Jim's Building Inspections

BEFORE YOU BUY
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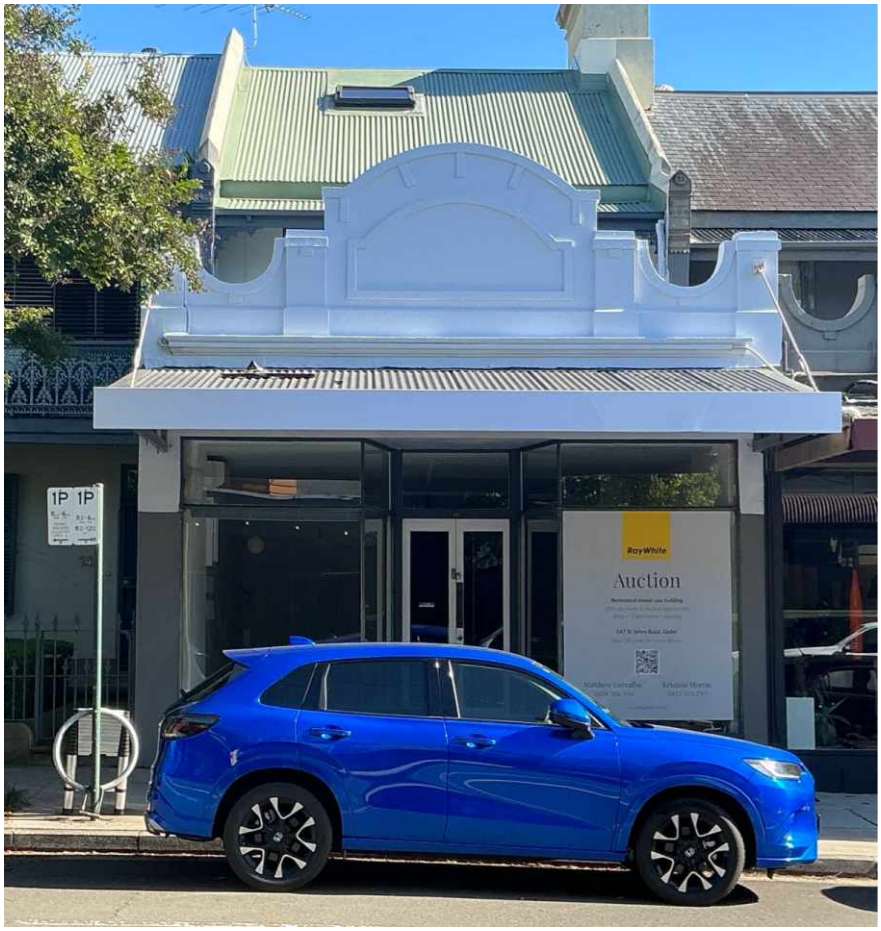
Building and Timber Pest Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 147 St Johns Rd, Glebe NSW 2037, 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:	Wed, 1 Apr 2026
Modified Date:	Thu, 2 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	147 St Johns Rd, Glebe NSW 2037, Australia
Client's Email Address:	
Client's Phone Number:	
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	GradTIEAust Lic# 372931C;
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Company Email:	Narellan@jimsbuildinginspections.com.au
Company Contact Numbers:	0414614553

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 has been prepared for the sole use of the Client named in this document. Liability does not extend to any third party. Any third party relying on this report, in whole or in part, does so entirely at their own risk.

This report is valid only as at the date of inspection. Any defects arising after this date cannot be accounted for. The inspection was non-invasive and subject to limitations and obstructions noted in the report, which may have restricted access to certain areas e.g. roof void and subfloors. As a result, concealed defects may exist that could not be identified without further invasive investigation.

Due to these limitations, the risk of undetected defects is higher in areas with restricted access such as

roof voids, subfloors, and behind fixed linings, insulation, or stored goods. A further invasive inspection is recommended where significant limitations were noted.

Inspection may be restricted to the manhole due to size of manhole,ducting and/or truss obstructions. To enable a more comprehensive inspection of concealed roof areas, the installation of an additional manhole or access point is recommended.

For timber pest inspections, the property remains at risk where no chemical or physical termite management system is present. Annual inspections in accordance with AS 3660.2:2017 are strongly advised, and installation of a termite management system by a licensed pest controller is recommended.

Severe weather events common in NSW can overwhelm roof coverings, flashings, skylights, and gutters, leading to water ingress that may not be evident under normal rainfall. No guarantee can be given against future leaks. Regular inspection and maintenance of all roof and drainage systems is essential.

Safety hazards and major defects should be rectified immediately. Licensed trades, including a roofer, plumber, electrician, and pest controller, should be engaged as recommended in this report to reduce ongoing risk and protect the property.

This report is not a guarantee of future condition and should not be relied upon as a certificate of compliance. The client is responsible for ongoing maintenance, monitoring, and obtaining specialist reports where recommended.

