



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 232 Bourke St, Glen Innes NSW 2370,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 20 Mar 2026

Modified Date: Sat, 21 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 232 Bourke St, Glen Innes NSW 2370, 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: This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

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 poor condition with safety hazards identified. Major and minor defects were also 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
Company or Strata title	No
Floor	Brick Stumps or Piers, Concrete, Timber with concrete areas, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, Fibre Cement Sheets
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
- Gardens
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Site - Part.
- Subfloor - 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Overhanging vegetation
- Rugs
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.
- Suspected Asbestos Debris
- 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:	Dining room
Finding:	Cracked Window Glass Pane to Dining Room
Information:	A crack was identified to the window glass pane in the dining room. Cracked glazing can worsen over time and may allow moisture ingress and further deterioration of the window assembly. Possible causes include impact damage or general age-related deterioration. This is a relatively common defect. It is recommended that a licensed glazier replace the damaged glass pane and inspect the surrounding frame for any associated damage. Preventative maintenance includes avoiding impact to glazing and ensuring window frames are well maintained. Repairs should be carried out as required.



Finding 1.02

Building:	Main Building
Location:	Dining room
Finding:	Crack to Internal Lining – Dining Room (Possible Asbestos Containing Material)
Information:	A crack was identified to the internal lining in the dining room. The lining may contain asbestos, which was common in materials used in properties of this age. Cracking may allow further deterioration of the material and potential disturbance risks if not managed appropriately. Possible causes include structural movement, impact damage, or general age-related deterioration. This is a common defect in properties of this age. It is recommended that a licensed asbestos professional or suitably qualified contractor assess the material and confirm whether asbestos is present prior to any disturbance. Any repairs or removal should be carried out in accordance with relevant regulations and safe handling procedures. Preventative measures include avoiding disturbance to the material until it has been properly assessed. Assessment and any

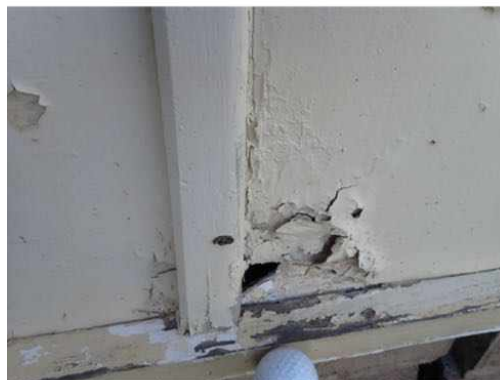
required works should be carried out prior to any renovation or disturbance of the material.



Finding 1.03

Building:	Main Building
Location:	External cladding
Finding:	Damaged External Cladding (Possible Asbestos Containing Material)
Information:	Damage was identified to the external cladding at several locations. The cladding may contain asbestos, which was commonly used in materials of this age. Deterioration or damage to this material may pose risks if disturbed and can lead to further degradation of the cladding if not managed appropriately. Possible causes include impact damage, weathering, and general age-related deterioration. It is recommended that a licensed asbestos professional or suitably qualified contractor assess the material to confirm the presence of asbestos prior to any disturbance, and carry out repairs or removal in accordance with relevant regulations. Preventative measures include avoiding disturbance of the material until it has been properly assessed. Assessment and any required works should be carried out prior to any repair, renovation, or disturbance of the material.





Finding 1.04

Building:	Main Building
Location:	Subfloor
Finding:	Suspected Asbestos Containing Materials Identified – Subfloor Area
Information:	Suspected asbestos containing building materials were identified at multiple locations within the subfloor area. These materials were commonly used in properties of this age and may pose a risk if disturbed or deteriorated. Possible causes relate to original construction materials and historical installations. It is recommended that a licensed asbestos professional carry out testing to confirm the presence of asbestos and provide advice on management, encapsulation, or removal as required. Preventative measures include avoiding disturbance of the materials until they have been properly assessed. Assessment and any required works should be carried out prior to any disturbance or works in the subfloor area.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Windows
Finding:	Windows Difficult to Operate and Deteriorated Condition
Information:	<p>The majority of the windows were either unable to be opened or were difficult to operate at the time of inspection. Some windows also showed signs of deterioration including wood rot. This condition may lead to reduced functionality and ongoing deterioration of associated building elements if left unaddressed. Possible causes include lack of maintenance, paint build-up, moisture ingress, structural movement, or general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess all affected windows, carry out repairs to ensure they are fully operational, and replace any components affected by wood rot as required. Preventative maintenance includes regular servicing, painting, and sealing of window frames to protect against moisture ingress. Repairs should be carried out as required.</p>

