Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 161 Russell Street, Emu Heights NSW 2750

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:	161 Russell Street, Emu Heights NSW 2750
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: Important Pre-Report Requirements

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

Timber Pest Risk & Recommendations

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

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

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Pergola, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Interior

- Roof Void - Part

- Roof Exterior

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

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

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- External finished ground level

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of suitable access or entry point

- Roof framing - not trafficable

- Rugs

- Stored items

- Vegetation

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

Please note:

This information is provided as a general caution only.

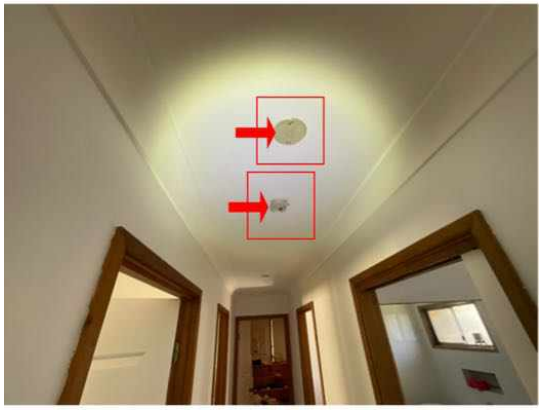
To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

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

- All smoke detectors be tested monthly by the homeowner.

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

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



Major Defect

Finding 2.01

Building:	Main Building
Location:	Ensuite
Finding:	Major Defect – Tiling Failure (Shower Area and Bathroom Floor)
Information:	Observation

At the time of inspection, multiple wall tiles within the shower recess were found to be “drummy” when tested, indicating a loss of adhesion to the substrate. In addition, at least one wall tile was noted as missing within the shower area, leaving the underlying surface exposed.

A missing mosaic floor tile was also observed to the main bathroom floor area outside the shower recess.

The inspection was limited to a visual and non-invasive assessment only. No destructive testing was undertaken to determine the full extent of substrate condition or waterproofing integrity.

Implication

Drummy and missing tiles are indicative of failure in the tile adhesion system and may also suggest potential deterioration of the underlying substrate or waterproof membrane.

In wet areas such as showers, compromised tiling can allow water to penetrate behind the tiles, potentially leading to:

- Failure of the waterproofing membrane
- Moisture ingress into wall and floor structures
- Timber rot, corrosion, or structural deterioration (where applicable)
- Mould growth and associated health concerns
- Progressive loosening and detachment of additional tiles

The missing wall tile within the shower presents a direct pathway for water ingress during use, significantly increasing the risk of concealed moisture damage.

The missing floor tile to the main bathroom area may allow water penetration into the substrate and may also present a minor trip hazard.

Given the location within a wet area, these conditions are considered a major defect requiring prompt attention.

Common Causes

Drummy and missing tiles can result from a range of contributing factors, including:

• Moisture ingress beneath or behind tiles

• Inadequate adhesive application or poor surface preparation at the time of installation

• Movement in the structure or substrate

• Impact damage

• Age-related degradation of adhesives and bonding materials

Recommendation

A licensed tiling contractor or suitably qualified tradesperson should be engaged to carry out a comprehensive assessment of the affected areas.

Remedial works should include:

• Removal and replacement of all drummy and missing tiles

• Inspection of the underlying substrate for damage or deterioration

• Verification of the condition and integrity of the waterproofing membrane

• Rectification or replacement of waterproofing where defects are identified

• Reinstatement of tiles using appropriate materials and installation methods compliant with current standards

Further invasive investigation may be required to determine the full extent of damage, particularly in concealed areas behind the shower wall and floor finishes.

Early rectification is recommended to prevent further deterioration and potential escalation of repair costs.

Minor Defect

Finding 3.01

Building: Main Building
Location: External Areas
Finding: External Timber Elements – Weather Exposure and Maintenance.
Information: Findings:

• External timber components of the building, which are frequently exposed to harsh weather conditions, show signs of wear and lack adequate protective treatment.

