Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 16 Torwood Street, Warrimoo NSW 2774

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:	Thu, 22 Jan 2026
Modified Date:	Fri, 23 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	16 Torwood Street, Warrimoo NSW 2774
Client's Email Address:	
Client's Phone Number:	
Consultant:	David Piva Ph: 0466 136 675 Email: David.piva@jimsbuildinginspections.com.au
	2743C
Company Name:	Jim's Building Inspections (Canada Bay)
Company Address and Postcode:	Horsley Park 2175
Company Email:	David.piva@jimsbuildinginspections.com.au
Company Contact Numbers:	0466 136 675

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

• Immediate action is advised where timber pest activity or damage has been identified.
• 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 poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. 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	Unfurnished
No. of bedrooms	1
Occupied	Unoccupied
Orientation	South
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Timber Framed and Clad
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

- Interior

- 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:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Roof framing - not trafficable

- 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: **High**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Balcony
Finding:	Safety Hazard – Rear Balcony, Stairs and Veranda Roof Structure
Information:	Observation:

The rear balcony and associated stairs have collapsed due to advanced timber decay, resulting in a significant loss of structural integrity. The balcony balustrades (balusters) and stair components are damaged, missing, and assessed as being beyond economical repair.

In addition, the roof covering above the veranda is sagging noticeably. This condition appears to be directly related to deterioration and damage to the supporting post, which is no longer providing adequate structural support to the roof framing above.

Implication:

The collapsed balcony and stairs present an immediate and serious safety hazard, with a high risk of injury due to potential falls or further structural failure. The compromised veranda support post significantly increases the risk of additional roof movement, partial collapse, or progressive damage to the roof structure and covering. These conditions represent a substantial risk to occupants, visitors, and contractors accessing the area.

Recommendation:

Urgent action is required. It is strongly recommended that the affected area be restricted from use immediately. A suitably qualified and licensed builder should be engaged without delay to remove the failed balcony, stairs, balustrades, and damaged support post, and to design and construct compliant replacement structures. The veranda roof structure and roof covering should be thoroughly assessed and repaired or rebuilt as necessary to restore structural stability and ensure compliance with current safety and building standards.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Major Defect – Termite Damage.
Information:	Location: Front External Wall

Condition: Evidence of Termite Damage

Accessibility: Visual inspection only – no invasive investigation conducted

Observation

Evidence consistent with termite damage was identified to the front external wall area at the time of inspection. Timber wall cladding is missing or has been removed in this location, and previous works appear to have been undertaken to provide interim weather protection. Internally, wall linings in the corresponding area have been removed and subsequently patched, indicating prior remedial or investigative works.

While no significant or advanced timber deterioration was visibly apparent to exposed structural elements during the inspection, the observed conditions strongly suggest

previous termite activity in this area.

Implication

Termite damage is considered a major defect due to the potential for concealed structural damage and the difficulty in confirming the extent and activity status without invasive investigation. Concealed termite damage may exist behind wall linings, ceiling linings, or other inaccessible building elements, including structural framing. If termites remain active, ongoing damage may continue to occur, potentially compromising the structural integrity of the building and resulting in significant repair costs.

It is important to note that the absence of visible live termites or extensive damage at the time of inspection does not confirm that the infestation has been eradicated.

Limitations

Due to the non-invasive nature of this inspection, it was not possible to determine:

• The full extent of any concealed termite damage

• Whether the termite activity is active or inactive

• Whether previous termite treatments or management measures have been carried out or remain effective

Australian Standards for termite inspections clearly state that the activity status of termites cannot be reliably determined during a standard visual inspection without invasive investigation or extended monitoring.

Recommendation

Given the significance of this finding, the following actions are strongly recommended prior to purchase:

• An invasive timber pest inspection should be undertaken by a licensed pest management professional to assess concealed areas and determine the extent of any damage or active infestation.

• The current property owner should be consulted to obtain documentation relating to any previous termite treatments, warranties, or pest inspection reports.

• A comprehensive termite management plan should be implemented for the property, including regular inspections at least annually or at intervals recommended by a licensed pest manager.

• If active termites are identified, immediate treatment, such as chemical treatment and/or baiting, should be carried out by a suitably qualified pest control operator.

Buyer Advisory:

Termite damage can be extensive, concealed, and costly to repair. This finding should be considered a significant risk factor and carefully assessed as part of the client's purchase decision.

Finding 2.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Covering – Inspection Summary
Information:	Access & Limitations

Observation:

The roof was partially accessible at the time of inspection. Access was limited to visible and safely reachable roof sections only, due to height and safety constraints. The inspection was carried out from ground level and from accessible roof areas using appropriate safety precautions.

Implication:

Areas that were not safely accessible may contain defects that were not visible at the time of inspection.

Recommendation:

Where concerns exist, further assessment by a licensed roofing contractor is recommended, particularly in inaccessible areas.

Roof Covering Type

Observation:

The roof covering consists of terracotta roof tiles, confirmed by visual inspection.

General Condition of Roof Covering

Observation:

The roof tiles were observed to be in generally poor condition. Dislodged tiles were noted, along with isolated areas of damage and wear consistent with age, weather exposure, and a lack of ongoing maintenance.