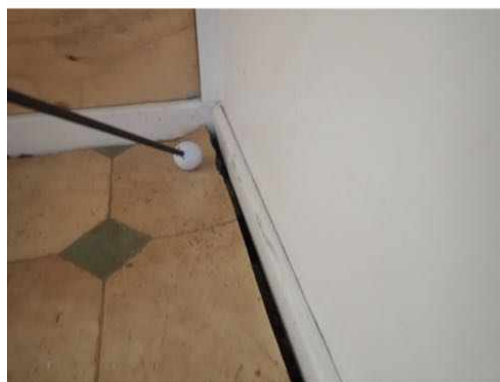
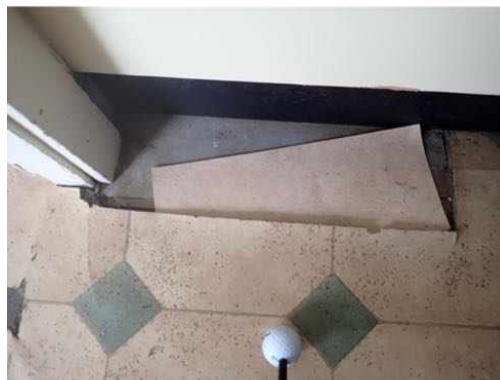




Finding 2.02

Building:	Main Building
Location:	Vinyl floored areas
Finding:	Vinyl Flooring in Poor Condition
Information:	The vinyl flooring was observed to be in poor condition with signs of wear and deterioration. This may lead to further degradation of the flooring surface and underlying materials if not addressed. Possible causes include general age-related wear and tear, moisture exposure, or inadequate maintenance. This is a common defect in properties of this age. It is recommended that a licensed flooring contractor assess the condition of the flooring and carry out repairs or replacement as required. Preventative maintenance includes regular cleaning and ensuring moisture is kept to a

minimum. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.03

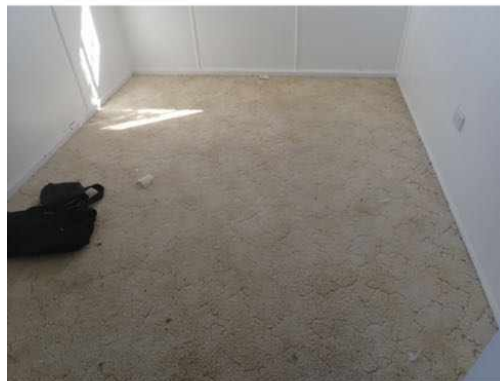
Building:	Main Building
Location:	Laundry
Finding:	Laundry Tub Cabinet Not Secured and Deteriorated Condition
Information:	The laundry tub cabinet was observed to be not secured to the wall, with surface rust present, a missing door, and damaged and missing tiles to the splashback. This condition may lead to instability of the cabinet and allow moisture ingress, resulting in further deterioration of the unit and surrounding building materials if not addressed.

Possible causes include poor installation, moisture exposure, and general age-related wear and tear. It is recommended that a licensed plumber or carpenter, in conjunction with a tiler, assess the cabinet, secure it appropriately to the wall, replace or repair the unit as required, and rectify the damaged splashback tiles with appropriate sealing. Preventative maintenance includes ensuring fixtures are properly fixed and limiting moisture exposure to cabinetry and wall linings. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.04

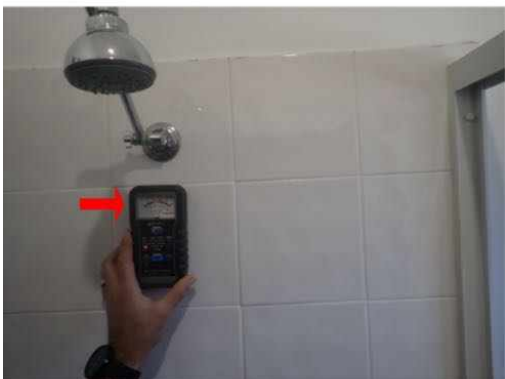
Building:	Main Building
Location:	Floor all areas
Finding:	Floor Uneven and Out of Level
Information:	The floor was observed to be generally wavy and out of level throughout the building. This condition may indicate movement or deterioration of the subfloor structure and can affect the performance of floor coverings and fixtures if not addressed. Possible causes include subfloor movement, settlement, inadequate support, moisture-related issues, or general age-related deterioration. This is a common defect in properties of this age. It is recommended that a licensed builder assess the subfloor and structural supports, and carry out further investigation and rectification works as required. Preventative maintenance includes maintaining adequate subfloor ventilation and ensuring moisture is controlled. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.05

