Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 23 Jan 2026

Property Address: 1219 Mulgoa Road, Mulgoa NSW 2745

Contents

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

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

Original Inspection Date:	Fri, 23 Jan 2026
Modified Date:	Sat, 24 Jan 2026

The Parties

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Name of the Principal(If Applicable):	
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Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Important Pre-Report Requirements

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

Timber Pest Risk & Recommendations

• 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
• A second 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 subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Recommend obtaining records and maintenance history from the previous owner or strata manager.

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 good condition for its age generally with safety hazards, minor defects and recommendations.

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	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Carport, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Internal Joinery, Fascias, Doors, Door Frames, Architraves, Skirting Boards, Floorboards, Window Frames, Veranda Posts, Timber Wall Panelling
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Timber Framed and Clad
Weather	Overcast

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

- Outbuildings

- Roof Exterior - Part

- Roof Void - Part

- Subfloor

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of skillion or flat roof - no access

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

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

- Subfloor - Part.

- Wall exterior due to obstructions.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Areas of skillion or flat roof - no access

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Lack of clearance - subfloor

- Insulation

- Gutter Guards

- Furniture

- Lack of suitable access or entry point

- Pipework

- Roof framing - not trafficable

- Rugs

- Stored items

- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Carport
Location:	Carport
Finding:	Major Defect – Roof Rafters (Fungal Decay / Wood Rot) – Carport
Information:	Observation:

During the inspection, evidence of wood rot (fungal decay) was identified in several roof rafters within the carport structure. This type of decay typically develops when timber or other cellulose-based materials are exposed to persistent moisture, creating an environment conducive to fungal growth and progressive structural deterioration. In this instance, the timber decay is likely associated with leaks in the roof covering and defective or damaged flashings.

Temporary repairs were noted, including blocking attached to the lower ends of several affected rafters adjacent to the fascia. Sagging of some rafters was also observed, indicating that the structural integrity of these members has been compromised.

Implications:

Untreated timber decay can have significant consequences, including:

• Compromising the structural capacity of affected roof rafters, potentially leading to failure.

• Spreading of decay to adjoining or previously unaffected timber elements.

• Escalation of repair costs and more extensive remedial works if deterioration continues.

Recommendation:

It is strongly recommended that all decayed or damaged timber elements be promptly repaired or replaced to prevent further structural compromise. A full assessment of the roof covering and associated flashings should be carried out, and any necessary repairs undertaken to prevent ongoing moisture ingress. Engagement of a qualified carpenter and a licensed roofing contractor is advised to determine the full extent of the damage and perform all remedial works in accordance with current building

standards.

Finding 2.02

Building:	Main Building
Location:	Subfloor
Finding:	Major Defect – Brickwork Cracking (Subsidence).
Information:	Defect Type: Brickwork cracking
	Severity: Major
	Location/Condition: Front right corner of the building – subsidence related
	Observation:

During the inspection, cracking was observed to the brickwork from within the subfloor area. This cracking was not visible externally at the time of inspection. The nature and pattern of the cracking are consistent with movement to the structure, indicating that subsidence or footing movement has occurred. This type of condition is not uncommon in properties of this age and construction type and is often associated with long-term moisture exposure and poor site or subfloor drainage.

Based on observations elsewhere in the report, inadequate drainage and elevated subfloor moisture are considered contributing factors. Additional contributing influences may include soil reactivity, water leaks, or erosion of founding material around the footings.

Implications:

While the cracking currently appears minor in extent and is not assessed as structurally critical at the time of inspection, evidence of subsidence represents a major defect due to the potential for progressive movement. If underlying causes are not addressed, further movement may occur, resulting in increased cracking, misalignment of building elements, and more costly rectification works.

Recommendation:

• Ongoing monitoring of the affected area is recommended to identify any progression in movement or cracking.

• Consultation with a suitably qualified Structural Engineer is advised to undertake a detailed assessment, determine whether movement is ongoing, and provide recommendations for any required remedial works.

• Improvements to site and subfloor drainage should be undertaken to reduce excessive moisture around the footings and minimise the risk of further subsidence.

Note:

This assessment is based on a visual inspection only. No structural calculations or intrusive investigations were undertaken. As the inspector is not a Structural Engineer, the full structural implications of the cracking cannot be determined without specialist evaluation. Early investigation and, where necessary, preventative works may assist in limiting future deterioration and controlling repair costs.