Implication:

Dislodged or deteriorated tiles compromise the roof's ability to shed water effectively, increasing the likelihood of water ingress during rainfall.

Recommendation:

Repairs and maintenance are required to restore effective weatherproofing and reduce the risk of further deterioration.

Tile Fixing & Alignment

Observation:

Loose and displaced tiles were observed, and tile alignment appeared inconsistent in several areas. Minor deterioration to bedding mortar at ridge and hip cappings was also noted.

Implication:

Poor tile alignment and deteriorated bedding can allow water penetration and increase the risk of tile movement during high winds.

Recommendation:

A roofing contractor should realign and secure affected tiles and address deteriorated bedding as required.

Ridge & Hip Cappings

Observation:

The ridge and hip tiles were generally in fair condition. However, minor deterioration to the pointing was observed in some locations.

Implication:

Deteriorated pointing can permit moisture ingress into the roof structure if left unmaintained.

Recommendation:

Maintenance and repointing of ridge and hip cappings is recommended to maintain long-term weather resistance.

Valleys & Drainage Channels

Observation:

Valley irons were observed to be in poor condition, with signs of deterioration.

Implication:

Defective valley irons can restrict drainage and increase the risk of water ingress into the roof space.

Recommendation:

Further assessment and likely replacement of valley irons by a licensed roofing contractor is recommended.

Moisture & Water Entry

Observation:

Evidence of active roof leaks was noted at the time of inspection. Water damage and staining were observed to internal ceilings in some areas.

Implication:

Active leaks indicate a failure of the roof covering and may result in ongoing damage to ceiling linings, insulation, and roof framing if not rectified.

Recommendation:

Urgent investigation and repair by a licensed roofing contractor is recommended to identify leak sources and carry out necessary repairs.

Roof Sarking / Underlay

Observation:

Roof sarking was not installed. This is understood to be consistent with the construction practices at the time the dwelling was built.

Implication:

The absence of sarking reduces protection against wind-driven rain, dust ingress, and condensation.

Recommendation:

No immediate action required; however, installation of sarking may be considered if significant roof works are undertaken in the future.

Guttering & Downpipes (Viewed in Association)

Observation:

The guttering and downpipe system was observed to be non-functional. Corrosion, damage, and missing downpipes were noted, and the roof drainage system appears to require full replacement.

Implication:

Ineffective roof drainage can result in uncontrolled water discharge, contributing to moisture-related defects to external walls, subfloor areas, and foundations.

Recommendation:

Replacement of the roof drainage system is recommended. A licensed roofing plumber should be engaged to carry out the necessary works.

General Condition

Observation:

Overall, the roof covering and associated components were assessed as being in poor condition at the time of inspection. Evidence of active leaks and lack of maintenance was noted.

Implication:

Without timely repairs, further deterioration and additional moisture-related damage are likely to occur.

Recommendation:

Maintenance and repair works are required to preserve waterproofing and extend the remaining service life of the roof.

Further Assessment

It is recommended that a licensed roofing contractor carry out a comprehensive assessment of the roof covering, drainage components, and leak sources.

Inspector's Comments

The tiled roof covering was assessed as being in poor condition, with active leaks observed at the time of inspection. Maintenance and repair works are required to ensure continued weather resistance. Access limitations applied due to roof height and pitch, and the inspection was limited to areas that could be viewed safely.

Finding 2.03

Building:	Main Building
Location:	All Areas
Finding:	Major Defect – Damaged Eaves
Information:	Observation:

Sagging, damaged, and missing sections of eaves were observed at multiple locations around the perimeter of the property. The eaves lining appears to be in generally poor condition, with signs of deterioration, loss of support, and failure of fixings. Based on the extent and consistency of the defects noted, the eaves are considered not serviceable and are likely to require full or substantial replacement rather than isolated repairs.

Implication:

Eaves form an integral component of the building envelope by assisting in the control of rainwater runoff, protecting external wall surfaces, and limiting moisture exposure to roof framing and wall junctions. The observed sagging and damage may indicate prolonged moisture exposure, material degradation, or structural fatigue. If left unrectified, these defects increase the risk of water ingress into roof and wall cavities, accelerated timber decay, potential pest entry, and progressive deformation of the roofline. Ongoing deterioration may also lead to increased repair costs and reduced durability of adjoining building elements.

Recommendation:

Rectification works are required. It is recommended that a suitably qualified and licensed carpenter or builder be engaged to further assess the extent of damage and carry out necessary repairs or replacement of the affected eaves. All works should ensure the eaves are correctly aligned, securely fixed, and reinstated in accordance with current building standards to restore effective weather protection and prevent further deterioration.






Finding 2.04

Building: Main Building

Location: All Areas

Finding: Major Defect – Roof Plumbing (Gutters, Downpipes and Valley Iron)

Information: Observation:

The roof plumbing system was observed to be in poor condition throughout the property. Significant rusting, deterioration, and missing sections were noted to gutters and downpipes, with several downpipes either not serviceable or not connected to the stormwater drainage system. Corrosion was also observed to valley iron in areas, indicating prolonged exposure to moisture and ineffective drainage.