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Water Damage and Deteriorated Finishes
Information:	Water damage was identified to the bathroom, with missing tiles, deteriorated silicone and grout, and high moisture meter readings recorded to the walls. The bathroom entry door was also noted to be affected. This condition has led to deterioration of underlying building materials and may continue to deteriorate further if not addressed. Possible causes include failed waterproofing, deteriorated sealants and grout, and general age-related wear and tear. It is recommended that a licensed builder, in conjunction with a tiler and plumber, assess the extent of moisture damage, carry out further investigation to underlying materials, and complete repairs including replacement of tiles, re-grouting, and re-sealing as required. Preventative maintenance includes maintaining effective waterproofing, sealants, and grout to wet areas. Repairs should be carried out as soon as possible.

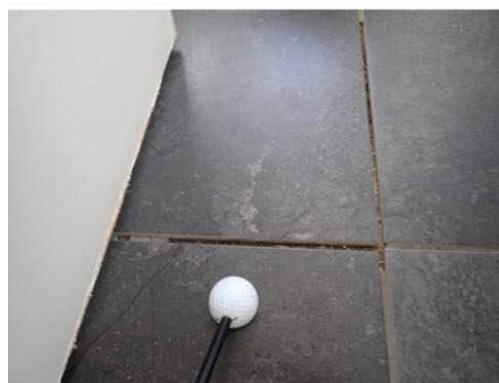
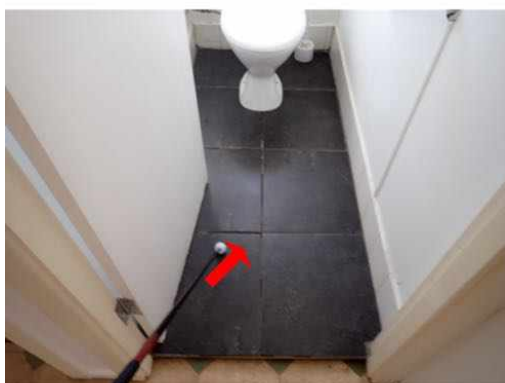






Finding 2.06

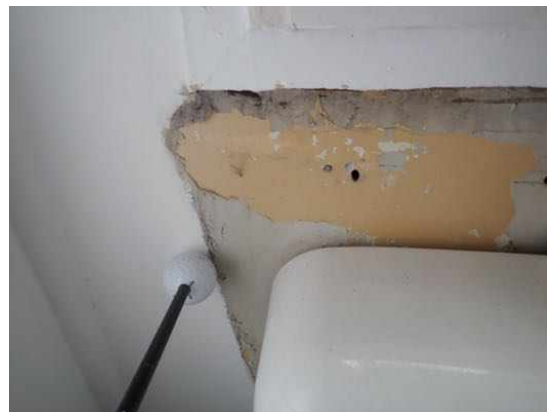
Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet Floor Tiles in Poor Condition and Poorly Laid
Information:	The toilet floor tiles were observed to be in poor condition and poorly laid. This may result in uneven surfaces, loose or drummy tiles, and potential moisture ingress if not addressed. Possible causes include poor workmanship, inadequate substrate preparation, or general wear and tear. It is recommended that a licensed tiler assess the area, remove and re-lay the tiles with appropriate preparation and sealing as required. Preventative maintenance includes ensuring tiles are properly installed and maintaining grout and sealants. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.07

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet Loose with Minor Leak and Wall Damage
Information:	The toilet was observed to be loose with a minor leak present, and damage was noted to the wall where a previous toilet installation had been carried out. This condition may lead to ongoing water leakage and further deterioration of surrounding building materials if not addressed. Possible causes include poor installation, failed seals, or

movement of the fixture over time. It is recommended that a licensed plumber assess the toilet, secure it correctly, repair the leak, and make good any associated wall damage as required. Preventative maintenance includes ensuring fixtures are properly installed and promptly addressing any leaks. Repairs should be carried out as soon as possible.



