



Building and Timber Pest Inspection Report

Inspection Date: Thu, 8 Jan 2026

Property Address: 31 George St, Berry NSW 2535, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 8 Jan 2026

Modified Date: Fri, 9 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 31 George St, Berry NSW 2535, Australia

Client's Email Address:

Client's Phone Number:

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Special conditions or instructions

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

The following apply:

The Preinspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer.

For the purpose of this report, the Structure includes elevated front verandah, stairs and handrails.

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 overall due to excessive moisture and ceiling staining in the house, safety defects in rear areas and major, minor and safety defects in the granny flat.

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, Chipboard, Slab - Monolithic or Slab on Ground, Suspended Timber Frame, Part Slab and Part Subfloor
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Pool, Retaining Walls, Carport, Driveway, Porch
Other Timber Bldg Elements	Deck, Door Frames, Doors, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Veranda Posts, Weatherboards, Fascias, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Rendered, Timber Framed and Clad, Weatherboards, Fibre Cement Sheets
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Exterior of Pool Fencing
- Fencing
- Gardens
- Interior
- Interior of Pool Fencing
- Landscaping Timbers
- Outbuildings
- Posts
- Roof Exterior
- Roof Void - Part
- Subfloor - Part
- Pool Surrounds
- Timber Retaining Walls
- 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:

- Areas of low roof pitch preventing full inspection.

- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Obstructed parts of pool fence.
- Roof Exterior - Part
- Site - 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
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Furniture

- Insulation
- Old disused HWS in roof cavity incl associated plumbing
- Overhanging vegetation
- Roof framing - not trafficable
- Sarking
- 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:	Building 1
Location:	Pictured pool area
Finding:	Additional fixings required
Information:	Evidence of insufficient fixings were evident on areas of the pool fence. Some areas need additional and replaced fixings to ensure their safety and longevity.

A carpenter should add additional fixings to these areas immediately for the safety of all vulnerable persons.



Finding 1.02

Building:	Building 1
Location:	Pictured flat areas
Finding:	Gutters Loose
Information:	This rear and left flat gutters are loose and requires immediate refixing. These areas may fall at any time and injure nearby persons.

If left unmanaged, this will deteriorate, causing potential for the development of other defects.

A carpenter or roof plumber should be appointed to perform these rectification works immediately.



Finding 1.03

Building:	Building 1
Location:	Bedroom - Master
Finding:	Window - Cracked
Information:	Cracks were identified in the window in this front wall area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.



Finding 1.04

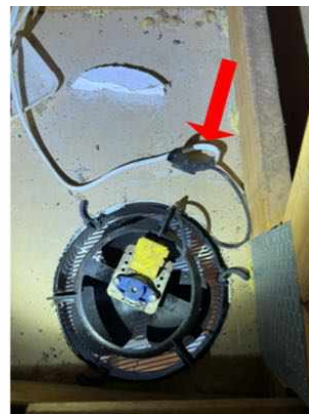
Building: Building 2
Location: Roof Cavity and described flat downlights
Finding: Electrical cables missing a junction box and lights faulty.
Information: The electrical fitting in the flat kitchen roof area was found to be missing a junction box at the time of inspection.

This missing fitting and loose cables does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Both the flat external lights and internal loungeroom lights are intermittent and do not appear to work consistently.

A Licensed electrician should be appointed to rectify these areas immediately.





Major Defect

Finding 2.01

Building: Building 1
 Location: Granny Flat
 Finding: Wall - Loose
 Information: The wall in this area is loose and requires additional urgent support. The base of this post has severe wood rot and now provides no support.

If left unmanaged, the wall will fail, causing potential for injury.

A carpenter should be appointed to perform these rectification works immediately.



Finding 2.02

Building: Building 1
 Location: Exterior house wall & flat rear wall
 Finding: Step cracking to brickwork - major at base - 6mm
 Information: Step cracking was identified to the brickwork in the external rear flat wall area at the time of inspection. The crack at the bottom of this rear flat wall is 6mm (photos 1-3).

Most other cracks are 2-3mm.

The NSW Standards and Tolerances 2017 states cracks over 5mm in width are a major defect requiring rectification. This applies to the flat middle lower wall.

