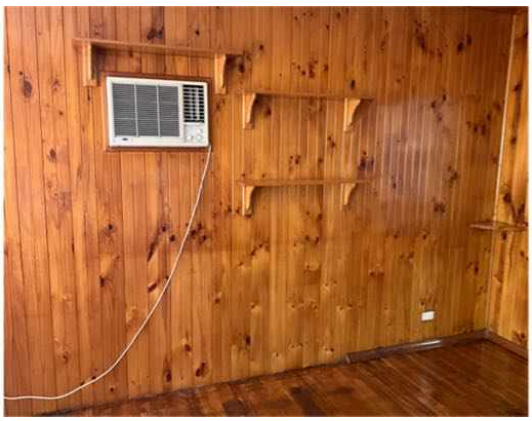
Noted Item

Building: Main Building
Location: All External Areas
Finding: Obstructions and Limitations - External areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the external areas of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Obstructions and Limitations - Internal areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas of the property at the time of inspection.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations - Roof Cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the roof cavity of the main building at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Obstructions and Limitations - Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor of the main building at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

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.