• In areas where timbers have not been properly painted or sealed, deterioration is likely to progress at an accelerated rate due to constant exposure to moisture, UV radiation, and temperature changes.

• Without timely intervention, the condition of these timbers may continue to degrade, potentially requiring replacement in the short-term future.

Recommendations:

1. Protective Treatment:

• External timbers should be adequately treated—either painted or sealed—to protect against further weathering.

• A licensed painting contractor or experienced handyman should be engaged to carry out the necessary surface preparation and treatment.

2. Repair or Replacement:

• Where timber elements have already deteriorated beyond restoration, repairs or replacement will be necessary.

• A qualified carpenter should be appointed to assess and carry out any required structural or cosmetic timber repairs.

Conclusion:

To prolong the life of external timber elements and prevent further degradation, prompt treatment and ongoing maintenance are essential. Untreated or poorly protected timbers will continue to deteriorate under environmental exposure, leading to avoidable replacement costs if not addressed in a timely manner.

Finding 3.02

Building:	Garage
Location:	Exterior door - rear
Finding:	Door(s) - Damaged.
Information:	During the inspection, damage was noted to one of the doors within the property. The damage appears consistent with general wear and tear, likely resulting from prolonged use and a lack of regular maintenance. Common signs of deterioration include surface scratches, swelling at the base (possibly from moisture exposure), minor cracking, or delamination of the door finish or veneer.

The observed condition does not currently prevent the door from operating, but if left unattended, the defect may worsen over time. Continued exposure to moisture, changes in humidity, or mechanical stress can accelerate deterioration, potentially leading to functional issues such as difficulty opening or closing the door, further material breakdown, or aesthetic decline.

This type of defect is typical in aging doors and does not indicate a structural issue with the building itself. However, it reflects a need for general upkeep.

Recommendation:

Repairs are considered minor and non-urgent, and may be undertaken at the client's discretion. A qualified carpenter or experienced handyperson can carry out remedial work, which may include:

- Sanding or filling superficial surface damage
- Resealing or repainting to protect against moisture
- Adjusting or rehanging the door if alignment is affected
- Replacing the door if damage is beyond economical repair

It is also recommended that doors, particularly those exposed to moisture (e.g., bathroom or laundry areas), be maintained through periodic sealing or painting to

extend their service life and maintain functionality.

Finding 3.03

Building:	Garage
Location:	Roof Exterior
Finding:	Maintenance Issue – Overhanging Vegetation & Gutter Condition.
Information:	Observation

Overhanging tree branches were observed above the roofline at the time of inspection. Associated leaf litter and organic debris accumulation within the gutters was also noted.

The inspection was limited to a visual assessment of accessible areas only. Internal sections of the guttering system and downpipes were not fully inspected.

Implication

Overhanging vegetation contributes to ongoing debris accumulation within gutters and downpipes, which may restrict the effective discharge of stormwater. During periods of heavy rainfall, this condition increases the likelihood of water overflow, potentially leading to:

- Accelerated corrosion and deterioration of guttering and downpipes
- Water ingress or moisture impact to the building envelope
- Creation of damp conditions conducive to termite activity and other pests

Recommendation

To maintain effective roof drainage and reduce associated risks, the following actions

are recommended:

• Prune or remove overhanging tree branches to minimise debris accumulation

• Clean all gutters and downpipes to restore full drainage capacity

• Consider installation of gutter guards as a preventative measure, particularly in heavily vegetated areas

General cleaning may be undertaken as routine maintenance; however, pruning of larger branches should be carried out by a suitably qualified arborist. A licensed roof plumber should be engaged to assess the condition of the roof plumbing system and undertake any necessary repairs.

Ongoing maintenance is recommended to preserve the performance of the roof drainage system and reduce the risk of moisture-related damage or pest activity.