The other wall cracks are minor and should be monitored annually.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe in this case, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 2.03

Building: Building 1
 Location: Pictured areas
 Finding: Wood rot
 Information: Both buildings show evidence of wood rot. The rot to the rear right pergola post is a major defect (pictures 1 & 2). This post has dropped and requires urgent replacement.

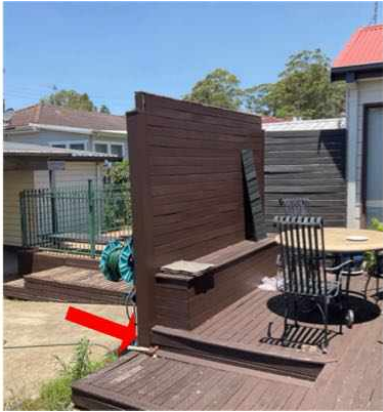
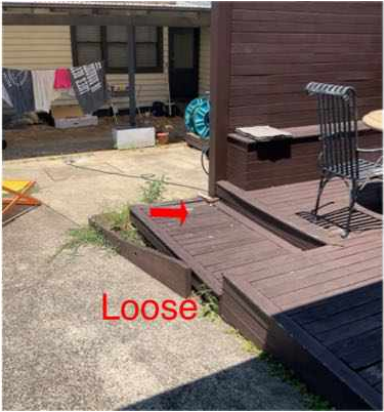
The following pictures show minor wood rot. Some areas of insufficient fall to gutters has resulted in wood rot to fascias and nearby areas.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

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

A qualified carpenter or registered builder will be required to replace affected building materials.





Minor Defect

Finding 3.01

Building: Building 1
Location: Pictured areas
Finding: Wood rot (continued)
Information:

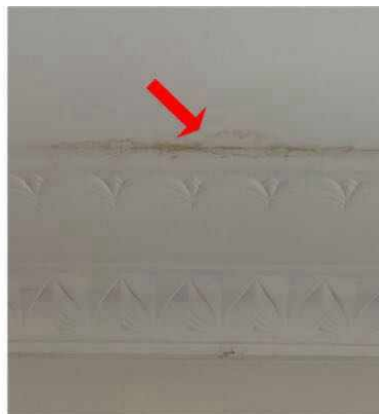


Finding 3.02

Building: Building 1
Location: Both Lounge Rooms
Finding: Ceilings - Water stained, minor mould and sagging and moisture in rear
Information: Water staining to ceiling linings in both lounge room ceilings was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Where water staining is active in the case of the rear loungeroom (a low reading of 19.4 was recorded), a licensed roof plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is required.

Conversely, where water staining is old and inactive, as appears to be on the front loungeroom, the affected building materials may be repaired or replaced at client discretion.





Finding 3.03

Building:	Building 1
Location:	Lounge Room rear and right bedroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture was found in the rear loungeroom ceiling and right bedroom. The rear ceiling showed readings up to 19.4 and ten right bedroom up to 45.1.

This moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage, damaged sealant and cladding, leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all roof plumbing, drainage, external sealant etc be maintained regularly in order to prevent excessive moisture being present in the internal property.





Finding 3.04

Building:	Building 1
Location:	Lounge Room (front)
Finding:	Ceiling - Sagging/deflection evident
Information:	The ceiling in the front loungeroom was found to be sagging at the time of inspection. It is suspected this has sagged due to previous water leaks. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag, or that structural timber elements have been weakened from termite activity. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the cause of the damage and determine the rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure

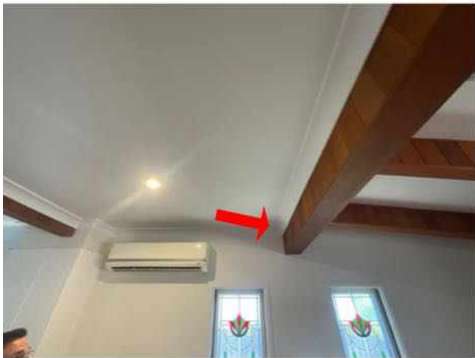
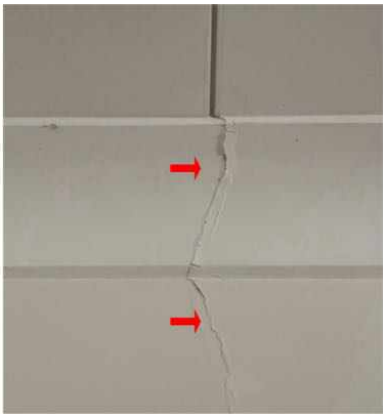
that any potential further damage is limited.