The extent of deterioration suggests long-term lack of maintenance, which is consistent with the property reportedly being vacant for an extended period (approximately 20 years). Blocked or poorly functioning gutters have likely resulted in prolonged pooling or standing water, accelerating deterioration of the roof plumbing components.

Implication:

Defective roof plumbing compromises the effective collection and discharge of rainwater from the roof. Where gutters, downpipes, and valley irons are rusted, leaking, or disconnected, water may overflow or discharge uncontrolled around the building perimeter or into roof cavities.

This condition increases the risk of secondary moisture-related defects, including dampness to subfloor areas, deterioration of brickwork and mortar joints, and an increased likelihood of timber decay or pest activity. Ongoing exposure to uncontrolled moisture may result in progressive damage to the building structure and increased rectification costs if not addressed.

Recommendation:

Prompt rectification is strongly recommended. A suitably licensed roofing plumber should be engaged to carry out a comprehensive assessment of the roof plumbing system, including gutters, downpipes, and valley irons. Based on the extent of deterioration observed, replacement of affected components is likely to be required to restore effective stormwater drainage. All remedial works should be completed in accordance with current building standards to prevent further moisture-related damage to the property.

Finding 2.05

Building:	Main Building
Location:	All External Areas
Finding:	Major Defect – External Wall Cladding (Weatherboards)
Information:	Observation:

The property shows clear evidence of long-term neglect. The external paintwork has deteriorated extensively and is peeling in numerous locations. As a result, the external weatherboards have been exposed to prolonged weather conditions. Several sections of the weatherboards exhibit signs of fungal decay (wood rot), indicating advanced deterioration of the timber material.

The extent and distribution of the damage suggests that the deterioration has occurred over a prolonged period and is consistent with a lack of ongoing maintenance. This condition aligns with the property reportedly having been vacant for an extended duration (approximately 20 years).

Implication:

Weatherboards rely on paint systems and sealants to provide protection against moisture ingress. Once these protective coatings deteriorate, water is able to penetrate the timber, leading to fungal decay and progressive loss of material strength. If left unmanaged, wood rot is likely to continue spreading to adjacent boards and potentially to underlying structural elements, increasing the scope and cost of future repairs.

Ongoing moisture exposure and timber decay may also create favourable conditions for pest activity and reduce the overall durability and service life of the external wall cladding. In advanced cases, significant repair or replacement works may be required to restore the integrity and weather resistance of the building envelope.

Recommendation:

Rectification works are required. It is recommended that a suitably qualified and licensed carpenter be engaged to assess the full extent of timber deterioration and to

repair or replace all weatherboards that have deteriorated beyond practical repair, using appropriately pre-treated replacement materials.

Following carpentry works, all exposed and untreated timber surfaces should be promptly sealed and painted by a suitably qualified painting contractor or competent handyman to reinstate effective weather protection and prevent further moisture ingress. Ongoing maintenance of external coatings is strongly advised to preserve the condition of the external wall cladding and reduce the risk of future deterioration.





Finding 2.06

Building:	Main Building
Location:	Living Room & Bedroom
Finding:	Major Defect – Ceiling Lining Water Damage
Information:	Observation:

Water damage was observed to the ceiling linings in multiple areas of the property. The staining and deterioration of the ceiling material generally indicate the presence of excessive moisture within the roof void, typically caused by leaks in the roof covering. The extent of the damage may vary, with some areas showing minor staining while others may have compromised structural integrity of the lining.

Implication:

Ceiling water damage is a clear indicator that the roof covering and associated components are not effectively preventing water ingress. If the underlying leak is not rectified promptly, ongoing moisture exposure may result in progressive deterioration of ceiling linings, potential damage to structural timbers, and increased risk of mould growth or other moisture-related issues. Additionally, further concealed damage may exist behind the visible ceiling surfaces, which could necessitate more extensive repairs.

Recommendation:

Immediate action is recommended to identify and rectify the source of the roof leak. A licensed roofing contractor should be engaged to inspect the roof covering and perform all necessary repair works to stop further water ingress. Following the repair of the leak, a suitably qualified plasterer and painter should assess the ceiling linings to determine whether minor patching and repainting or full replacement of affected sections is required. Where additional structural damage to ceiling supports or roof framing is suspected, a licensed carpenter or builder should also be consulted to ensure all damage is appropriately rectified.

Ongoing monitoring is advised to confirm that all water entry has been addressed and that no further deterioration occurs.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	External Timber – Wood Rot (Fungal Decay).
Information:	Observation:

Evidence of wood rot (fungal decay) was identified in some external timber building elements during the inspection. This condition typically arises when timber or other cellulose-based materials are exposed to persistent moisture, creating favourable conditions for fungal growth and structural breakdown.

In this instance, the decay is likely the result of frequent exposure to rain and weathering, particularly in areas where timber appears unsealed, poorly protected, or inadequately maintained.

Implications:

If left untreated, decayed timber can:

• Compromise the structural integrity of the affected elements

• Spread to adjoining or previously unaffected timbers

• Lead to more extensive and costly repairs

Recommendation:

• It is recommended that all damaged or decayed timber elements be promptly repaired or replaced to prevent further deterioration.

• A qualified carpenter should be engaged to assess the full extent of the damage and undertake all necessary remedial works.