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 Is in fair condition with safety hazard , major , minor defects, maintenance items and observations under section D significant items (for your information) requiring attention. For further information refer to the body of the report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pest. Given the property's susceptibility to timber pests and the risk factors identified in this report, it is recommended to implement a post-construction termite management system, particularly as none is currently in place. Additionally, regular timber pest inspections are recommended at 12 month intervals

Section B General

General description of the property

Building Type	Residential, Commercial, Terraced
Company or Strata title	Unknown
Floor	Hybrid, timber flooring and carpeted areas
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Other Building Elements	Party Walls
Other Timber Bldg Elements	External Joinery, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Architectural Trims, Skirting Boards, Staircase, Stair Railing, Window Frames
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Solid Masonry, Drywall internal
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.

- Landscaping Timbers

- Interior

- Exterior

- Gardens

- Roof Exterior - 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:

- Subfloor due to lack of access.

- Exterior Roof Surface - Second Storey.

- Ceiling Cavity.

- Areas of skillion or flat roof - no access

- Roof Exterior - Part

- Roof Void due to lack of access.

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:

- Chimney vents and flues

- Ceiling linings

- Areas of skillion or flat roof - no access

- Appliances and equipment

- Above safe working height

- Evidence of recently painted walls or ceilings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Gutter Guards

- Lack of suitable access or entry point

- Overhanging vegetation

- Artificial Turf

- Stored items

- Subfloor was not able to be inspected - there was no access to this area.

- Vegetation

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:	All Internal Areas - Loft
Finding:	Handrail Stability & Safety Concern
Information:	Movement was noted in the stair balustrade/handrail assembly under light manual pressure at the loft level, indicating inadequate fixing or loosening of connections. Handrails and balustrades are critical safety elements designed to resist lateral loads, and any movement reduces their effectiveness and increases the risk of fall-related injury, particularly at stair openings. Although no immediate structural failure was observed, the condition is considered a safety concern and may worsen with use. It is recommended that a qualified carpenter secure and reinforce the balustrade to ensure compliance with safety expectations and adequate rigidity.

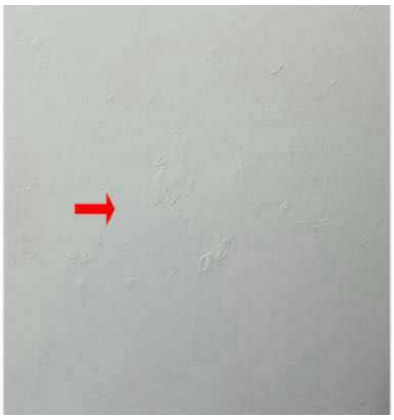
Major Defect

Finding 2.01

Building:	Main Building
Location:	All External Areas
Finding:	Damp (Internal and External)
Information:	Moisture ingress was observed affecting both internal and external building elements, with evidence including damp staining and/or elevated moisture readings. The distribution of moisture suggests a potential ongoing or systemic issue rather than isolated occurrence. If left unaddressed, this may lead to material deterioration, mould growth, and reduced durability of building elements. Further investigation by a qualified damp proofing specialist is recommended to determine the source and extent of moisture ingress.

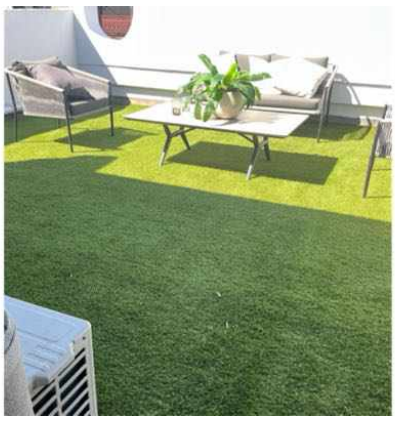

Renovated mixed-use building
Ultimate home & income opportunity
shop + 3 bed home • parking
147 St Johns Road, Glebe
Scan QR code for more details
Matthew Carvalho
0404 006 744
Kristian Morris
0411 415 297

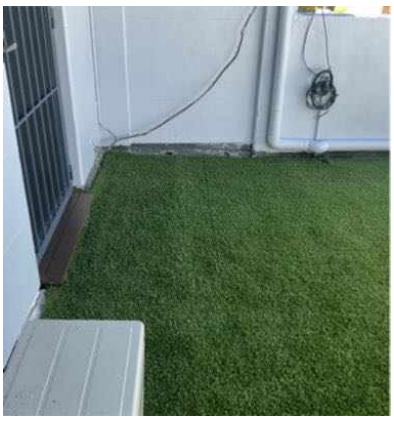

Reference



Finding 2.02

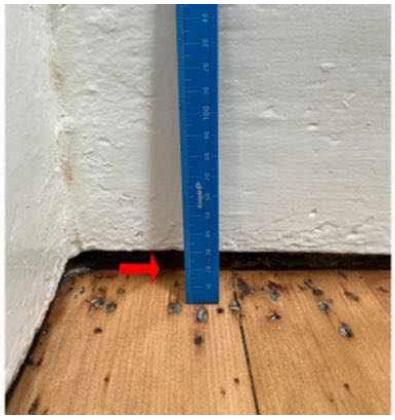
Building:	Main Building
Location:	All Internal Areas - terrace
Finding:	Terrace Turf and waterproofing - refer to defect 3.1
Information:	Deterioration and breakdown of the waterproofing membrane were observed along the perimeter drainage zone, including areas concealed beneath artificial turf, with visible wear, patching and surface degradation noted. The turf installation appears to bridge drainage pathways and may restrict effective water runoff, increasing the likelihood of moisture retention and membrane failure. In conjunction with these findings, water damage and elevated moisture were identified to the ceiling below, indicating active or recent water ingress. This condition is consistent with compromised waterproofing performance and may lead to concealed structural damage and significant repair costs if not addressed. Further investigation and rectification by a licensed waterproofing contractor is recommended as a priority. Given the presence of internal moisture ingress, this condition is considered indicative of failure of the waterproofing system and may lead to significant repair costs if not promptly addressed.