Finding 2.08

Building:	Main Building
Location:	Ceiling space
Finding:	Fire Damage to Roof Timbers (Partial Replacement Noted)
Information:	Evidence was observed that a fire has previously affected the roof timbers, with

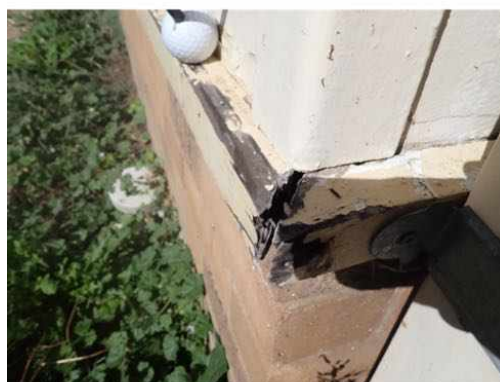
sections having been replaced. This condition may indicate potential concealed damage to remaining structural elements and variations in the integrity of the roof framing if not fully assessed. Possible causes relate to a past fire event and subsequent partial rectification works. It is recommended that a licensed builder or structural engineer assess the roof structure to determine the extent of any remaining damage and confirm that repairs have been carried out appropriately. Preventative measures include ensuring all fire-affected materials have been fully removed and replaced where required. Further assessment should be carried out in the short term to confirm structural integrity.



Finding 2.09

Building:	Main Building
Location:	External timber trims
Finding:	Wood Rot and Deteriorated Paintwork to External Timber Trims
Information:	Wood rot and deteriorated paintwork were identified to the external timber trims around the building. This condition may allow moisture ingress and lead to further deterioration of the timber elements if not addressed. Wood rot is also conducive to termite attack. Possible causes include prolonged exposure to weather, lack of maintenance, and general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess the affected timber trims, carry out repairs or replacement of any rotted sections, and repaint/seal the surfaces as required. Preventative maintenance includes regular painting and sealing of external timber elements to protect against moisture. Repairs should be carried out in the short term to prevent further deterioration.





Finding 2.10

Building:	Main Building
Location:	External timber trims
Finding:	External Painting Required to Entire Dwelling
Information:	The external surfaces of the house, including timber windows and doors, were observed to be in need of painting. Deteriorated and unprotected surfaces may allow moisture ingress and lead to ongoing deterioration of timber elements if not addressed. Possible causes include weather exposure, lack of maintenance, and general age-related wear and tear. This is a common condition in properties of this age. It is recommended that a licensed painter assess all external surfaces, prepare the areas appropriately, and carry out full repainting including timber windows and doors. Preventative maintenance includes regular painting and sealing of external surfaces to protect against weathering. Works should be carried out in the short term to prevent further deterioration.





Finding 2.11

Building: Main Building
Location: Perimeter of building
Finding: Significant Cracking to Brick Base of Building
Information: Multiple significant cracks were identified to the brick base of the building. This condition indicates movement or possible structural issues and may lead to further structural deterioration if not addressed. Possible causes include foundation movement, reactive soils, moisture variation, or long-term settlement. It is recommended that a licensed structural engineer, in conjunction with a licensed builder, carry out a detailed assessment to determine the cause and extent of movement and specify appropriate rectification works. Preventative measures include

managing site drainage and controlling moisture levels around the building. Repairs and further assessment should be carried out as soon as possible.







Finding 2.12

Building:	Main Building
Location:	Rear concrete ramp
Finding:	Cracking to Rear Concrete Ramp
Information:	A small and a large crack were identified to the rear concrete ramp. This condition may indicate movement or deterioration of the concrete and can lead to further cracking and surface degradation if not addressed. Possible causes include ground movement, shrinkage, inadequate reinforcement, or general age-related wear and tear. It is recommended that a licensed concreter or builder assess the extent of the cracking and carry out repairs as required, which may include sealing, patching, or replacement of affected sections. Preventative maintenance includes monitoring cracks and maintaining proper drainage to minimise movement. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.13

Building:	Main Building
Location:	Gutters
Finding:	Rust to Gutters at Multiple Locations
Information:	Rust was identified to the gutters at multiple locations. This condition may lead to perforation, leaking, and reduced effectiveness of the drainage system if not addressed. Possible causes include prolonged exposure to weather, debris build-up, and general age-related deterioration. This is a common defect in properties of this age. It is recommended that a licensed roofer or plumber assess the gutters, carry out

rust treatment, and repair or replace affected sections as required. Preventative maintenance includes regular cleaning of gutters and maintaining protective coatings. Repairs should be carried out in the short term to prevent further deterioration.