• Ongoing maintenance, including sealing, painting, or treating exposed timbers, is advised to prolong the service life of both affected and adjacent building components.








Finding 3.02

Building: Main Building
Location: Front Elevation
Finding: External Front Door – Missing Glass Panel
Information: Observation:

The external front door was found to be missing a glass panel at the time of inspection. This condition leaves an unsealed opening within the door assembly, exposing the interior of the property to the external environment.

Implication:

The absence of the glass panel allows for potential water ingress during rainfall events, which may result in water penetration to internal floor finishes, door framing, and adjacent wall linings. Prolonged exposure to moisture may lead to deterioration of building materials, including timber decay, swelling of finishes, and possible mould development. Additionally, the missing panel reduces the weatherproofing, security, and energy efficiency of the dwelling.

Recommendation:

It is recommended that the missing glass panel be replaced promptly by a suitably qualified tradesperson. The replacement glazing should comply with current safety glazing requirements and be adequately sealed to restore the door's weather resistance and prevent potential water damage.

Finding 3.03

Building: Main Building
Location: Entry
Finding: Door - Swollen and Moisture-Damaged
Information: Observation:

Swollen and/or visibly deteriorated building elements were observed at the time of inspection. This condition is commonly associated with prolonged exposure to excessive moisture or water ingress, which may originate from external weather

exposure, defective waterproofing, or plumbing-related issues.

Implication:

When building materials are subjected to ongoing moisture exposure, they may swell, warp, delaminate, or degrade over time. This can compromise both the functional performance and appearance of the affected elements. If left unmanaged, moisture-related deterioration may progress and result in secondary damage to adjacent building components, potentially increasing the scope and cost of future repairs.

Recommendation:

Further assessment of the affected areas is recommended to confirm the extent of deterioration and to identify and rectify the underlying source of moisture. Severely affected building elements may require repair or full replacement to restore their intended performance and prevent ongoing deterioration. A Registered Builder or suitably qualified carpenter should be engaged to carry out the necessary remedial works in accordance with relevant standards and manufacturer requirements.

Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood Fan missing.
Information:	Missing Range Hood Fan – Incomplete Kitchen Ventilation

Observation:

• The range hood fan was missing or not installed at the time of inspection.

Implications:

• Without a functional fan or proper kitchen ventilation, evaporative moisture, steam, and cooking grease are likely to accumulate.

• This build-up can lead to premature deterioration of surrounding cabinetry, wall

linings, and ceiling surfaces, especially in areas with poor natural ventilation.

• Over time, this can also contribute to mould growth, odour retention, and reduced indoor air quality.

Recommendation:

• A licensed electrician should be appointed to install a compliant and operational range hood fan.

• This will ensure adequate removal of airborne cooking by-products and help preserve the integrity of the kitchen's surrounding finishes.

Finding 3.05

Building:	Main Building
Location:	Living Room & Bedroom
Finding:	Ceiling – Animal Damage (Suspected Possum Activity).
Information:	Observation:

Holes were observed in the ceiling linings at the time of inspection. This damage detracts from both the appearance and functionality of the ceiling. Based on the nature and location of the damage, it is suspected that it has been caused by animal activity, most likely possums.

Implication:

Openings in ceiling linings may allow the ingress of dust, insulation materials, vermin, and moisture into the habitable areas of the dwelling. Animal activity within roof or ceiling spaces may also lead to secondary issues such as insulation disturbance, contamination, odours, or damage to electrical wiring and other services. If left unrepaired, the affected areas may continue to deteriorate and result in further maintenance requirements.

Recommendation:

It is recommended that the damaged ceiling areas be repaired to reinstate the integrity and appearance of the linings. Minor damage may be rectified by maintenance to surface finishes, such as filling, patching, sanding, and repainting. Where damage is more extensive, replacement of affected ceiling sections may be required. Prior to repairs, consideration should be given to engaging a licensed pest or wildlife professional to confirm and address any ongoing animal activity. Repair works can typically be carried out by a qualified plasterer or general tradesperson at the discretion of the client.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Timber Pest Findings – Termite Workings Identified..
Information:	Location: Front External Wall

Condition: Termite workings present – no visible major damage

Accessibility: Visual inspection only – no invasive investigation conducted

Findings:

Evidence of termite workings was identified in this area at the time of inspection. While no significant or major timber damage was visible, concealed damage or ongoing termite activity may exist behind ceiling linings or other inaccessible building elements.

Due to the non-invasive nature of this inspection, it is not possible to confirm:

• The extent of any concealed damage

• Whether the infestation is active or inactive

• Whether previous treatments have been carried out

Important Note:

The presence of inactive termite workings does not confirm eradication of the colony. Termites may remain active in the immediate area, and damage may continue over time if untreated. Australian Standards clearly state that determining activity status without further investigation or extended monitoring is not possible during a standard visual inspection.

Recommendations:

• An invasive inspection should be carried out to determine if further damage or active termite activity is present behind linings.

• The current property owner should be consulted to obtain records of any previous termite treatments or pest control reports.

• A termite management plan should be implemented, and the property should be inspected at least annually or as recommended by a licensed pest manager.

• If active termites are found, immediate chemical treatment or baiting should be undertaken by a qualified pest control operator.