Finding 2.03

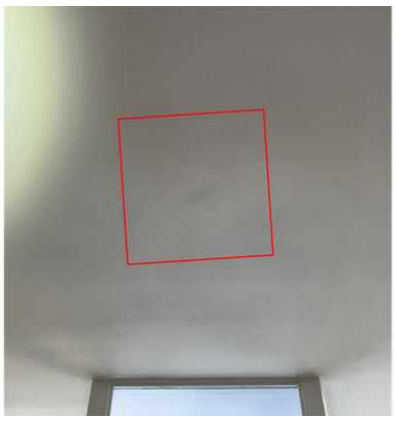
Building:	Main Building
Location:	All External Areas
Finding:	Uneven flooring and gaps between floor and skirting
Information:	unevenness was observed to the first floor, with gaps exceeding ~ 20mm between the flooring and skirting boards, as well as separation noted to sections of the staircase. The extent and irregular nature of these gaps are not consistent with normal material shrinkage and indicate movement or deformation within the floor structure, potentially associated with subfloor settlement or deflection of supporting elements. This condition represents a major defect due to its potential impact on structural performance and serviceability. Further assessment by a qualified builder or structural engineer is recommended to determine the cause, extent, and required rectification works.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Internal Areas - front
Finding:	Ceiling - Water damaged (Repaired)
Information:	Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering. Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted. Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

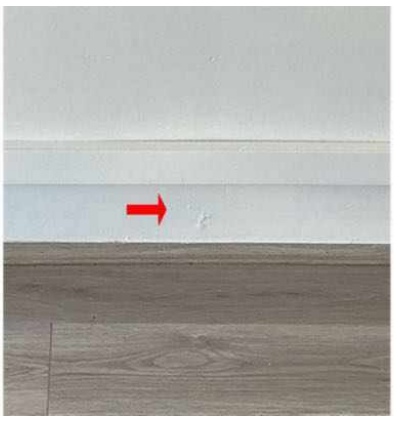


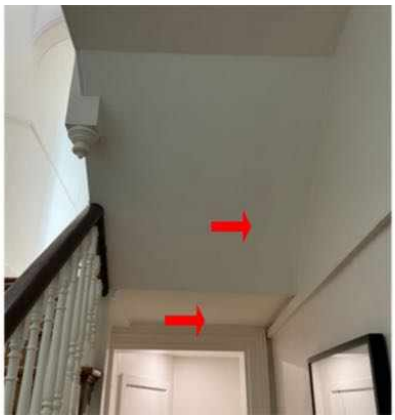
Finding 3.02

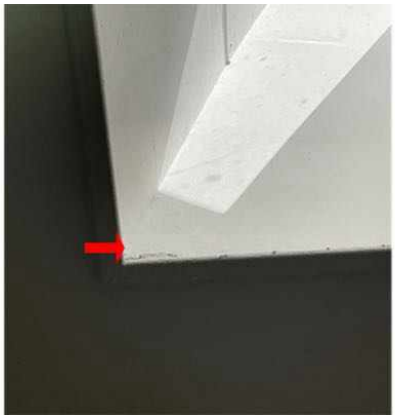
Building:	Main Building
Location:	All Internal Areas - side wall, rear
Finding:	Painted surface - Bubbling or moisture related deterioration to some areas
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

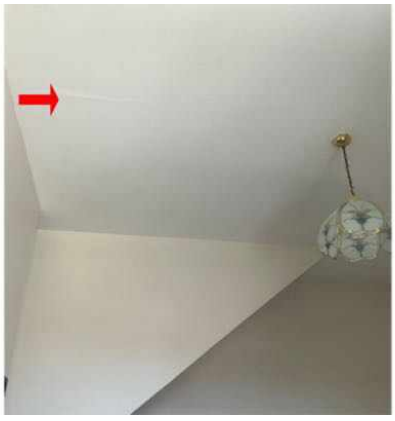
The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

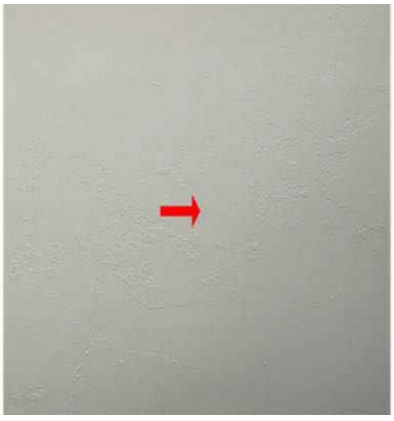
It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.