Finding 2.14

Building:	Main Building
Location:	Subfloor
Finding:	Leaning Brick Pier Not Engaged to Timber Bearers
Information:	A brick pier was observed to be leaning and not properly engaged with the timber bearers. This condition may compromise the structural support to the subfloor and can lead to movement or failure of supported elements if not addressed. Possible

causes include ground movement, inadequate installation, deterioration of materials, or loss of bearing over time. It is recommended that a licensed builder assess the affected pier, re-establish proper support and engagement to the timber bearers, and carry out any necessary rectification works. Preventative measures include ensuring adequate footing support and regular inspection of subfloor structural elements. Repairs should be carried out as soon as possible.



Finding 2.15

Building:	Main Building
Location:	Subfloor
Finding:	Active Leak and Wood Rot to Bathroom Subfloor Timbers
Information:	An active leak was identified to the bathroom subfloor area, with wood rot present to associated timbers. This condition indicates ongoing moisture ingress and may lead to further deterioration of structural timbers if not addressed. Wood rot is also conducive to termite attack. Possible causes include leaking plumbing, failed waterproofing, or damaged pipework. It is recommended that a licensed plumber locate and repair the source of the leak, and a licensed builder assess and repair or replace any affected structural timbers as required. Preventative maintenance includes regular inspection of plumbing and ensuring leaks are addressed promptly. Repairs should be carried out as soon as possible.





Finding 2.16

Building:	Main Building
Location:	Concrete path
Finding:	Concrete Path in Poor Condition with Major Cracking
Information:	The concrete path was observed to be in poor condition with major cracks identified. This condition may indicate movement or deterioration of the concrete and can lead to further cracking and surface degradation if not addressed. Possible causes include ground movement, shrinkage, inadequate base preparation, or general age-related wear and tear. It is recommended that a licensed concreter or builder assess the extent of the damage and carry out repairs or replacement of affected sections as required. Preventative maintenance includes monitoring cracking and maintaining proper drainage to minimise movement. Repairs should be carried out as soon as possible.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Entry screen door
Finding:	Entry Security Door Catching on Threshold / Missing Door Stop
Information:	The entry security door was observed to be catching on the door threshold and a door stop is missing at the door jamb. This condition has lead to ongoing damage to the door, frame, and threshold and may affect the operation and longevity of the door assembly. Possible causes include general wear and tear, movement in the structure, or poor initial installation. It is recommended that a licensed carpenter or handyman install an appropriate door stop and adjust the door alignment as required to ensure smooth operation. Preventative maintenance includes periodic inspection of door hardware and adjustment as necessary. Repairs should be under taken to prevent further damage to the door and door jamb.



Finding 3.02

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen in Fair Condition with Minor Defects Identified

Information:

The kitchen was observed to be in fair condition for its age, with defects noted including deteriorated silicone to junctions and cracked tiles to the splashback. These conditions may allow moisture ingress and lead to further deterioration of associated building materials if not addressed. Possible causes include general age-related wear and tear and ongoing use. This is a common condition in kitchens of this age. It is recommended that a licensed builder or tiler assess the affected areas, replace cracked tiles, and re-apply silicone sealant as required. Preventative maintenance includes maintaining effective seals and promptly addressing any damaged tiles. Repairs should be carried out in the short term to prevent further deterioration.