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:

• Major Defect – Roof Plumbing (Gutters, Downpipes and Valley Iron)

• Subfloor Inspection Summary

Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: All External Areas
Finding: Fungal Decay (Wood Rot) – Conducive Conditions for Timber Pests..
Information: Findings:

• Fungal decay, commonly referred to as wood rot, occurs when timber and other cellulose-based materials are exposed to ongoing damp or humid conditions.

• Affected materials may include building elements, landscaping timbers, or externally stored timber.

Implications:

• Wood rot not only compromises the structural integrity of affected timbers but also creates ideal conditions for termite activity and other timber pests.

• Damp and decaying timber is particularly attractive to subterranean termites, which prefer moist environments and can use rotting timber as a bridge into the structure.

Recommendations:

• Prompt removal of decayed or untreated timber is recommended to eliminate conducive conditions.

• Where necessary, replace susceptible materials with non-susceptible or treated timber suitable for external use.

Related Building Defects:

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

• Major Defect – External Wall Cladding (Weatherboards)

• Safety Hazard – Rear Balcony, Stairs and Veranda Roof Structure

Note: Regular maintenance and replacement of deteriorating external timber is essential in reducing the risk of termite activity and ensuring long-term structural durability.

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

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in poor condition relative to others of similar age and construction that have been adequately maintained. At the time of inspection, the water supply and electrical power to the property were disconnected. As a result, the inspection was limited, and the operation and performance of plumbing fixtures, appliances, electrical fittings, and associated services could not be fully assessed. Defects may exist that were not apparent under these conditions, and it is recommended that further inspection and testing be undertaken once all services are reconnected and fully operational.

Major structural defects were identified during the inspection. Several major and minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS

• Evidence of termite damage was identified to the front external wall during a visual inspection. While no significant damage was visible to exposed timber at the time of inspection, the non-invasive nature of the assessment means concealed damage or active termite activity may be present behind linings or inaccessible building elements. Previous repair and weather protection works indicate earlier termite-

related issues. Termite damage is considered a major defect, and further invasive investigation by a licensed pest manager is strongly recommended prior to purchase to determine the extent of damage and whether the infestation is active.

• The external weatherboards exhibit widespread paint failure and fungal decay (wood rot) due to long-term neglect and prolonged weather exposure, consistent with the property having been vacant for an extended period. This constitutes a major defect, and a licensed carpenter should be engaged to replace deteriorated weatherboards, followed by sealing and repainting of all exposed timber to prevent further deterioration.

• The eaves are sagging, damaged, and missing in multiple locations and are generally not serviceable, indicating a major defect likely requiring substantial replacement. If left unrectified, this condition increases the risk of water ingress, timber deterioration, pest entry, and further roofline deformation; a licensed carpenter or builder should be engaged to repair or replace the eaves to restore effective weather protection.

• The terracotta tiled roof is in poor condition, with dislodged tiles, deteriorated ridge and hip pointing, and damaged valley irons. Active leaks and water damage were observed internally, and the guttering and downpipes are non-functional or missing, compromising roof drainage. Urgent maintenance and repairs by a licensed roofing contractor are recommended to restore weatherproofing and prevent further deterioration.

• Water damage was observed to the ceiling linings, indicating roof leaks and excessive moisture in the roof void. A licensed roofing contractor should promptly rectify the source of the leak, and following repairs, a plasterer, painter, or builder should assess and repair or replace affected ceiling sections. Further concealed damage may exist and should be monitored to prevent ongoing deterioration.

• The roof plumbing system, including gutters, downpipes, and valley irons, is in poor condition with rust, deterioration, and missing or disconnected sections, likely due to long-term neglect. Defective drainage increases the risk of water ingress, subfloor dampness, timber decay, and brickwork deterioration. Urgent rectification by a licensed roofing plumber is recommended to restore effective stormwater management and prevent further structural damage.

SAFETY HAZARDS

• The rear balcony and stairs have collapsed due to advanced timber decay, with balustrades and stair components damaged or missing, creating an immediate and serious safety hazard. The veranda roof is also sagging due to a failed support post, posing a high risk of further structural failure; the area should be restricted from use and urgent rectification by a licensed builder is required.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared average on the day of inspection..
• Water is entering under the front of the house
• 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 not serviceable and in poor condition

Recommended actions:
• Roof drainage repairs and replacement should be carried out by a licensed roof plumber.

Roof Exterior
• The roof appeared to be in fair condition overall, with major visible defects evident.
• Roof not fully accessible due to height and safety limitations
• Roof repairs should be carried out by a roofing contractor and assess minor tile deterioration or hidden defects.

External Walls
• Poor condition requiring remediation

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Subfloor
• Subfloor appeared mostly dry and well-ventilated at the time of inspection.
• Some evidence of water pooling
• Rainwater runoff from the front yard is entering the subfloor

• Recommended actions:
• Improve subfloor drainage
• Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing
• Water service turned off
• Taps, fixtures and water pressure was not tested.
• Recommend further testing after the water service is turned on.
• Further plumbing assessment advised, especially after periods of vacancy and infrequent use.

Interior Linings
• Walls and ceilings were generally in poor condition
• Evidence of ceiling leaks, water and animal damage observed at the time of inspection.