Finding 3.03

Building: Main Building

Location: Roof Exterior

Finding: Flashing defective -poor installation

Information: The metal flashing appears inadequately installed, with visible gaps add or lifting and reliance on surface sealant rather than a properly chased and continuous detail. The junction does not appear fully weather-tight, increasing the risk of moisture ingress into the wall cavity or roof structure over time. Defective flashing installation can lead to concealed deterioration if not addressed. Recommend assessment and rectification by a qualified roofing contractor to ensure compliant and effective weatherproofing.

Finding 3.04

Building: Main Building

Location: All External Areas

Finding: Render Finish Covering Damp Membrane

Information: During the inspection, it was noted that the applied render finish could be covering the damp-proof membrane. This could affect the membrane's ability to prevent moisture movement above it, leading to moisture-related issues over time. It is recommended to consult a qualified builder to ensure the damp-proof membrane is properly exposed, maintaining its effectiveness in preventing moisture ingress.

Finding 3.05

Building: Main Building

Location: All Internal Areas - Under staircase

Finding: Timber observation & elevated moisture

Information: Internal lining and adjacent timber elements were observed to be darkened and aged in appearance, with discolouration consistent with prolonged moisture exposure and elevated moisture. The condition suggests long-term dampness and may indicate concealed degradation of timber components behind the lining, including potential loss of material integrity over time. While the full extent could not be confirmed due to the non-invasive nature of the inspection, this raises concern for hidden damage within the structure. Further investigation is recommended to identify the moisture source and assess any concealed deterioration, with appropriate rectification to follow.

Finding 3.06

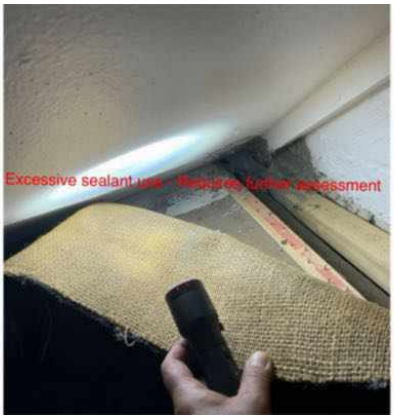
Building:	Main Building
Location:	Bathroom
Finding:	Elevated Moisture Bathroom
Information:	Elevated moisture levels were detected to tiled surfaces in bathroom/shower areas. Persistent moisture ingress can lead to concealed damage, including timber rot and mould growth.

Elevated moisture readings in tiled wet areas can occur from normal shower use, age/deterioration of waterproofing membranes, plumbing leaks or moisture absorption through grout lines. While no damage was visible, elevated readings may indicate moisture retention behind tiles, which can be a conducive condition for future deterioration if not monitored.

Monitor the area over time for signs of drumming, efflorescence, tile movement, or grout deterioration. Further inspection by a licensed waterproofing is recommended (e.g., pressure testing, membrane assessment).

Finding 3.07

Building:	Main Building
Location:	All Internal Areas
Finding:	Renovations and/or repairs to some areas
Information:	Recent renovations, refurbishments or repairs were observed at the time of inspection. As this is a visual inspection only, the inspector is unable to determine the quality, compliance, or durability of such works where construction details are concealed. No comment can be made on whether these works were undertaken with the appropriate permits, approvals, or by licensed tradespersons. It is recommended that the purchaser seek clarification from the vendor or builder and request relevant documentation such as occupation certificates, warranties, or council approvals to confirm compliance and workmanship quality.



Finding 3.08

Building:	Main Building
Location:	All External Areas - Rear
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

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

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges 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 3.09

Building:	Main Building
Location:	All External Areas
Finding:	Wood rot to some areas
Information:	This building element 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. Contributing factors also include poor air ventilation in the area.

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. 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.

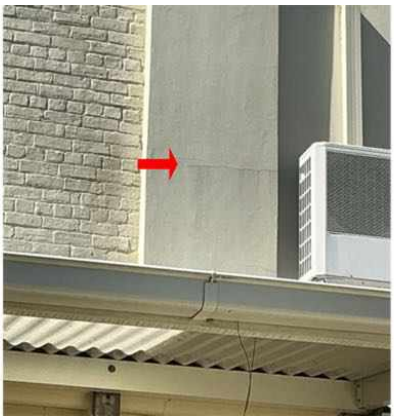
Even though Liverpool termite activity was not visible. A further invasive inspection by a licensed termite technician its also highly recommended to eliminate possibility of potential termite activity.