Finding 2.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Excessive Moisture identified.
Information:	Observations:

Evidence of excessive moisture was noted throughout the subfloor area, with visible mould growth in the soil. These findings indicate that moisture problems are ongoing and likely associated with substandard subfloor ventilation.

Possible Causes:

Excessive subfloor moisture is common in buildings of similar age and construction and is typically caused by one or more of the following:

• Inadequate yard or surface drainage, particularly on sloping sites where external ground levels are higher than the subfloor.

• Roof or surface water not effectively directed into the stormwater system, allowing runoff to enter beneath the dwelling.

• Poor natural airflow and ventilation within the subfloor area.

Implications:

If not addressed, excessive moisture may lead to:

• Fungal and mould growth.

• Timber decay and deterioration of structural members.

• Mortar and brick deterioration.

• Subsidence, cracking, and movement in walls or piers.

• Increased risk of termite activity.

Recommendations:

• Redirect all roof and surface water runoff away from the building to prevent further moisture ingress.

• Where subfloor drainage is inadequate, install an agricultural (Aggie) drain or equivalent drainage system.

• Consider the installation of fan-forced subfloor ventilation to improve airflow and assist in drying out excess moisture.

• Engage a qualified roof and drainage plumber experienced in site drainage to assess and rectify contributing issues.

• Consult a subfloor ventilation specialist to design and install an effective ventilation system suited to site conditions.








Minor Defect

Finding 3.01

Building:	Yard
Location:	Exterior adjacent walls - front
Finding:	Site/Yard drainage - Inadequate.
Information:	Defect / Observation – Inadequate Site Drainage

At the time of inspection, site drainage in this area was found to be inadequate, allowing water to pool against the base of the external walls.

Implication

Poor surface drainage can lead to moisture ingress and deterioration of materials at the base of walls, slab edge dampness, or foundation movement. Prolonged exposure to standing water may cause rising damp, efflorescence, or corrosion of embedded steel components. These conditions can lead to secondary structural or moisture-related defects if not rectified.

Recommendation

To ensure effective site drainage and protect the building structure:

• Ground levels and surrounding surfaces should be graded to fall away from the building to prevent water ponding.

• Stormwater should be directed into a suitable drainage system through adequately sized and regularly maintained drains.

• Where natural falls are insufficient, the installation of an agricultural (Aggie) drain or surface drain may be required to divert surface water.

A licensed plumber or qualified landscaping contractor should be engaged to assess the site and undertake the necessary remedial works in accordance with good building practice.

To prevent moisture-related damage, ground levels around the dwelling should:

• Provide a minimum 50 mm clearance between finished ground level and the bottom of cladding or wall weep holes (minimum 75 mm where paved and 100 mm where unpaved).

• Be graded to achieve a minimum fall of 1:20 (50 mm over 1 m) away from the building for at least 1 m.

These provisions help direct surface water away from the structure, maintaining the

integrity and durability of the building over time.

Finding 3.02

Building:	Yard
Location:	Exterior walls - front
Finding:	Subfloor ventilation - particularly blocked and low
Information:	Subfloor Ventilation and Ground Levels – Moisture Risk

Observation

Subfloor wall vents in the inspected locations were found to be positioned too low due to substandard external landscaping and ground levels. The external ground falls toward the building perimeter, increasing the likelihood that rainwater can enter the subfloor via the vents during wet conditions.

Implication

Ongoing moisture ingress into the subfloor can result in persistently elevated moisture levels. If left unrectified, these conditions may promote fungal growth, timber decay, deterioration of mortar and brickwork, and cracking or subsidence of supporting piers. Elevated moisture levels also increase the susceptibility of the property to termite and other timber pest activity. Secondary water damage is likely to occur over time if the issue remains unmanaged.

Recommendation

Perimeter landscaping and ground levels should be rectified to ensure adequate fall away from the building. As a general guide, paved surfaces should fall away from the structure by a minimum of 25 mm over the first metre, and bare ground should fall away by approximately 50 mm over the first metre. This will assist in preventing moisture from pooling against the building and entering the subfloor.

Where site drainage is inadequate or rectification is complex, a qualified plumber and landscaping contractor should be engaged to further assess the site and undertake appropriate remedial works to achieve and maintain a dry subfloor environment.




Finding 3.03

Building:	Yard
Location:	All External Areas
Finding:	Downpipe - Unconnected.
Information:	Observation:

A section of roof plumbing was found where the downpipe is not connected to the stormwater drainage system.