• Repairs and replacement required

Windows & Doors
• Inaccessible windows due to stored items, doors were operational but generally in poor condition
• Replacement and repairs is recommended to improve function.

Bathroom
• Overall condition fair
• Bathroom taps not tested
• Re-inspection is advisable after water service resumes and stored items are removed

Kitchen
• The kitchen was in average condition overall.
• The range hood is missing
• Recommend appliance testing and installing a range hood by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• Water pressure and tapware condition were not assessed.
• A licensed plumber is required to provide an accurate assessment.

TIMBER PEST REPORT SUMMARY

Termite Activity
• Termite workings (e.g. mud packing) were observed in front external wall, minor mud leads were noted in the subfloor below the affected area and appeared to be inactive.
• The affected wall cladding and wall frame was concealed by boards and linings
• Further damage and/or activity may be concealed, an invasive inspection is strongly recommended

Timber Decay
• Wood rot observed in several external building elements
• Continued exposure to moisture could worsen the decay and increase pest risk.
• All affected timbers should be removed and replaced with treated or non-susceptible materials.
• Wood Rot is conducive to termite activity and should be addressed urgently by removing and replacing affected timbers with treated or non-susceptible materials.

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 within 30m of the house

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
• Re-inspect taps and drainage after water service resumes
• Remove stored timber, landscaping timbers, and organic debris near the structure.
• Consider installing or confirming a termite management system.
• 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

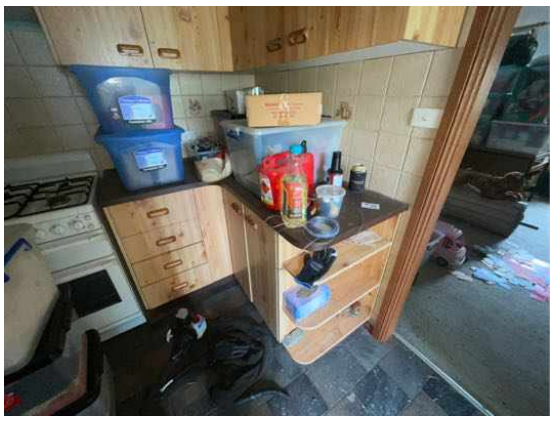
Building:	Main Building
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	Obstructions & Inspection Limitations

The following photographs illustrate obstructions and restricted areas that impeded full inspection of the property at the time of assessment.

These obstructions—including stored items, fixed furniture, floor coverings, or limited access areas—may conceal defects or conditions not visible during the inspection. It is important to note that significant issues such as moisture damage, termite activity, or structural faults can exist behind or beneath obstructed areas.

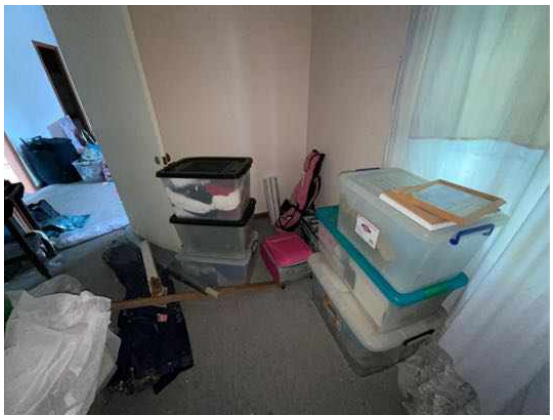
Recommendation:

It is strongly advised that all obstructions be removed and a re-inspection be carried out to ensure a thorough assessment of the previously inaccessible areas. This will allow for a more accurate evaluation of the property's condition and the identification of any concealed defects.







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 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: Subfloor
Finding: Subfloor ventilation - Adequate..
Information: Observation: Subfloor Ventilation

• Subfloor ventilation plays a critical role in preventing damp or wet conditions, which are known to be conducive to timber pest activity.

• The ventilation system observed on-site provides passive airflow, assisting in the drying of subfloor soils following periods of rain or other moisture events.

• Termites require moist, humid environments to forage and establish colonies. Therefore, maintaining a dry subfloor significantly reduces the risk of termite activity.

Conclusion:

• Subfloor ventilation appeared to be adequate and functioning satisfactorily at the time of inspection.

• No immediate concerns were noted regarding airflow or vent obstruction.

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:	Termite Management Recommendation..
Information:	• A treatment proposal in accordance with Australian Standard AS 3660 is required to address the identified termite infestation.
	• Such a proposal is recommended for all properties where evidence of termite activity is present, regardless of whether the activity appears active (live) or inactive (historical).
	Termite Management May Include (but is not limited to):
	• Removal of conditions conducive to termite attack (e.g. moisture issues, timber-to-ground contact).
	• Installation of termite baiting systems to monitor and manage ongoing termite activity.
	• Eradication of any live termite colonies where detected.
	• Installation of a chemical barrier treatment around the property's exterior perimeter for long-term protection.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Space Inspection Summary
Information:	Access & Limitations
	Observation:
	The roof space was only partially accessible at the time of inspection. Access was restricted due to low clearances within the roof void and the presence of insulation materials, which limited visibility and physical access to some areas. Entry to the roof

space was gained via a single access point.