Finding 3.10

Building:	Main Building
Location:	All External Areas - Roof Area
Finding:	Brickwork - Cracking noticeable - Further closer inspection required
Information:	Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork. It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible. Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.11

Building:	Main Building
Location:	All External Areas - Front , Side
Finding:	Cracks to render - Category 1
Information:	It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit. Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.12

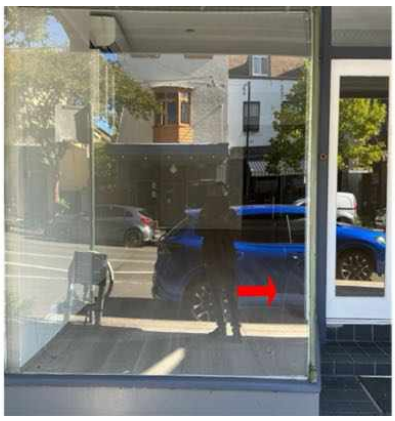
Building:	Main Building
Location:	All External Areas
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard. Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 3.13

Building:	Main Building
Location:	All External Areas
Finding:	Building element - Damaged - Cracked glass front , hole not sealed awning (Moisture ingress)
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all

building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.14

Building:	Main Building
Location:	All External Areas
Finding:	Building element - Rusted or corroded - Awning fixings rusted
Information:	This building element shows evidence of rusting and corrosion, which is likely to have

developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

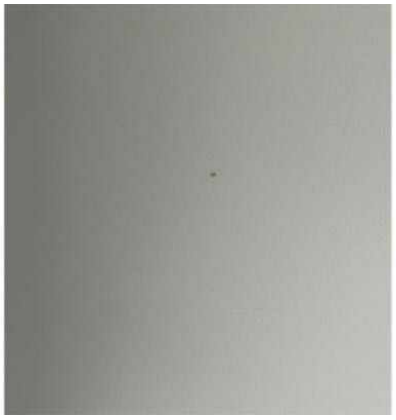
Finding 3.15

Building:	Main Building
Location:	All Internal Areas
Finding:	Paint Finish & Hairline Cracking - To some areas
Information:	The paint finish in this area was identified as being incomplete at the time of inspection including some hairline minor cracking.

Whilst incomplete or missing paint and minor cracking and imperfections in finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Finding 3.16

Building:	Main Building
Location:	All Internal Areas
Finding:	Sealant and grouting - Missing or degraded to some areas
Information:	It was noted on inspection that sealant or grout is degraded.

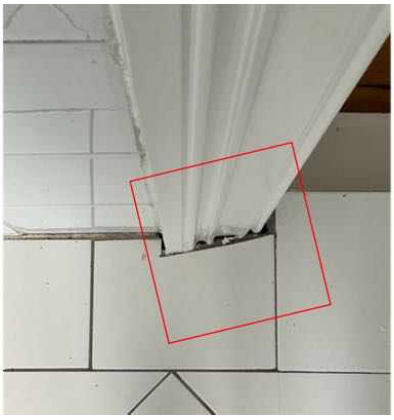
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

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

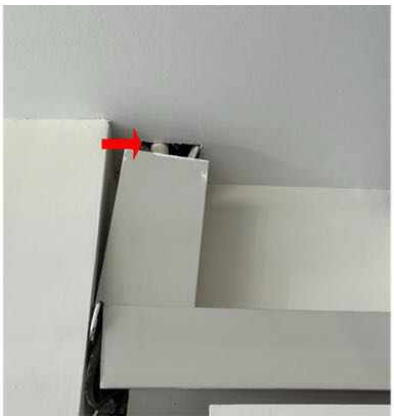


Finding 3.17

Building:	Main Building
Location:	All Internal Areas
Finding:	Building element - Damaged - Hole not sealed (Aircon)
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Finding 3.18

Building:	Main Building
Location:	All Internal Areas
Finding:	Building element - Damaged - toilet door damaged , light fixing cracked toilet , possible glass repairs
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance. A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.




Finding 3.19

Building:	Main Building
Location:	All Internal Areas
Finding:	Building element - Damaged - Kitchen cabinetry chipping, door handle loose
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

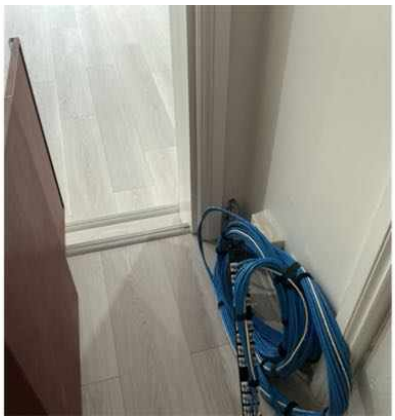





Finding 3.20

Building:	Main Building
Location:	All Internal Areas
Finding:	Incomplete or substandard works (Gaps not sealed to some areas)
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.
	Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.
	It is highly recommended that the relevant trades be appointed to complete these

works and ensure the safety of the area and the longevity of all associated building elements.