Finding 3.04

Building:	Main Building
Location:	Exterior - left side
Finding:	Damaged Downpipe – Stormwater Drainage Concern
Information:	

Observation:

• The roof plumbing (downpipe) in this location has been damaged and is not fully sealed.

Implications:

• Poorly sealed or disconnected downpipes can result in:

• Water pooling around the base of the building

• Excessively damp conditions at the foundation or subfloor level

• Increased risk of foundation movement, moisture ingress, or wood rot

• Water runoff may also be diverted to a neighbouring property, which is non-compliant with building codes and may create legal or council-related issues.

Recommendation:

• Rectification is strongly advised.

• A licensed plumber should be appointed to:

• Inspect the area thoroughly

• Assess the condition of the stormwater system

• Repair, replace or properly connect all downpipes to ensure compliant and effective drainage

Finding 3.05

Building:	Main Building
Location:	All External Areas
Finding:	Site/Yard Drainage – Below Average.
Information:	Defect – Below Average Site Drainage

Observation:

Site drainage in the inspected areas appears to be below average, with no surface drains observed at the time of inspection. Ground surfaces and paved areas adjacent to the building do not appear to be adequately graded to facilitate effective surface water runoff.

Limitations:

• The general adequacy of site drainage is not fully assessed under the scope of a Standard Property Inspection Report.

• Observations are based solely on conditions present at the time of inspection.

• In dry conditions, drainage issues may not be visible, but may become apparent during periods of heavy or sustained rainfall.

Observations & Risks:

• Water should not be allowed to accumulate against the base of external walls or around the perimeter of the dwelling.

• Prolonged moisture exposure can contribute to:

• Dampness and structural deterioration

• Movement of footings or erosion of subsoils

• Conditions that are conducive to timber pest activity, including termites, which are attracted to moist environments

• Best practice site drainage includes:

• Paved surfaces falling away from the building by at least 25mm over the first metre

• Bare ground sloping away by at least 50mm over the first metre

Failure to meet these minimum drainage falls increases the risk of water ingress, foundation issues, and secondary building defects.

Recommendation:

• A licensed plumber and/or landscaping contractor should be engaged to:

• Evaluate the current site grading and surface runoff conditions

• Install or upgrade surface water drainage (e.g. strip drains, spoon drains, grated channels) as required

• Improve grading around the building to ensure water flows away from the structure

Addressing these issues proactively will assist in protecting the structural integrity of the building, while also reducing environmental conditions favourable to termite activity.






Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Bathtub - Not secured.
Information:	Defect – Freestanding Bathtub Not Secured

Observation

The freestanding bathtub was found to be unsecured to the floor at the time of inspection. The tub is capable of movement when pressure is applied, indicating that

it has not been mechanically or adhesively fixed. Freestanding baths require stabilisation and proper sealing to ensure safe and compliant use. Without adequate fixing, plumbing connections may also be placed under strain.

Implications

An unsecured bathtub presents several functional and safety risks. Movement during use can cause shifting or tipping, creating a hazard for occupants. Ongoing movement may stress or partially dislodge the waste outlet or other plumbing connections, increasing the likelihood of concealed water leakage. Water escaping beneath the tub can lead to moisture accumulation, mould development, and deterioration of flooring or subfloor materials. Over time, this can escalate into significant repair costs and potential microbial health risks.

Recommendation

Engage a licensed plumber to secure the bathtub in accordance with manufacturer guidelines and relevant plumbing standards. Acceptable methods typically include mechanical fixing or the application of a flexible, mould-resistant adhesive sealant to stabilise the unit and ensure a watertight junction with the flooring. The plumber should also confirm that all waste and overflow connections are sound and compliant. Proper fixing and sealing will improve safety, protect plumbing integrity, and reduce the risk of moisture-related damage.

Finding 3.07

Building:	Main Building
Location:	Bathroom & Laundry
Finding:	Cabinetry – Installation and Sealing Issues.
Information:	Findings:

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

• If left unattended, this movement could dislodge or strain the plumbing connections,

potentially leading to leaks or water damage.