Implication:

Due to these access limitations, concealed defects may exist in areas that were not visible or accessible at the time of inspection. Conditions within roof spaces can vary significantly, and some defects may only become apparent once insulation is removed or additional access is provided.

Recommendation:

No immediate action is required in relation to access; however, it should be noted that the inspection was limited. Further inspection may be warranted if roof works, insulation upgrades, or structural repairs are undertaken in the future.

Roof Structure & Framing

Observation:

Minor deterioration was observed to elements of the roof structure. Evidence of deflection and sagging was noted to underpurlins, and some framing members appeared to be missing or inadequately supported. The underpurlins in particular appeared to lack sufficient support.

Implication:

Inadequately supported or deflecting structural members may indicate non-compliant construction, age-related deterioration, or previous alterations. Over time, this condition may result in further movement, reduced structural performance, or secondary damage to roof coverings and internal linings.

Recommendation:

Further assessment by a licensed builder is recommended to determine the adequacy of the roof framing and underpurlin support. Remedial works may be required to improve structural support and prevent ongoing movement or deterioration.

Insulation

Observation:

Insulation was present within the roof space; however, it appeared to be old and may not meet current performance standards.

Implication:

Aged or degraded insulation may be less effective in providing thermal and acoustic performance, potentially leading to increased energy costs and reduced occupant comfort.

Recommendation:

Consideration may be given to upgrading or replacing the insulation to improve energy efficiency. Any insulation works should be carried out in accordance with current standards and manufacturer guidelines.

Roof Sarking

Observation:

Roof sarking was not installed and/or was not evident during the inspection. Based on the apparent age of the building, sarking may not have been a requirement at the time of original construction.

Implication:

The absence of roof sarking may increase the likelihood of dust ingress, condensation, and water penetration during wind-driven rain events. This condition is common in older properties and does not necessarily indicate a defect.

Recommendation:

No immediate action is required. Sarking may be considered if future roof replacement or major roof works are undertaken.

Moisture & Water Entry

Observation:

Visible signs of dampness and/or water staining were observed within the roof space, indicating previous or ongoing moisture ingress.

Implication:

Moisture within the roof space may be associated with roof covering defects, flashing issues, or condensation. Ongoing moisture exposure may lead to timber deterioration, mould growth, or damage to ceiling linings and insulation.

Recommendation:

Further investigation is recommended to identify the source of moisture ingress. A licensed roofing contractor or builder should be engaged to assess the roof covering and associated components and carry out any necessary repairs.

Electrical & Services

Observation:

Electrical cabling within the roof space was observed to be covered by insulation.

Implication:

Electrical cables covered by insulation may conceal defective electrical connections or damaged electrical cables.

Recommendation:

A licensed electrician should be engaged to assess the electrical installation and confirm that cabling is compliant and safe under current conditions.

Pest Evidence

Observation:

Rodent droppings were observed within the roof space, indicating current or previous pest activity.

Implication:

Rodent activity may result in damage to insulation, wiring, and timber elements. It may also present hygiene concerns and increase the risk of secondary defects.

Recommendation:

It is recommended that a licensed pest control contractor be engaged to further assess and, if necessary, treat the roof space for pest activity.

General Condition

Observation:

Overall, the roof space was assessed as satisfactory; however, localised issues were observed, particularly in relation to structural support, moisture, and pest evidence.

Implication:

While no immediate major structural failure was identified, unresolved localised issues may progress over time if not addressed.

Recommendation:

Further investigation and assessment are recommended by a licensed builder and electrician to confirm the extent of the identified issues and determine appropriate remedial actions.

Additional Information

• Photographs were taken at the time of inspection for reference.

• Further assessment is recommended by:

• Licensed builder

• Licensed electrician

Inspector’s Comments

Due to access limitations within the roof space, the inspection was restricted. The presence of structural irregularities, moisture staining, and pest evidence highlights the importance of further investigation prior to purchase. Any recommended remedial works should be considered as part of the client’s overall purchase decision.

Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Inspection Summary
Information:	

1. Access & Limitations

Observation:

The subfloor area was accessed from the rear of the property and was generally found to be fully accessible at the time of inspection. Some localised restrictions were noted due to the presence of plumbing pipework, which limited visual access to isolated areas of the subfloor.

Implication:

While the majority of the subfloor was inspected, concealed areas behind or beneath plumbing obstructions may contain conditions or defects that were not visible at the time of inspection.

Recommendation:

No immediate action is required in relation to access. However, it should be noted that any concealed areas may warrant further inspection if future works are

undertaken or if signs of moisture-related issues become evident.

2. Moisture Levels

Observation:

Damp conditions and suspected elevated moisture levels were observed within the subfloor, particularly towards the front of the property. Evidence suggests that water is entering the subfloor from the front yard area.

Implication:

Prolonged or recurrent subfloor moisture can contribute to deterioration of timber elements, encourage mould or fungal growth, and may increase the risk of pest activity. If left unmanaged, these conditions may lead to progressive damage to subfloor components and affect the durability of the structure.

Recommendation:

Further investigation is recommended to identify and address the source of water ingress at the front of the property. Remedial measures may include improving site drainage, redirecting surface water away from the building, and monitoring subfloor moisture levels over time.