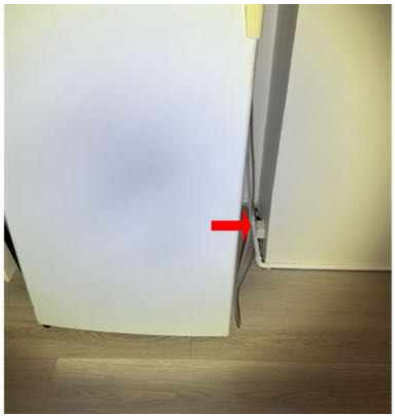

Finding 3.21

Building:	Main Building
Location:	All Internal Areas
Finding:	Incomplete or substandard works (Sealant or ground missing)
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the

development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



Finding 3.22

Building:	Main Building
Location:	All Internal Areas
Finding:	Incomplete or substandard works - Exposed timber framing and moisture staining

laundry

Information: The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

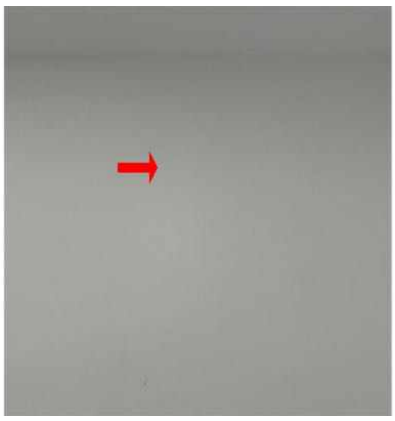
It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.

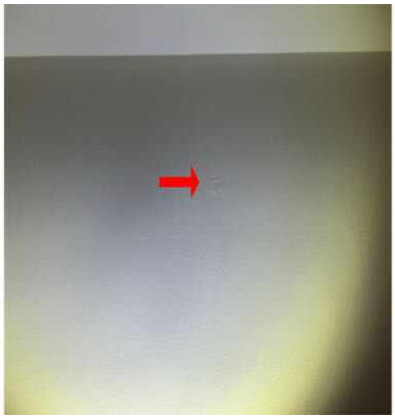
Finding 3.23

Building: Main Building
Location: All Internal Areas
Finding: Nails - Popping
Information: Numerous popped nails were identified at the time of inspection. Nails and screws are held by the friction between them and the surface that they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, internal wall and ceiling sheeting may become loose and unstable, increasing the rate of deterioration of these building elements and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of these, and associated, building elements. Such minor works will also help to improve the appearance of the affected area and secure the linings. These works should be performed by a qualified carpenter or plasterer at client discretion.





Finding 3.24

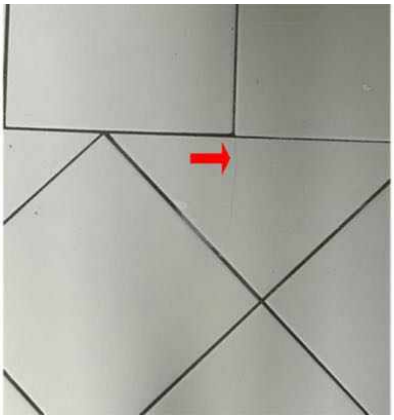
Building:	Main Building
Location:	All Internal Areas
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.25

Building:	Main Building
Location:	All Internal Areas
Finding:	Pest Activity
Information:	The presence of pest-related material indicates possible concealed activity. As this inspection is non-invasive, the full extent of any infestation could not be determined at the time of inspection. The debris appeared consistent with insect e.g ant activity.




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:	All External Areas
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:	Trees within 50m
Information:	Trees within 50m of the property can be conducive to termite activity. It is recommended an invasive inspection of all trees with 50m to the property be carried out by a qualified pest control expert.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	In ground contact - Timber
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Fungal decay - present to some areas
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

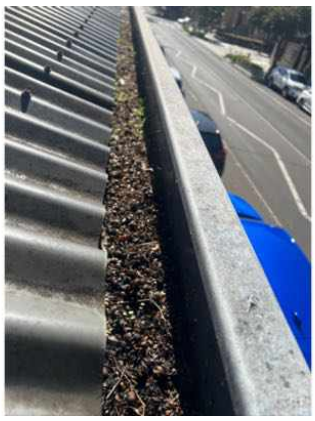
Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Finding 6.06

Building:	Main Building
Location:	All Internal Areas - Timbers under stairs
Finding:	Elevated moisture - identified
Information:	Elevated moisture can attract termites and produce conditions that promote fungal growth and wood decay.
	Elevated moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.
	If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.
	Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.

Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Vegetation
Information:	Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.
	The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.

Finding 6.08

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor ventilation - Inadequate
Information:	Adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment.

Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction subsequent building works or earth and vegetation covering over vents low subfloor clearance and items or debris in the subfloor restricting airflow.

Subfloor ventilation can be improved in most cases by addressing the causes such as exposing subfloor vents installing additional new vents installing mechanical (forced airflow) ventilation and removing debris from the subfloor.

A registered builder should be appointed as soon as possible to perform these works as necessary.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber

- Licensed Electrician

- Damp Proofing Specialist

- As identified in summary and defect statements

- Other

- Structural Engineer

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- The building compared to others of a similar age and construction appears to be mostly in fair condition. It does have safety hazard (Handrail movement),Major Defects (Damp, Terrace waterproofing membrane, Uneven flooring) and minor defects including some maintenance issues and observations under for your information section D significant items that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Limitations to the inspection were present due to restricted access and obstructions, increasing the risk of undetected defects in concealed areas. Further investigation is recommended where access was not available at the time of inspection (Roof void, Subfloor)

It is recommended that the client consult with the strata/Owners Corporation to confirm responsibility and ownership of any identified defects, as under the Strata Schemes Management Act 2015 (NSW) certain building elements, such as external walls, roofs, ceilings, and structural components, may form part of the common property and therefore fall under strata maintenance obligations.