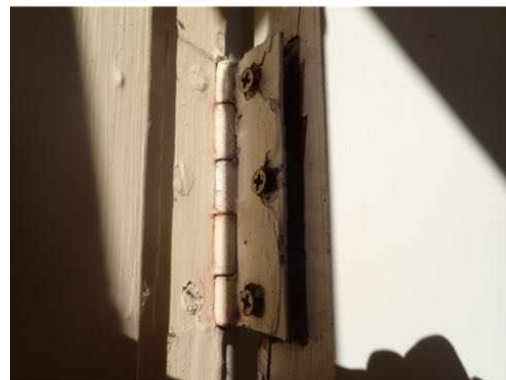
Finding 3.03

Building: Main Building

Location: Doors

Finding: Doors and Hardware in Poor Condition

Information: The doors and associated hardware were observed to be in poor condition, although generally operational at the time of inspection. Defects may include wear, damage, misalignment, and deteriorated hardware components. This condition may lead to reduced functionality and ongoing deterioration if not addressed. Possible causes include general age-related wear and tear, lack of maintenance, and repeated use. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess all affected doors and hardware, carry out adjustments, and repair or replace components as required to ensure proper operation. Preventative maintenance includes regular adjustment, lubrication, and timely replacement of worn hardware. Repairs should be carried out in the short term to prevent further deterioration.





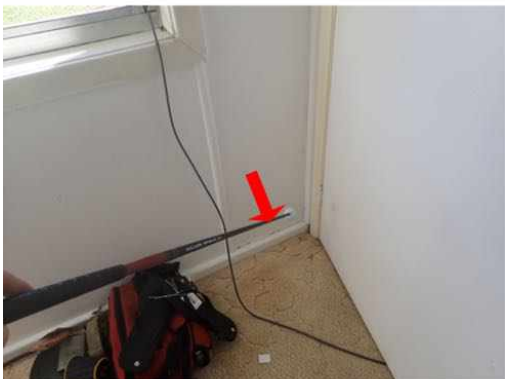
Finding 3.04

Building: Main Building

Location: All areas

Finding: Internal Paintwork in Average Condition

Information: The internal painted surfaces, including doors and windows, were observed to be in average condition with signs of general wear and age-related deterioration. This may include minor marks, scuffs, and uneven finishes consistent with ongoing use. Possible causes include general wear and tear and lack of recent maintenance. This is a common condition in properties of this age. It is recommended that a licensed painter assess the internal surfaces and carry out repainting or touch-ups as required. Preventative maintenance includes periodic repainting and upkeep of painted surfaces. Repairs should be carried out as part of routine maintenance.



Finding 3.05

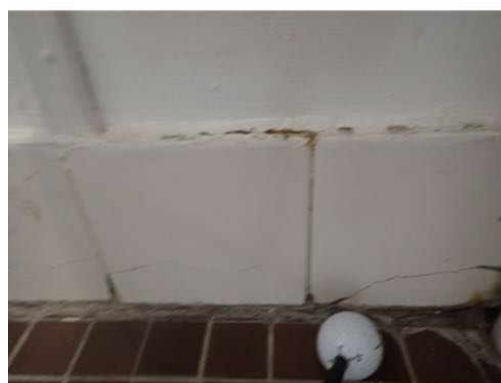
Building:	Main Building
Location:	Rear exit door
Finding:	Rear Exit Door Catching and Swollen Architrave
Information:	The rear exit door was observed to be catching on the floor covering, and the door architrave was noted to be swollen and made from MDF. This condition may lead to reduced functionality and ongoing deterioration, particularly where MDF has been affected by moisture. Possible causes include moisture ingress, material swelling, poor installation, or general wear and tear. It is recommended that a licensed carpenter assess the door and architrave, carry out adjustments to ensure proper clearance, and repair or replace the affected MDF components with more suitable materials as required. Preventative maintenance includes managing moisture levels and ensuring appropriate materials are used in areas prone to moisture. Repairs should be carried out in the short term to prevent further deterioration.



Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Cracked Tiles to Bathroom and Toilet Skirting
Information:	Cracked tiles were identified to the bathroom and toilet skirting. This condition may allow moisture ingress and lead to deterioration of adjacent building materials if not addressed. Possible causes include movement in the structure, impact damage, poor installation, or general age-related wear and tear. It is recommended that a licensed

tiler assess the affected area, replace the damaged tiles, and ensure appropriate sealing and waterproofing is in place. Preventative maintenance includes maintaining grout and sealants and addressing damaged tiles promptly. Repairs should be carried out in the short term to prevent further deterioration.