While the current site gradient directs water away from the building, overflow may be discharging onto neighbouring property, which is non-compliant with building codes and/or local council regulations.

Excessive moisture from uncontrolled roof runoff can create conditions that promote termite activity and timber decay.

Recommendation:

It is advised that a licensed plumber be engaged to:

• Inspect the affected roof plumbing area, and

• Connect the downpipe to a compliant stormwater drainage system, or alternatively, install appropriate drainage measures to manage water flow and mitigate potential

property damage or pest risks.

Finding 3.04

Building:	Yard
Location:	Exterior walls - right side
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 3.05

Building: Yard

Location: Exterior eaves - right side
Finding: Eaves - Sagging.
Information: Sagging Eaves – Maintenance Required

Observation:

• Sagging to the eaves was evident in this area at the time of inspection.

Implications:

• Eaves play a vital role in diverting water away from the building and shielding external walls and structural elements from excessive moisture exposure.

• Sagging may indicate moisture damage, structural fatigue, or failure of fixings, and if left unaddressed, can lead to water ingress, timber deterioration, or further deformation of the roofline.

Recommendation:

• Minor rectification works are recommended. A qualified carpenter or general handyman should be appointed to reinstate and secure the eaves to ensure proper function and alignment.

• Early maintenance will help prevent more costly repairs from developing over time.

Finding 3.06

Building: Yard
Location: Rear Elevation
Finding: Downpipe – Unconnected.
Information: Findings:

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

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

the building perimeter.

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

Implications:

• Moisture-Related Building Defects:

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

• Non-Compliance Risk:

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

• Timber Pest Risk:

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

Recommendation:

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

• Inspect all roof plumbing and stormwater discharge points

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

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

Conclusion:

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

Finding 3.07

Building:	Main Building
Location:	All External Areas
Finding:	Overhanging Trees and Gutter Maintenance – Observations & Recommendations.
Information:	Overhanging tree branches were observed above the roofline, contributing to the accumulation of leaf litter and debris within the gutters. This condition can adversely affect the performance of the roof plumbing system, particularly during periods of heavy rainfall.

Blocked or restricted gutters impede the effective discharge of stormwater, increasing the likelihood of water pooling or overflow. This may result in accelerated rusting and corrosion of gutters and downpipes, as well as the creation of damp conditions that are conducive to termite activity and other pest issues.

Recommendations

To mitigate these risks and maintain effective stormwater management, 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 the installation of gutter guards as a preventative measure, particularly in

heavily treed areas.

General gutter cleaning may be undertaken by the homeowner; however, pruning of larger branches should be carried out by a suitably qualified arborist or landscape contractor. A licensed roof plumber should be engaged to assess the condition of the guttering system and undertake any necessary remedial works. Regular maintenance will assist in preserving roof plumbing components, protecting the building envelope, and reducing the risk of moisture-related damage or pest activity.

Finding 3.08

Building:	Main Building
Location:	Exterior walls - left side
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.

Finding 3.09

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Roof Plumbing – Missing Gutter and Stormwater Drainage.
Information:	Findings:

• It was observed that the roof plumbing in this location is incomplete, with gutters and/or downpipes either missing or not adequately installed to manage roof water runoff.

• As a result, rainwater is not being effectively captured or diverted to the stormwater drainage system.

Implications:

• Excessive Damp Conditions:

The absence of proper roof drainage can lead to water runoff accumulating at the base of the structure, contributing to excessive moisture against external walls and potentially causing long-term issues such as:

• Foundation movement

• Moisture ingress

• Timber decay or pest attraction in subfloor areas

• Potential Code Non-Compliance:

Missing or inadequate roof drainage may breach current building codes and regulations, particularly where water runoff discharges onto neighbouring properties, creating potential legal and compliance concerns.

Recommendation:

A licensed roofing plumber should be engaged to:

• Assess the area and install appropriate guttering and downpipes

• Ensure all roof plumbing is adequately connected to the stormwater drainage system

• Confirm that the system complies with relevant building codes and local authority requirements

Conclusion:

The absence of guttering and proper stormwater drainage in this area presents both functional and compliance issues. Prompt installation by a qualified roofing plumber is strongly recommended to mitigate moisture-related risks and ensure compliance with building standards.

Finding 3.10

Building:	Main Building
Location:	Bedroom and Living Room
Finding:	Ceiling - Water stained.
Information:	Observation:

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

Implications:

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

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

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

Recommendations:

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

advising on necessary repairs to the roof coverings, flashings, penetrations, or associated components.