It is recommended to attend to the safety hazards and major defects immediately to prevent further issues where applicable.
Refer to report for details

Definition of a Major Defect (AS 4349.1-2007)
A major defect is a defect of significant magnitude where, in the inspector's opinion Rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property.

The following items are highly recommended where applicable:

- Remove any debris and/or stored items from the subfloor to assist in good subfloor ventilation.
- Improve the subfloor ventilation &/or drainage.
- Clear any debris, garden beds, or soil covering vent or weep holes (to prevent concealed termite entry). If this is not possible, then the installation of a Chemical Termite management system is even more highly recommended. Consult a suitably qualified termite expert for further advice.
- Repair and monitor any water leaks and areas of excessive moisture.
- Connect all downpipes & guttering adequately to the stormwater (or well away from the edge of the building).
- A roofing contractor or use of a drone is advised to review the areas of the roof where the building inspector was not able to access at the time of the inspection and action any shortfalls identified within the report.
- Treat, repair, or replace any wood rot found on the property.
- Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).
- Consultation with a timber pest contractor is advised.

Obstructions are as follows but not limited to and where applicable:

- Furniture.
- Fixed joinery.
- Vegetation.
- Floor coverings.
- Blinds/Curtains.
- Soft Furnishings.
- Pictures/Art/Frames to walls.
- Rain Water tank.
- Bins.
- Fixed ceilings to Lean to Roofs.
- Stored goods.

It is recommended to install a manhole at a suitable location to allow for full inspection of the roof space.

The photographs included in this report are provided as visual evidence of observed conditions at the time of inspection. They are intended to be representative only, highlighting typical examples of defects or areas of concern.

Point to note :

Skylights are a common point of water ingress and thermal inefficiency when not properly installed or maintained. Common issues include deteriorated flashing, failed sealants, cracked glazing, or condensation due to poor ventilation. These defects can lead to ceiling staining, mould growth, and timber deterioration beneath the skylight. Regular inspection of skylight seals, flashing, and internal finishes is recommended. Where staining or dampness is observed, a licensed roofer or skylight technician should be engaged to investigate and carry out remedial works. Early intervention helps prevent structural and cosmetic damage.

Skylights and high ceilings are prone to condensation where warm interior air meets the cooler glazed surfaces, especially during colder months or in poorly ventilated spaces. Signs include localised ceiling staining or mould around the frame. To mitigate this, insulation around the skylight frame should be checked, internal humidity managed, and ventilation improved either passively or via mechanical systems.

TIMBER PEST

Regular inspections will not prevent timber pest infestation, however, they will reduce the extent of potential damage by ensuring the infestation is detected at an early stage. Due to the significant risk of subterranean termite infestation, it is strongly recommended that a full chemical termite management system be installed at the property and that inspections in accordance with AS 4349.3 or AS 3660.2:2017 are carried out at intervals not exceeding 12 months, or as otherwise recommended by the pest control company installing the system.

In an effort to identify hidden timber pest activity, a range of techniques were employed, including moisture meter readings in susceptible areas, sounding of accessible timber elements using a tapping device, and visual assessment for signs such as moisture staining, deformities, mud trails, bridging constructed by termites, and irregular or regular shaped holes in timber elements. Termite activity often generates heat and elevated moisture levels, and where these irregularities are identified, further invasive investigation is recommended.

It should be noted that termite evidence may be concealed by wall panelling, wallpaper, carpets, and fixed cabinetry, and that damage to concealed or inaccessible timbers would only be revealed by invasive means, which was outside the scope of this inspection.It is generally very difficult to locate termite nests underground, and when nests occur in trees they are usually well concealed. For this reason, it is strongly recommended that trees and stumps on site are test-drilled for the presence of termite colonies.

The following actions are considered highly important where applicable:
• No evidence of annual inspections was identified, and these should be implemented without exception.
• Remove any debris, garden beds, or soil that obstruct subfloor ventilation openings or weep holes to reduce the risk of concealed termite entry. Where clearance cannot be achieved, the installation of a

chemical termite management system is strongly advised, and further guidance should be sought from a suitably qualified pest control company.

- Remove, replace, or treat all untreated timbers in direct contact with the ground.
- Repair and monitor all plumbing leaks and areas of excessive moisture.
- Ensure all downpipes and guttering are connected directly to stormwater drainage, with discharge occurring well clear of the building perimeter.
- Clean and maintain all guttering to prevent blockages and pooling water.
- Connect hot water system and air conditioning overflows into stormwater drainage or direct them at least one metre away from the building.
- Undertake regular timber pest inspections at intervals not exceeding 12 months, or as otherwise directed by the termite management system installer.

Additionally, trees located on neighbouring properties could not be inspected and may also present a potential source of termite activity.