An invasive inspection is required to remove loose fill insulation to check this area for the cause.



Finding 3.05

Building:	Building 2
Location:	Most flat rooms & some house areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints. In this granny flat, it is suspected due to the amount of internal and rear brickwork cracking, that movement in the foundations has occurred. As the rear wall cracking is up to 6mm, a structural engineer should be consulted for further advice and a scope of works (see major defects).





Finding 3.06

Building: Building 2
Location: Pictured areas
Finding: Gutter - Insufficient fall
Information: There is an insufficient fall in some flat gutters, which means that the angle of this gutter is inadequate for rainwater to drain away. This has resulted in pooling of water in these areas, creating water damage to nearby timber areas. This will lead to further defects if not repaired. Adjustment by a roofing contractor is required as soon as possible to prevent further damage to these areas.



Finding 3.07

Building: Building 1
Location: Pictured Areas of both buildings
Finding: Sealant (external) - Missing.
Information: It was noted on inspection that areas of external sealant was missing to the external walls and roof areas of both buildings.

A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible



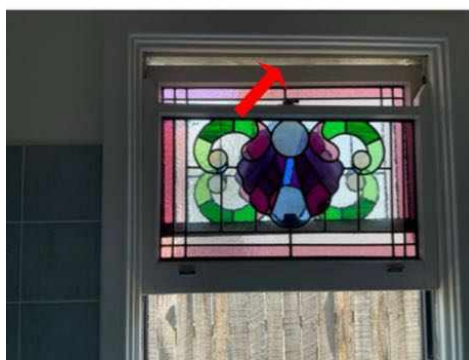


Finding 3.08

Building: Building 1
 Location: Pictured areas of both buildings .
 Finding: Building elements - Damaged
 Information: Evidence of minor missing or damaged areas was identified at the time of the inspection. These include -

1. The left front gate is bowed but working.
2. Many doors have not been painted top and bottom, crucial in wet areas to prevent swelling.
3. The bathroom window does not close at the top.

A carpenter would be the trade responsible for rectification of these areas when convenient.

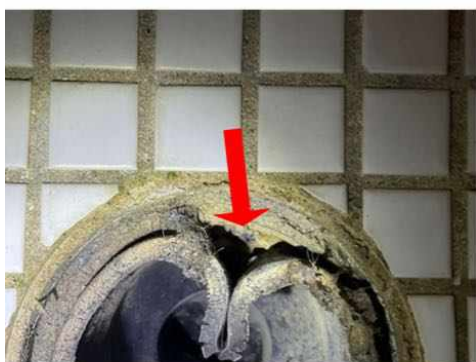


Finding 3.09

Building:	Building 2
Location:	Pictured areas
Finding:	Incomplete or substandard works
Information:	The works to this flat bathroom area appear to have been completed to a substandard level. It appears water may escape under the flat from this substandard plumbing connection. When remove it the drain cover the while drain was found to be loose.

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

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



Finding 3.10

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas which can cause rust and decay of the gutters and downpipes and wood rot to adjoining timber areas. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

It is highly advised that gutters be cleaned by the homeowner or a general handyman as a matter of urgency.



Finding 3.11

Building:	Building 1
Location:	Many rear fences
Finding:	Fences damaged - leaning
Information:	Evidence of damage to many rear fences was identified at the time of the inspection. The likely cause of some fences leaning is not enough concrete used in the post footings.

If left unmanaged these fences will deteriorate further. It is suggest a fencing contractor be engaged for rectification when convenient.

The cost of repairing fences is often shared between neighbours.





Finding 3.12

Building: Building 1
 Location: Roof Exterior on both buildings
 Finding: Roofing areas - Weathered and rusted
 Information: Upon inspection of the exterior roofing, the majority of the roof areas were considered to be in a fair condition. While weathering of these pictured areas is consistent with the age of the property, maintenance works are required. Some roof mortar has cracked and rear flat roof and many gutter areas have rusted.