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

Important Note:

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

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

Finding 3.11

Building: Main Building
Location: Living Room
Finding: Moisture – Localised Detection (Thermal Imaging)
Information:

Observation:

During the inspection, thermal imaging identified a localised area of temperature variance within the cornice, consistent with the presence of moisture. No visible signs of water staining, damage, or deterioration were observed to the affected area at the time of inspection. Follow-up testing using a moisture meter recorded low to medium elevated moisture readings, confirming the presence of moisture within the building element.

Assessment:

Moisture within concealed building elements may result from plumbing leaks, roof or flashing defects, or condensation. Even where visible damage is not yet apparent, elevated moisture levels can contribute to the deterioration of building materials over time. Damp conditions are also considered conducive to subterranean termite activity and may promote fungal growth and timber decay if left unmanaged.

Recommendation:

It is recommended that the source of moisture be further investigated as a priority by a suitably qualified tradesperson. Any identified defects should be promptly rectified to reduce moisture levels, minimise the risk of timber pest activity, and prevent potential long-term building deterioration.




Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	External Areas
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:

• Site/Yard drainage - Inadequate.

• Downpipe – Unconnected.

• Plumbing – Missing Gutter and Stormwater Drainage.

Finding 6.02

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

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

Timber Pest Risk Assessment:

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

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

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

Recommendation:

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

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

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 specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Sub Floor Ventilation Specialist

- 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 generally considered to be in good condition relative to others of similar age and construction that have been adequately maintained. Major and minor defects, maintenance items were identified during the inspection and timber pest risks were noted.

MAJOR DEFECTS
• Evidence of wood rot was identified in several carport roof rafters, likely caused by leaks in the roof covering and flashings. Sagging of some rafters indicates compromised structural integrity. Immediate repair or replacement of affected timber and associated roof elements is recommended, with assessment and remedial work to be carried out by a qualified carpenter and roofing contractor to prevent further deterioration.

• Cracking was observed to the brickwork from within the subfloor at the front right corner of the building, indicating subsidence or footing movement likely associated with long-term moisture and inadequate site or subfloor drainage. Although the cracking appears minor at present, it represents a major defect due to the potential for ongoing movement and further deterioration. Monitoring, improvement of drainage, and assessment by a qualified Structural Engineer are recommended to determine whether remedial works are required.

• Excessive moisture was observed throughout the subfloor, with visible mould growth in the soil, indicating ongoing moisture issues likely related to inadequate drainage and restricted subfloor ventilation. If left unmanaged, these conditions increase the risk of mould growth, timber decay, masonry deterioration, subsidence, and termite activity. Improvements to site and subfloor drainage, redirection of roof and surface water, and the installation of effective subfloor ventilation are recommended, with assessment and rectification to be undertaken by suitably qualified drainage and ventilation specialists.

SAFETY HAZARDS

• None identified at the time of inspection.

BUILDING REPORT SUMMARY

Yard / Drainage

• Site drainage appeared below average on the day of inspection..
• Some low-lying areas at the front of the property allows moisture ingress into the subfloor during periods of heavy rain.
• 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.
• Several Downpipes are not adequately installed.

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 average condition overall, with no major visible defects from ladder-accessed areas.
• Roof not fully accessible due to height and safety limitations
• Due to limitations 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.
• Discernible or significant structural cracking and subsidence observed to right/front.

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.

Subfloor
• Subfloor was in below average condition:
• Inadequate ventilation
• Excessive moisture
• Recommended actions:
• Improve subfloor drainage
• Install additional ventilation (passive or mechanical)
• Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• The HWS (DOM: June 2018)
• 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.

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 good
• Bathroom recently renovated? consider confirming waterproofing certification.

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

Kitchen
• The kitchen was in 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.

Note: Client should ensure all extensions and additions are council-approved.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

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.

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

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in some subfloor areas due to low clearance.
• Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System

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

KEY RECOMMENDATIONS

• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Install stormwater connections to all downpipes.
• Improve yard/subfloor drainage .
• Replace decayed or rotted timbers in carport.
• Remove any stored timber, landscaping timbers, and organic debris near the structure.
• Trim or remove trees and vegetation in contact with or close to the home.
• Consider installing or confirming a termite management system.
• Engage a roofer for closer inspection of roof tile condition.
• Seek documentation for bathroom renovations (e.g., waterproofing certificates).
• 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: 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 absent at the time of inspection..
Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

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 Space Inspection Summary
Information:	

Access & Limitations

The roof space was partially accessible at the time of inspection. Access was restricted due to low clearances, the presence of insulation, ducting, and accumulated leaf debris, which limited safe movement and visibility within the roof void. Inspection was undertaken from a single entry point. As a result, some areas were inaccessible

and could not be fully assessed.