For further information, advice and clarification please contact Sheraz Rasool on: 0414614553

Section D Significant Items

The following items were noted as - For your information

Noted Item

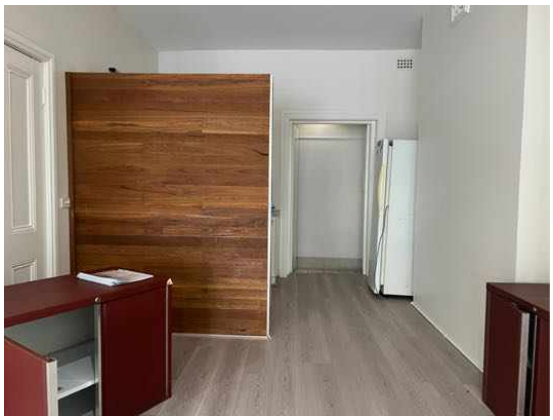
Building:	Main Building
Location:	All Internal Areas
Finding:	Electrical switchboard - Old ceramic fuses
Information:	The electrical switchboard while appearing to have adequate safety switches installed has old ceramic fuses in place.
	While this on its own on is not considered a defect it is noted for the clients consideration that a switchboard upgrade may be required in the short to mid term to improve the functionality of the electrical system. A licensed electrician could be appointed to provide quotation for the works at the client's discretion which may in turn expose other required works to bring the system up to a compliant state.

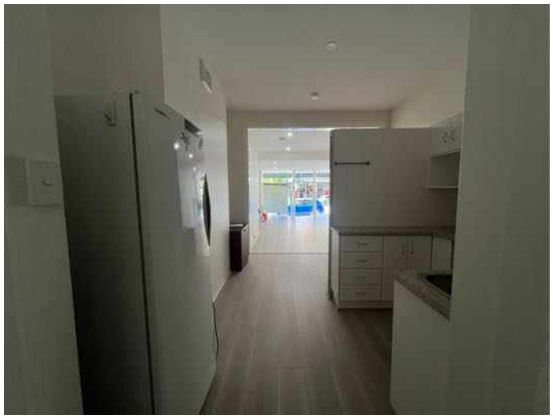
Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection 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.

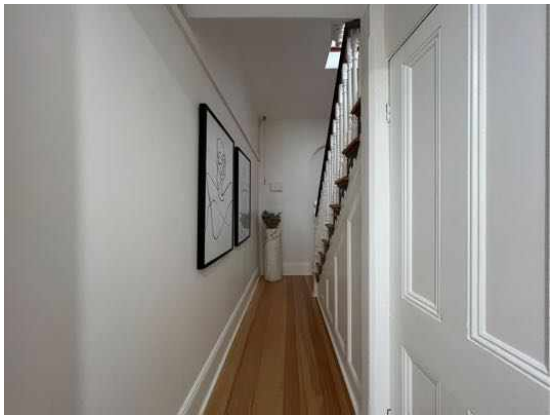
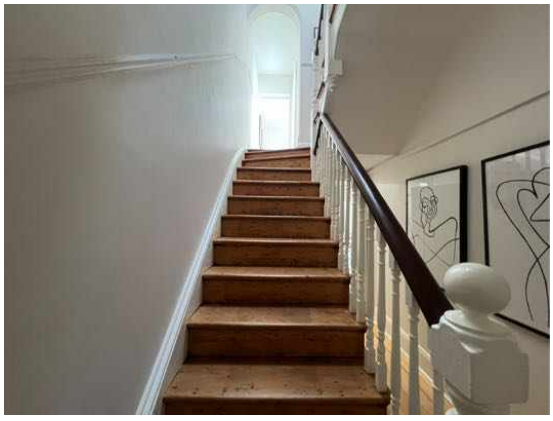
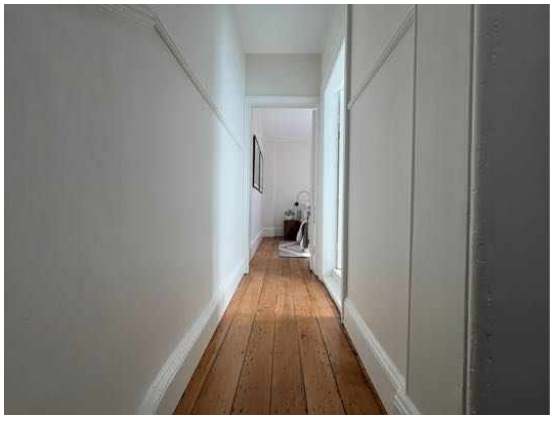
Noted Item

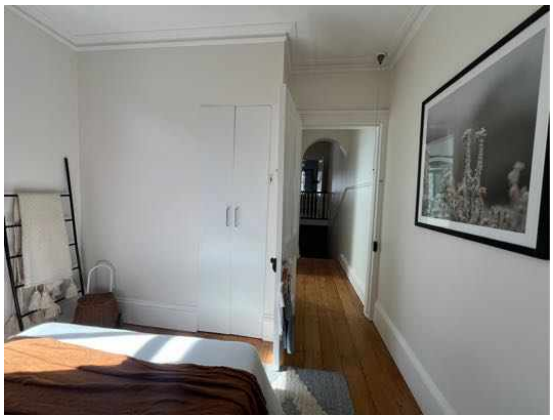
Building:	Main Building
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array 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 Exterior
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection 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.

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.