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

Implications:

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

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

Recommendations:

• A qualified tradesman should be engaged to:

• Secure the vanity unit firmly to the wall to prevent movement and ensure plumbing stability.

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

• Repair leaking drainage pipe

Conclusion:

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

Finding 3.08

Building: Main Building
Location: Bedroom
Finding: Minor Defect – Internal Wall Damage (Impact Holes)
Information: Observation

At the time of inspection, several holes were observed to internal wall linings. The damage appears consistent with impact-related causes.

The inspection was limited to a visual assessment only. No invasive investigation was undertaken to assess the condition of wall framing, services, or concealed elements behind the affected areas.

Implication

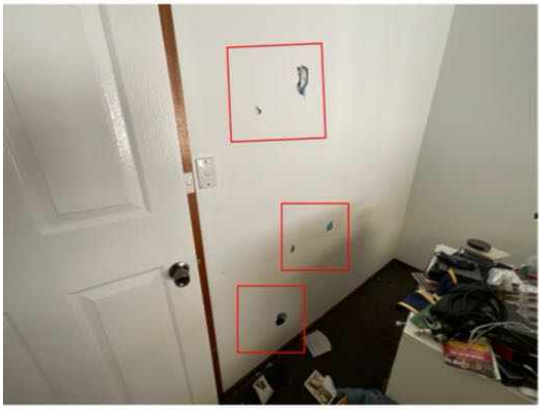
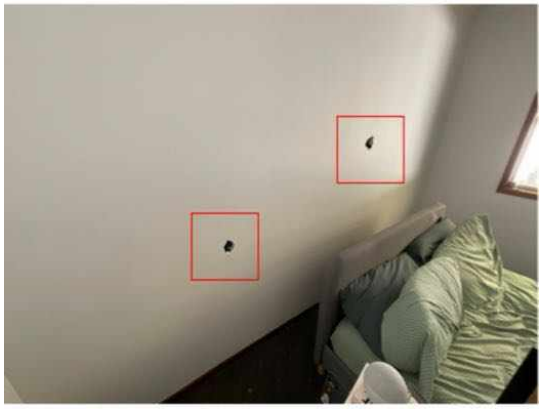
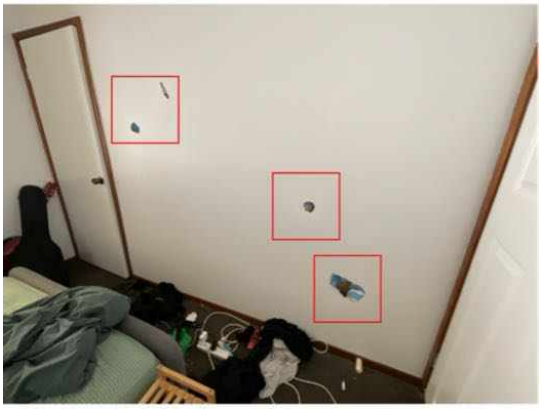
Holes in wall linings are generally cosmetic in nature; however, they may allow the ingress of dust, moisture, or pests if left unsealed. The damage may also detract from the overall presentation of the property.

While no structural concerns were evident at the time of inspection, concealed damage behind the wall lining cannot be entirely ruled out.

Recommendation

Repairs should be carried out by a suitably qualified plasterer or tradesperson. Works should include patching, setting, and finishing of the affected areas to restore the wall surface to an acceptable standard.

Repainting may be required following repairs to ensure a consistent finish. Regular maintenance and prompt repair of similar damage is recommended to maintain the condition and presentation of internal surfaces.

Finding 3.09

Building:	Main Building
Location:	Ensuite
Finding:	Shower Minor Defect – Leaking Shower Hose
Information:	Observation

At the time of inspection, the shower fitting was observed to be leaking. Due to the active leak, the shower taps could not be fully tested to assess their operation or condition.