Finding 3.07

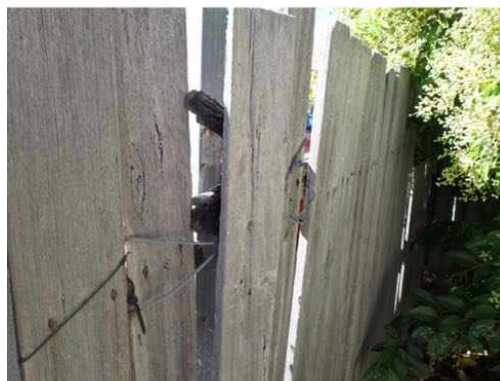
Building:	Main Building
Location:	Rear concrete ramp
Finding:	Surface Rust to Rear Ramp Handrail
Information:	Surface rust was identified to the rear ramp handrail. This condition may lead to further corrosion and deterioration of the metal if not addressed. Possible causes include

exposure to weather and lack of protective coating or maintenance. This is a common defect in external metal elements. It is recommended that a licensed painter or metal fabricator treat the affected areas, remove rust, and apply appropriate protective coatings to prevent further corrosion. Preventative maintenance includes regular inspection and repainting of exposed metalwork. Repairs should be carried out as part of routine maintenance.



Finding 3.08

Building: Main Building
Location: Bounty fencing
Finding: Boundary Fencing in Deteriorated Condition
Information: The boundary fencing was observed to be in deteriorated condition overall, with signs of wear, weathering, and reduced structural integrity in sections. This condition may lead to further deterioration and potential failure of fencing components if not addressed. Possible causes include prolonged exposure to weather, age-related deterioration, and lack of maintenance. It is recommended that a licensed carpenter or fencing contractor assess the fencing and carry out repairs or replacement of affected sections as required. Preventative maintenance includes regular inspection and upkeep of fencing components. Repairs should be carried out in the short term to prevent further deterioration.





Finding 3.09

Building:	Main Building
Location:	Side gate
Finding:	Side Gate in Poor Condition
Information:	The side gate was observed to be in poor condition with signs of wear, damage, and deterioration. This condition may affect functionality and security and can lead to further deterioration if not addressed. Possible causes include general age-related wear and tear, weather exposure, and lack of maintenance. It is recommended that a licensed carpenter or fencing contractor assess the gate and carry out repairs or replacement as required. Preventative maintenance includes regular inspection and upkeep of gate components. Repairs should be carried out in the short term to prevent further deterioration.



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:	Perimeter of building
Finding:	Conditions Conducive to Termite Attack – Concealed Entry Points
Information:	<p>Conditions conducive to termite attack were identified around the building and with in the subfloor, including areas that may allow concealed entry. Such conditions can increase the risk of termite activity and potential damage to timber elements if not addressed. Possible causes include timber in contact with the ground, inadequate clearance, poor maintenance, and obstructed inspection zones. This is a common issue in properties of this age. It is recommended that a licensed timber pest inspector assess the property, identify all risk areas, and implement appropriate termite management and protection measures. Preventative maintenance includes maintaining clear inspection zones, ensuring adequate clearances, and removing or isolating timber from ground contact. Works should be carried out in the short term to reduce the risk of termite attack.</p>



Finding 6.02

Building:	Main Building
Location:	Fascia boards
Finding:	Wood Rot to Fascia Board Ends
Information:	Wood rot was identified to the ends of the fascia boards. This condition may allow moisture ingress and lead to further deterioration of the timber elements if not addressed. Wood rot is also conducive to termite attack. Possible causes include prolonged exposure to weather, failed paint coatings, and general age-related wear and tear. This is a common defect in properties of this age. It is recommended that a licensed carpenter assess the affected fascia boards, carry out repairs or replacement of rotted sections, and repaint/seal the surfaces as required. Preventative maintenance includes regular painting and sealing of external timber elements to protect against moisture. Repairs should be carried out in the short term to prevent further deterioration.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Bathroom
Finding:	Wood Rot to Bathroom Door Jamb and Architraves
Information:	Wood rot was identified to the bathroom door jamb and architraves, likely resulting from moisture associated with a leaking shower. This condition indicates prolonged moisture exposure and may lead to further deterioration of surrounding building materials if not addressed. Possible causes include failed waterproofing, leaking shower components, and ongoing moisture ingress. It is recommended that a licensed builder, in conjunction with a plumber, assess the source of the leak, rectify the moisture issue, and repair or replace the affected timber elements as required. Preventative maintenance includes ensuring shower waterproofing and seals are maintained and promptly addressing any leaks. Repairs should be carried out as soon as possible.



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
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Structural Engineer
- 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

- At the time of inspection, the property was found to be in poor condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the area 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 cm ² (Residential) or 10 micrograms/100 cm ² (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.