Re-sealing and replacing small areas of gaps, damage or rust the may be considered as an interim solution by the client to help preserve and extend the life span of these roofing areas. Where left unmanaged, deteriorating roofing materials are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term.

Remedial works are likely to increase the longevity of the exterior roofing structure.

Note - the gutters have not been cleaned for a long time and gutter areas are most likely to show severe rust inter the leaf debris.





Finding 3.13

Building:	Building 1
Location:	Main bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to this bathroom.

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

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

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



Finding 3.14

Building: Building 1
 Location: Walls
 Finding: Site drainage - Inadequate

Information: The site drainage in these rear areas was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

Rainwater can pool on the rear paving. It appears some water leaks out the right rear downpipe. Some gutters are loose or have no fall. The air conditioner and hot water system overflows run against the house walls.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.





Finding 3.15

Building:	Building 1
Location:	Lounge Room
Finding:	Windows - Sash balances broken
Information:	Sashes are the moveable panes of windows that primarily slide vertically over each other to expose one half of the window area. Each sash is provided with springs balances and/or compression weather-stripping, which act to hold the window in place in one position.

The sash balance mechanism will need replacement to allow the window to function as intended. Such works may be completed by a qualified carpenter or registered builder.



Finding 3.16

Building:	Building 2
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works

as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.



Finding 3.17

Building:	Building 1
Location:	House ceilings
Finding:	Painting deteriorated
Information:	Some of the paintwork has been neglected and require attention to prepare and re-paint.

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

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

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



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:	Building 1
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, no durable notice was evident and it appeared as though no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since the property was built.

The client must consider gaining further advice from a pest controller as to the costs and procedures involved with a 'chemical' application due to numerous conditions conducive to termite activity. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building:	Building 1
Location:	Wall, flat and carport areas
Finding:	Bridging - Vegetation and decking
Information:	Where vegetation and decking obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants and decks against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of plant species that do not provide "cover" or cutting back of existing vegetation and leaving a small gap between decking and the building walls will assist greatly in preventing Bridging from occurring.

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





Finding 6.03

Building:	Building 1
Location:	Exterior walls
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.04

Building: Building 1
 Location: Subfloor
 Finding: Timber in contact with the ground
 Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Removal of all waste timber and other items that is in direct contact with ground is highly advised. These areas are promoting mould and wood rot and is very attractive to termites.

Frequent pest inspections are advised to readily identify any termite activity in these areas.



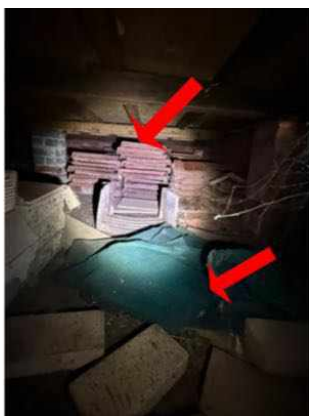
Finding 6.05

Building: Building 1
 Location: Subfloor
 Finding: Subfloor - Debris and building materials
 Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry.

Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.



Finding 6.06

Building:	Building 1
Location:	Subfloor
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.



Finding 6.07

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the

inspection. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

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

It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Building 1
Location:	Pictured areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

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

In this case, the affected timber facias and wall areas are in a decaying state and will need replacement by a carpenter or licensed builder.

Note - See ALL wood rot photos, all these show fungal decay.



Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Building 1
Location:	External fence and front flat wall areas
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and

necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



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 Electrician
- Licensed Plumber
- Structural Engineer

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

- SUMMARY

The house and flat, compared to others of a similar age and construction appears to be in fair condition due to water damage and excessive moisture to the house and safety, major and many minor defects to the rear areas including the rear flat.

The numerous minor defects and maintenance issues will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that many limitation's did affect the inspection. The property had overgrown vegetation to many house and flat wall areas. The timber platform on the right of the carport was also overgrown.