The inspection was limited to a visual and functional assessment only, and no dismantling of fixtures or plumbing components was undertaken.

Implication

A leaking shower hose may result in unnecessary water wastage, inoperable and can contribute to localised moisture accumulation within the wet area. Over time, this may lead to deterioration of surrounding finishes or contribute to mould growth if not addressed.

As the shower taps could not be tested, their condition and performance remain undetermined, and additional defects may be present but not identified at the time of inspection.

Recommendation

The leaking shower fitting should be repaired or replaced. This is considered a minor maintenance item consistent with general wear and tear.

Repairs may be undertaken by a suitably qualified handyman or licensed plumber at the client's discretion. Following rectification, the shower taps should be tested to confirm correct operation and to ensure no further issues are present.

Ongoing maintenance of plumbing fixtures is recommended to prevent similar defects and maintain serviceability.

Finding 3.10

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Covering Assessment – Summary
Information:	

Access & Limitations

The roof exterior was fully accessible at the time of inspection, allowing a general visual assessment of the roof covering and associated components. The inspection was limited to visible and safely accessible areas only. No removal of tiles or invasive inspection methods were undertaken. Concealed defects or issues beneath the roof covering may not be evident.

Roof Covering Type

The roof covering consists of concrete tiles, confirmed by visual inspection. This type of roofing is common and generally durable; however, it requires periodic maintenance to ensure ongoing performance and weather resistance.

Tile Fixing & Alignment

The tiled roof was observed to be generally well aligned, with no evidence of widespread displacement. Isolated chipped tiles were noted, which are considered minor in nature and consistent with normal wear and tear. A loose or displaced tile was identified at the rear ridge, which may allow water ingress if not addressed. Minor deterioration to bedding and pointing was also observed in isolated areas. In addition, some surface coating wear was evident, consistent with age and exposure to environmental conditions.

Implication:

Localised defects such as chipped or loose tiles and deteriorated bedding/pointing can reduce the effectiveness of the roof covering and increase the risk of water penetration over time.

Recommendation:

Repairs should be undertaken to secure any loose or displaced tiles and to address minor defects as part of routine maintenance.

Ridge & Hip Cappings

Ridge and hip cappings were generally intact and serviceable. However, repointing is recommended in isolated areas where minor deterioration was observed. This is not considered urgent but forms part of ongoing maintenance.

Implication:

Deteriorated pointing may allow moisture ingress or lead to loosening of ridge tiles if left unaddressed.

Recommendation:

Periodic repointing should be carried out as required to maintain weatherproofing and structural integrity of ridge and hip tiles.

Flashings & Penetrations

Flashings around roof penetrations, including vents and flues, appeared intact and adequately sealed where visible. No signs of active water ingress were observed at the time of inspection.

Limitation:

Only visible flashings were assessed. Concealed or sub-surface defects cannot be ruled out.

Valleys & Drainage Channels

Valley irons and drainage channels were observed to be clear and unobstructed, and appeared to be functioning as intended at the time of inspection.

Recommendation:

Regular maintenance, including clearing of debris, is recommended to prevent blockages that may lead to water backup or overflow beneath roof tiles.

Guttering & Downpipes (Viewed in Association)

The guttering system appeared generally functional, with no significant blockages observed. Minor surface rust was noted in some areas, consistent with age and exposure.

Implication:

Surface corrosion may progress over time if not maintained, potentially leading to deterioration of the guttering system.

Recommendation:

Ongoing maintenance, including cleaning and monitoring of rusted areas, is recommended to prolong service life and ensure effective water disposal.

Moisture & Water Entry

No visible signs of active leaks or water ingress were identified at the time of inspection.

Limitation:

The inspection represents conditions at the time only. Leaks may occur under certain

weather conditions, particularly during heavy or prolonged rainfall.

General Condition of Roof Covering

The roof covering was assessed as being in generally sound condition for its apparent age. Tiles were largely well seated, with no evidence of widespread cracking or significant displacement. Isolated signs of wear and minor defects were noted, consistent with normal ageing and environmental exposure.