3. Ventilation

Observation:

Subfloor ventilation was assessed as adequate at the time of inspection. Sufficient airflow was noted throughout the accessible areas of the subfloor.

Implication:

Adequate ventilation assists in dispersing moisture and reducing the likelihood of condensation-related issues within the subfloor space.

Recommendation:

No immediate action is required. Existing ventilation provisions should be maintained clear and unobstructed to ensure ongoing airflow.

4. Drainage & Water Entry

Observation:

Surface water runoff was observed entering the subfloor area from the front yard. The site generally slopes from the front of the property towards the rear.

Implication:

Although the overall land slope is from front to rear, localised drainage issues at the front of the property appear to be directing water towards the subfloor, contributing to the damp conditions observed.

Recommendation:

It is recommended that a suitably qualified contractor assess surface drainage at the front of the property. Improvements such as regrading, installation of surface drains, or diversion of runoff away from the building footprint may be required.

5. Timber Framing & Structural Elements

Observation:

The majority of subfloor timber framing and structural elements were found to be in sound condition. Minor deterioration was noted to timber elements adjacent to the front walls, consistent with the damp conditions observed in this area. No significant structural defects were identified at the time of inspection.

Implication:

Localised timber deterioration may worsen if elevated moisture levels persist, potentially leading to reduced durability of affected elements.

Recommendation:

Continued monitoring of the affected areas is advised. Addressing moisture ingress issues should assist in limiting further deterioration. Any timber showing signs of ongoing decay should be assessed by a qualified builder.

6. Mould, Mildew & Soil Conditions

Observation:

Localised mould and/or mildew growth was observed towards the front section of the subfloor. Soil conditions appeared typical for the area, with no excessive debris noted.

Implication:

Mould and mildew are indicative of elevated moisture levels and may contribute to timber decay and reduced indoor air quality if conditions persist.

Recommendation:

Rectification of moisture sources is recommended as a priority. Once moisture levels are controlled, mould-affected areas may require cleaning or treatment by an appropriately qualified contractor.

7. Pipework & Plumbing

Observation:

No active plumbing leaks were visible at the time of inspection. Drainage pipework within the subfloor appears to be of an older ceramic type. The drainage lines appeared serviceable; however, the property has been vacant for some time.

Implication:

Older ceramic drainage pipes are prone to cracking and root intrusion, which may lead to blockages or future failures. Vacant properties may not reveal issues that become apparent once plumbing fixtures are in regular use.

Recommendation:

A comprehensive plumbing assessment, including CCTV inspection of drainage lines, is recommended prior to purchase to confirm ongoing serviceability and identify any concealed defects.

8. Electrical & Services

Observation:

No visible electrical concerns were noted within the subfloor at the time of inspection. However, only a visual assessment was undertaken.

Implication:

Electrical defects may exist that are not apparent without detailed testing, particularly in older properties or where moisture has been present.

Recommendation:

A licensed electrician should be engaged to carry out a full electrical safety inspection prior to settlement.

9. General Condition

Observation:

Overall, the subfloor was assessed as being in fair condition, with minor to moderate defects identified, primarily associated with moisture ingress at the front of the property.

Implication:

While no major structural issues were identified, unresolved moisture-related defects may lead to increased maintenance and repair costs over time.

Recommendation:

It is recommended that moisture management and drainage improvements be addressed as part of any purchase decision, and that the subfloor condition be monitored on an ongoing basis.

Additional Information

• Photographs were taken at the time of inspection for reference.

• Subfloor conditions may vary depending on weather events, seasonal changes, and future site drainage conditions.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water service - Disconnected.
Information:	Important Limitation – Plumbing Fixtures Not Tested

Observation:

At the time of inspection, the water service to the property was disconnected, and as a result, the following plumbing fixtures could not be tested:

- Sinks and basins
- Showers
- Toilets
- Internal drainage systems

Recommendation:

- A licensed plumber should be appointed promptly to:
- Inspect the water meter and mains supply
- Test the plumbing system for any hidden leaks
- Confirm the integrity of the water service and associated pipework

Once the water supply is reinstated, the client is strongly advised to have the plumber complete the following checks prior to settlement:

1. Test all taps for proper operation, water pressure, and signs of leaks

2. Inspect drainage pipes beneath sinks, basins, and laundry tubs for leaks or blockages

3. Flood test the shower recess, and check for water pooling around the floor waste (allow approx. 15–20 minutes post-testing)

4. Check shower screens for leakage during use, particularly where handheld shower heads are installed

Noted Item

Building: Main Building
Location: Laundry
Finding: LaundryTub - Obstructions and Limitations.
Information: Photographic Evidence – Obstructions & Limitations

The following photographs illustrate obstructions and limitations that impeded a full inspection of certain areas of the property at the time of assessment.

These obstructions—such as stored items, fixed structures, or restricted access areas—may conceal defects, including issues with tap fittings, plumbing, or drainage systems.

Recommendation:

It is strongly advised that these obstructions be removed to enable a complete inspection of the affected areas. Once access is granted, a re-inspection—particularly of tap fittings and drainage components—is recommended to ensure no concealed defects or leaks are present.

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.