No access to the flat small subfloor and the house rear subfloor due to low clearance on both buildings and stored building materials under the rear house areas. The flat roof void was inspected and some areas blocked by stored timber. 60% of the house roof void was inspected, some areas were blocked by an old hot water system, loose fill insulation and low clearance. The front roof void was not physically inspected due to extreme heat and low clearance (the external temp was 37 degrees at 3pm and the roof void was inspected for 6 minutes). Many rear house areas had a flat roof with no access. See obstructions for the above limitations.

Moisture readings were taken in each room with no significantly moisture found at the time of the inspection except the right rear bedroom and rear house flat roof areas.

TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation and numerous conditions conducive to termite activity, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity. Overgrown vegetation blocked many areas. It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
 Location: Pictured areas
 Finding: Safety Hazards and Major defects require immediate rectification
 Information: All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury.

All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections- Residential buildings", defects are classified accordingly within this report:

Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect - A defect other than a major defect

Noted Item

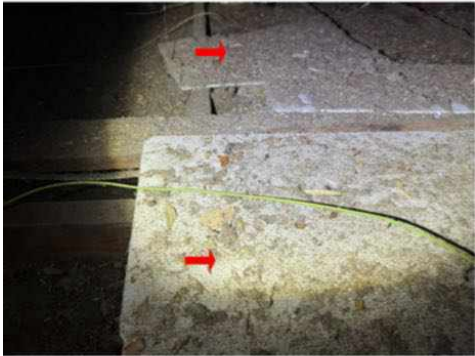
Building: Building 1
 Location: Many areas of walls and small areas of subfloor & roof void
 Finding: Asbestos - Suspected ACM Identified on Site
 Information: We suspect, based on our experience in the building industry, that there is a higher risk of the identified pictured building elements containing asbestos.

Numerous fibro debris was found in the subfloor and some in the house roof void.

A sample was taken from the left middle wall fibro cladding under the timber house wall cladding and has been submitted for laboratory analysis.

In the interim, the client is advised to act with caution, especially when considering any

damage to building materials general wear and tear, renovations. extensions, demolition and general maintenance activities due to the suspected presence of Asbestos.



Noted Item

Building: Building 1
Location: All External Areas
Finding: Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be

carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Building 1
 Location: All Roof cavity areas
 Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out if applicable. A re-inspection is recommended once the areas are made accessible.

The inspection was also limited to areas with an allowable crawl space of 600mm x

600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.



Noted Item

Building:	Building 1
Location:	Some Subfloor Areas
Finding:	Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Building 1
Location: All External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

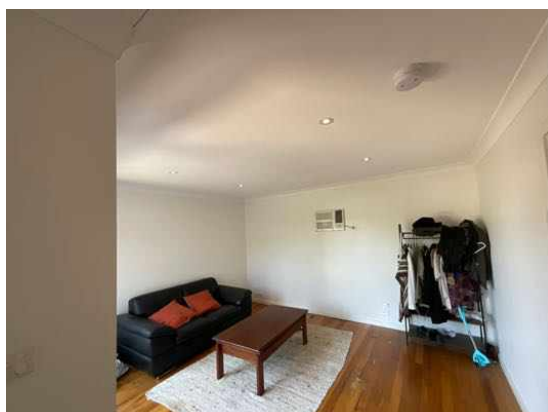
Building: Building 1
Location: All Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Building 1
 Location: Front deck
 Finding: Elevated structure inspections
 Information: While this deck appears well constructed, where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated verandah, stairs and handrails.



Noted Item

Building: Building 2
 Location: Granny Flat
 Finding: Expansion Joints - Masonry in small buildings
 Information: No expansion joints were visible in this 8 metre wall.

The Australian Standard for masonry in small buildings state -

7.2 ARTICULATION JOINTS

Where appropriate, articulation joints shall be used in masonry walls to limit the potential cracking or distress that may be caused by footing movement.

Articulation joints shall be provided in unreinforced masonry walls longer than 5 m long. This requirement does not apply to slabs and footings that have been designed in

accordance with AS 2870 for non-articulated masonry. Articulation joints shall be vertical (not toothed), full-height of the masonry, and free of mortar.

A structural engineer can be consulted for advice on whether an expansion joint should be installed in this area.



Noted Item

Building: Building 1
 Location: Bathrooms and laundry
 Finding: Waterproofing membranes - Information Only
 Information: Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications. - The Installer and Installation Certification.

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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