Implication:

While the roof is currently serviceable, minor defects and general wear indicate that ongoing maintenance will be required to preserve performance.

Recommendation:

Routine maintenance and minor repairs should be undertaken as required. Further assessment and maintenance by a licensed roofing contractor is recommended to ensure the roof covering remains in a serviceable condition.

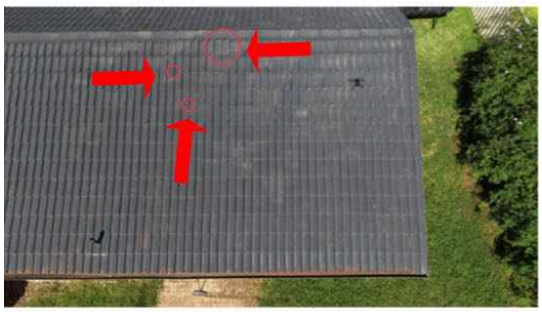
Additional Information

Photographs were taken for reference at the time of inspection. Roof performance may vary depending on weather conditions and seasonal factors. A more detailed assessment can be carried out by a licensed roofing contractor if required.

Inspector's Comments

At the time of inspection, the tiled roof covering was found to be in generally sound and serviceable condition, with no evidence of active leakage. Minor defects, including isolated tile damage and localised deterioration to ridge pointing, were observed and should be addressed as part of routine maintenance.

Regular upkeep, including cleaning of gutters and valleys, replacement of damaged tiles, and periodic repointing, is recommended to maintain weatherproofing and extend the overall service life of the roof system.



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

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

Timber Pest Risk Assessment:

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

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

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

Recommendation:

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

Related Building Defects:

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

• Damaged Downpipe – Stormwater Drainage Concern

• Site/Yard Drainage – Below Average.

Finding 6.02

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

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

Risks:

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

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

• Garden beds may also conceal weep holes, slab edges, or termite barriers, reducing visibility during inspections and allowing for undetected termite entry.

Recommendation:

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

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Stored timbers - External Area..
Information:	Stored Timbers Around External Property

Observation:

Timber materials were observed stored around the external areas of the property. These timbers appear to be untreated and are exposed to weather conditions and potential ground contact.

Risk Assessment:

• Stored timbers in contact with the ground or exposed to moisture are highly conducive to timber pest activity, particularly subterranean termites.

• Prolonged exposure to moisture can also lead to wood rot or fungal decay, further increasing the risk of termite attraction.

Recommendation:

It is strongly recommended that all stored or unused timbers be immediately removed from around the building perimeter and yard areas. Reducing conducive conditions is a critical part of termite risk management.

Note:

Prevention of timber pest activity through good site management and maintenance is significantly more effective—and cost-efficient—than addressing an active infestation or structural damage after it occurs.






Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Bridging of Termite Barriers – Concealed Weep Holes..
Information:	Observation:

At the time of inspection, it was noted that the weep holes in the external brickwork of the property are concealed by adjacent ??? concrete paving. This creates a bridging point for termites, allowing undetected access over or around the termite barrier system and into the structure. As a result, a full inspection of this area could not be achieved.

Understanding Weep Holes:

Weep holes are designed to:

• Drain moisture that may accumulate within cavity brickwork.

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

Risks Associated with Concealed Weep Holes:

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

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

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

Recommendation:

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

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

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

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

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

MAJOR DEFECTS
• Drummy and missing wall tiles were identified within the shower recess, along with a missing mosaic floor tile to the main bathroom area.

These defects indicate failure of the tile adhesion and may allow water ingress, potentially leading to damage to the substrate, waterproofing failure, and mould growth.

Prompt assessment and repairs by a licensed tiling contractor are recommended, with possible further investigation required to determine the extent of underlying damage.