Roof Structure & Framing

The visible roof framing appeared to be in generally sound condition at the time of inspection, with no obvious signs of significant distortion, damage, or structural failure noted in accessible areas. Ductwork and restricted access prevented inspection of some sections of the roof structure, and concealed defects may exist in areas that were not visible.

Roof Cover Support (Battens / Purlins)

Where visible, roof battens and/or purlins appeared to be in sound condition. Portions of the roof support system were inaccessible due to insulation coverage and limited access, and these areas could not be fully inspected.

Insulation

Insulation was present throughout the roof space. A large volume of leaf matter and debris was observed sitting on top of the insulation. This material is likely to have entered the roof space over time through gaps in the roof tiles. The accumulation of debris restricts ventilation, reduces insulation effectiveness, and may present a potential fire hazard.

Recommendation:

Cleaning and removal of leaf debris from the roof space is recommended to reduce fire risk and improve ventilation and insulation performance.

Roof Sarking

Roof sarking was not installed. This is understood to be consistent with the age of the dwelling and construction practices at the time of build.

Moisture & Water Entry

No visible signs of active roof leaks were identified in accessible areas at the time of inspection. However, accumulated debris and inaccessible sections of the roof space may conceal moisture-related defects.

Electrical & Services

Some visible concerns were noted, including electrical cables covered by insulation and debris. While no immediate hazards were identified, insulation covering electrical wiring can contribute to heat build-up and may not comply with current standards.

Recommendation:

A licensed electrician should assess the electrical installation within the roof space and rectify any non-compliant or unsafe conditions as required.

Ducting & HVAC Components

Ducting associated with the heating and cooling system appeared to be generally secure and sealed where visible. Due to restricted access, not all ducting components could be fully inspected.

Pest Evidence

No visible evidence of pest activity was observed in accessible areas of the roof space at the time of inspection.

General Condition

The roof space was assessed as being in generally satisfactory condition overall; however, localised issues were identified, including debris accumulation, restricted access, and services-related concerns. Further investigation and maintenance are recommended to address these matters.

Additional Information

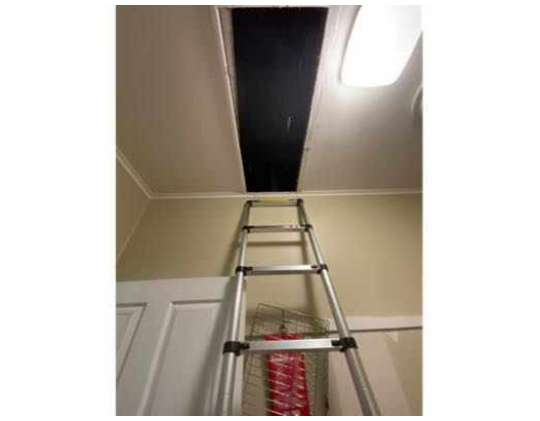
• Photographs were taken for reference.

• Conditions within the roof space may vary depending on weather and seasonal factors.

• Further assessment and cleaning are recommended, particularly by a suitably qualified roof space or roof cleaning contractor.

Inspector’s Comments

The roof space inspection was limited by restricted access, insulation coverage, and accumulated debris. While no major structural defects were identified in accessible areas, cleaning of debris and further assessment of electrical services are recommended to reduce potential risks and to maintain the overall condition of the roof space.








Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Inspection Summary
Information:	1. Access & Limitations

Observation:

The subfloor was only partially accessible at the time of inspection. Access was restricted due to low clearance in sections of the subfloor and the presence of plumbing services that limited safe movement and visibility. Access was gained via a single entry point.

Implication:

Restricted access limits the extent of inspection and may prevent identification of defects in concealed areas.

Recommendation:

No immediate action required; however, it should be noted that conditions in inaccessible areas may differ from those observed.

2. Moisture Levels

Observation:

Damp conditions were noted within the subfloor. Moisture was observed entering the subfloor from the front of the property. The ground profile was noted to fall from the front towards the rear of the building.

Implication:

Elevated moisture levels within the subfloor increase the risk of timber deterioration, mould growth, and long-term structural issues if left unmanaged.