SAFETY HAZARDS

• Smoke detectors were found to be removed at the time of inspection. This presents a safety risk, as operational smoke alarms are required for early fire detection. It is recommended that compliant smoke detectors be reinstated in accordance with current regulations for private occupancy.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared below average on the day of inspection..
• Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

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

Recommended actions:
• Clean gutters and remove debris.
• Connect downpipes to stormwater system.
• Cut back overhanging tree branches.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in good condition overall, with no major visible defects.
• Due to limitations a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

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

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

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable

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

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

??? Some minor unevenness was noted in ceiling surfaces, which is not uncommon in properties of this age and construction. While no signs of detachment were visible, it's important to note that ceiling panels may become loose or detach over time, and such issues may not be apparent during a visual inspection.

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

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

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

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

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

TIMBER PEST REPORT SUMMARY

Termite Activity

• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.
• Stored timbers externally and tree stumps are highly conducive to infestation and should be removed immediately.

Timber Decay

• No Wood rot observed.

Moisture Conditions

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

Obstructions & Limitations

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

Termite Management System

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

KEY RECOMMENDATIONS

• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Defects found should be rectified promptly to avoid escalation.
• Consider installing or obtaining documentation for termite management system.
• Engage a roofer for closer inspection of roof tile condition.
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Perimeter Slab Edge
Finding: Slab Edge Inspection Zone – Not Maintained..
Information: Observation:

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

Risk:

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

Additional Note:

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

Recommendation:

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

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

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

Noted Item

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

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

Limitations of the Inspection:

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

Recommendation:

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

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

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of termite workings / damage was not visible at the time of inspection
Information:	No visible evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Annual pest inspections are advised in order to identify such workings.

Noted Item

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

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

structural timbers.

Causes:

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

Consequences:

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

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

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

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

Recommendation

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

Noted Item

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

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

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

Noted Item

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

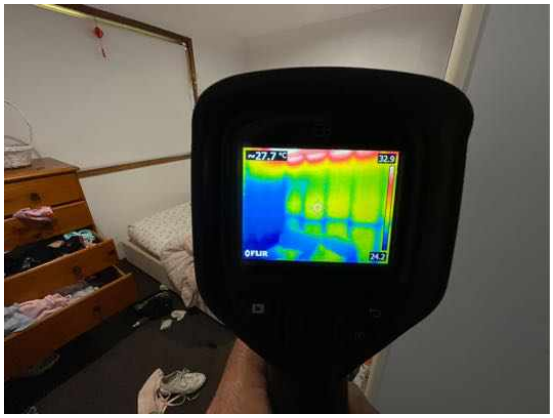
Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

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

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



Noted Item

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

Information:

Observation: Missing Durable Notice for Termite Management System

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

Recommendation:

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

• The type of termite management system installed (e.g. chemical barrier, physical barrier, reticulation system, baiting system)

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

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

Summary:

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

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

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

Noted Item

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

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

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

Rationale:

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

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

Preventative Measures May Include:

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

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

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

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

Noted Item

Building: Main Building
Location: Roof Void
Finding: Roof Void – Limited Accessibility..
Information: Observation:

Access to the roof void was restricted due to several limiting factors, including:

• Low roof pitch

• Non-trafficable framing

• Inaccessible or obstructed areas

• Presence of insulation

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

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

Important Note:

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

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.

Noted Item

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

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

• No significant water damage was observed to the cabinetry/unit, however, minor water damage was noted, which may be indicative of past moisture exposure.

• Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

Recommendations:

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

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

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

Noted Item

Building: Main Building
Location: Laundry
Finding: Laundry - Taps/Plumbing/Drainage.

Information:

Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

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

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection. The cabinetry is loose not secured.

Recommendations:

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

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

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

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

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

Noted Item

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

SHOWER:

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

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

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

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

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

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

• The condition of grout and sealant appeared to be average, with some areas potentially requiring cleaning or replacement.

• Mould growth was noted in some areas of grout/sealant. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.

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

TOILET:

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

VANITY UNIT:

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

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

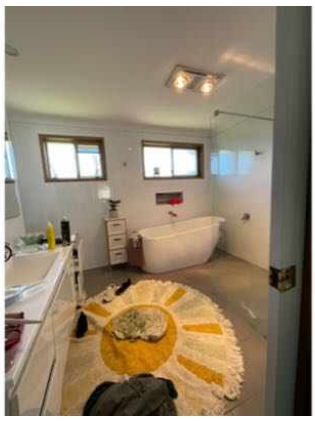
• Damage was noted to the vanity unit, appearing loose. Further investigation or replacement may be required depending on the extent of deterioration.

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

IMPORTANT NOTE:

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

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



Noted Item

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

SHOWER:

• Water appeared to be leaking at the shower head during testing of the shower taps and could not be tested. Further investigation is required.

• Drummy loose wall tiles noted in the shower area

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

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

• Elevated moisture readings were found in the lower shower walls, which is a

common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

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

• The condition of grout appeared to be in poor condition, with some areas potentially requiring replacement.

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

• Mould growth was noted in some areas of grout/sealant. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.

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

TOILET:

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

VANITY UNIT:

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

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

• Water damage was noted to the vanity unit, appearing minor. Further investigation or replacement may be required depending on the extent of deterioration.

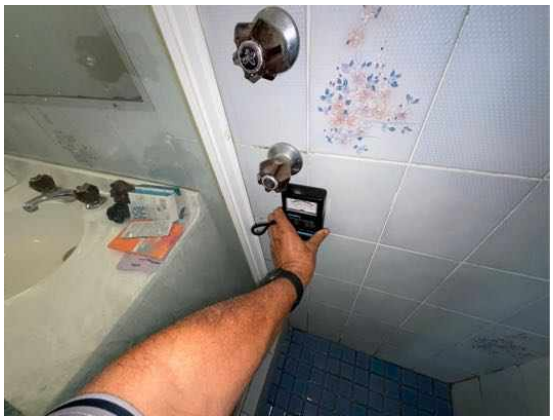
• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

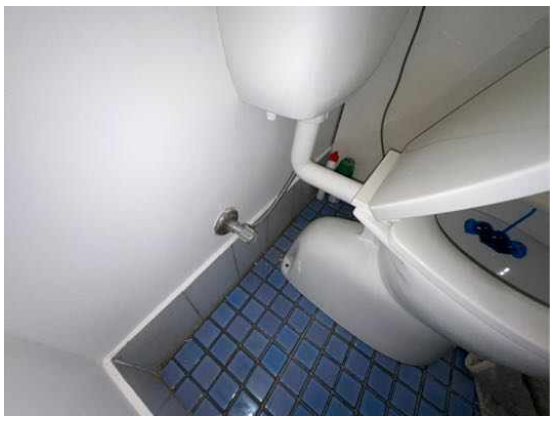
IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate

assessment is required, a special-purpose inspection should be undertaken.

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





Noted Item

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

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

Recommendation:

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

Noted Item

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

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

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

roofing materials.

Recommendation:

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

Noted Item

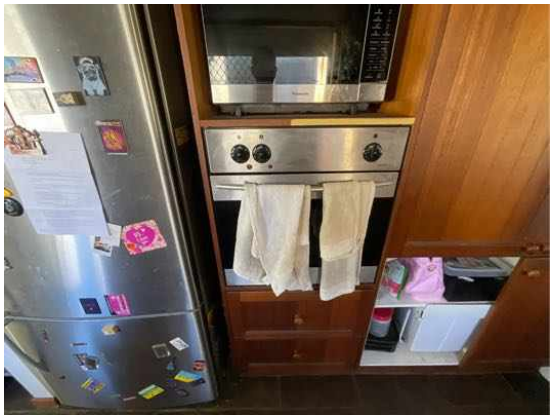
Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information:	Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

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

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

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

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



Noted Item

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

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

Limitations:

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

Recommendation:

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

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

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

Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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