Recommendation:

Further investigation into moisture sources is recommended, together with improvements to drainage and moisture management as required.

3. Ventilation

Observation:

Subfloor ventilation was assessed as restricted. some external vents were observed to be below ground level or partially blocked by installed bricks.

Implication:

Restricted ventilation reduces the subfloor’s ability to dry out, contributing to increased humidity and moisture retention.

Recommendation:

Clear blocked vents and ensure all ventilation openings are at appropriate ground levels to improve air flow and subfloor drying.

4. Drainage & Water Entry

Observation:

Evidence of water entry and signs of past pooling were observed within the subfloor. The ground was noted to fall from the front towards the rear of the property.

Implication:

Poor drainage and water entry contribute to ongoing damp conditions and may accelerate deterioration of subfloor materials.

Recommendation:

A drainage assessment is recommended to improve surface and sub-surface water management around the dwelling.

5. Timber Framing & Structural Elements

Observation:

Visible timber framing and structural elements appeared generally sound at the time of inspection.

Implication:

No major structural concerns were identified in accessible areas; however, ongoing moisture exposure may impact timber durability over time.

Recommendation:

Continue to monitor the condition of timber elements and address moisture issues to reduce the risk of future deterioration.

6. Mould, Mildew & Soil Conditions

Observation:

Localised mould and mildew were observed, together with indicators of high humidity. Organic growth and saturated soil conditions were also noted.

Implication:

These conditions are consistent with ongoing moisture issues and the age of the property and may affect indoor air quality and timber durability if not addressed.

Recommendation:

Improve ventilation and moisture control within the subfloor. Consider professional advice if mould growth increases or persists.

7. Pipework & Plumbing

Observation:

No visible plumbing leaks were identified, and drainage lines appeared serviceable in accessible areas. Close inspection was restricted due to pipework obstructions.

Implication:

Concealed plumbing defects may exist in areas that could not be fully inspected.

Recommendation:

Monitor plumbing for signs of leakage and consider further investigation if moisture levels increase.

8. Electrical & Services

Observation:

No major electrical concerns were noted; however, some loose or exposed wiring was observed within the subfloor.

Implication:

Loose or exposed wiring may present a maintenance or safety concern if conditions deteriorate.

Recommendation:

Have a licensed electrician assess and secure any loose or exposed wiring as required.

9. General Condition

Overall Assessment:

The subfloor was assessed as containing significant defects, primarily associated with excessive moisture and restricted ventilation.

Implication:

If left unmanaged, these conditions may lead to further deterioration and secondary defects.

Recommendation:

Address moisture ingress, drainage, and ventilation issues as a priority. Refer to the main report for further details.

Additional Information:

• Photographs were taken for reference.

• Subfloor conditions may vary depending on weather and seasonal moisture changes.

• Inaccessible areas may conceal defects that were not identifiable at the time of inspection.








Noted Item

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

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

• Low roof pitch

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: Kitchens
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

• 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:	Bathroom - Retreat
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

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

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

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

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

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

• The condition of grout and sealant appeared to be good.

• 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.

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

IMPORTANT NOTE:

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

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

Noted Item

Building: Main Building
Location: Laundry
Finding: Laundry - Taps/Plumbing/Drainage.
Information: Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

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

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

Toilet:

• No leaks were observed during the flushing process.

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

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

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.

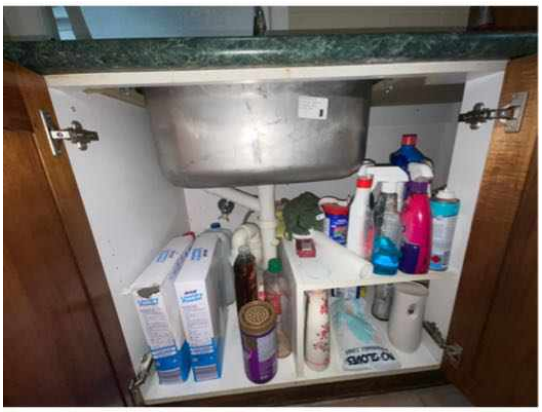
• Flexible and mould-resistant sealant should be applied to junctions between the basin and the wall to prevent water ingress that may lead to damage.

• 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 serviceable , with some areas potentially requiring maintenance 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.

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

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

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

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

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

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

Noted Item

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

Please note:

This information is provided as a general caution only.

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

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

• All smoke detectors be tested monthly by the homeowner.

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

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

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.