Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 9 Helens Way, Langwarrin VIC 3910, Australia

Contents

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

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

Original Inspection Date: Wed, 8 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	9 Helens Way, Langwarrin VIC 3910, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Bradley Trainor Ph: 0414 346 542 Email: Langwarrin@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Langwarrin
Company Address and Postcode:	Langwarrin 3910
Company Email:	Langwarrin@jimsbuildinginspections.com.au
Company Contact Numbers:	0414 346 542

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: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in Fair condition with safety hazards, major structural defects and minor defects present.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Stumps, Suspended Timber Frame, Strip Footings
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	External Joinery, Internal Joinery, Skirting Boards, Doors, Door Frames, Architraves, Deck
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Interior

- Exterior

- Roof Exterior - Part

- Subfloor - Part

- The Site

- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Subfloor due to lack of access.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Debris in gutters

- Duct work

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Stored items

- Solar Panels

- Subfloor area - Limited access due to restrictive crawl space

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

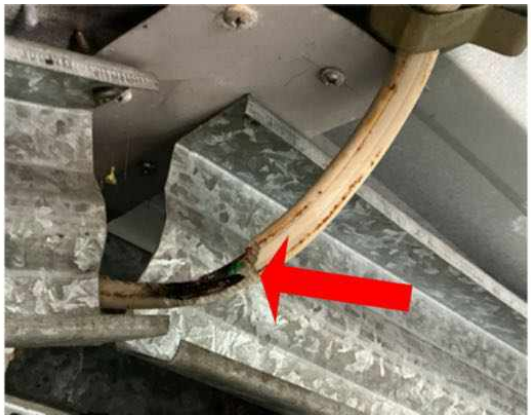
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Shed
Finding:	Electrical wires- missing conduit
Information:	The electrical wires to the shed have insufficient or missing conduit. Exposed electrical wiring represents a potential safety hazard for personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.



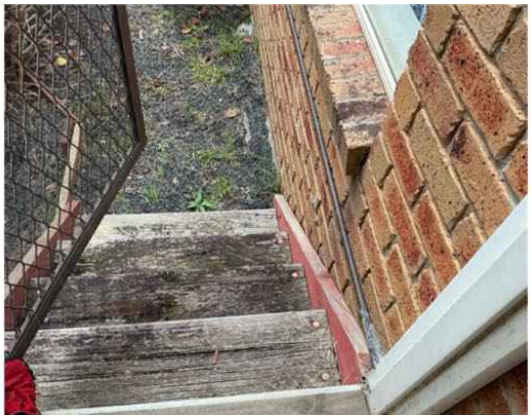
Finding 1.02

Building:	Main Building
Location:	Yard - Back
Finding:	No landing installed
Information:	At the time of the inspection, it was observed that the exit from the garage is fitted with an outward opening door that leads immediately to a set of descending steps. There is no intermediate landing provided between the door threshold and the stairway. The absence of a landing at the top of the stairs does not comply with generally

accepted building standards and safety guidelines which typically requires a level landing area at the top of stairways, particularly where a door swings outward over the steps. This is to ensure safe egress and user stability when opening or exiting through the door.

Occupants, exiting the garage may inadvertently step directly onto the stairs without stable footing, increasing the likelihood of trips slips or falls.

It is recommended that a registered builder be engaged as soon as possible to install a compliant landing at the garage exit to provide a safe transition between the doorway and the stairway. Additionally, consideration should be given to door swing direction or the installation.



Finding 1.03

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Step not securely fixed
Information:	During inspection of the patio area, a temporary step was observed at the doorway which was not secured, fixed or anchored to the ground surface.

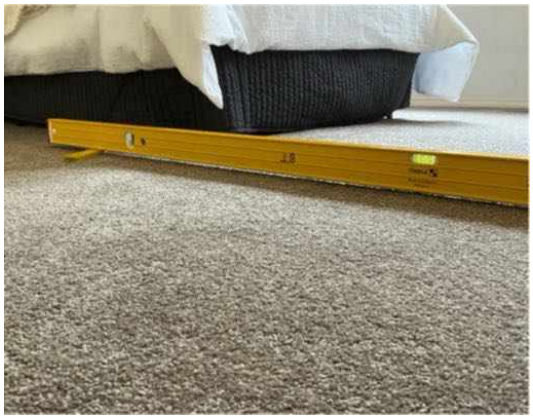
This condition presents a significant safety hazard as the step may shift, tilt or slip underload when in use. Such instability increases the risks of trip slips and falls for occupants entering or exiting the doorway. The hazard is further exacerbated in wet or uneven conditions where movement of the step may be less predictable.

It is recommended to engage a licensed builder to remove the temporary step and replaced with a properly constructed and permanently fixed step the complies with relevant building standards as soon as possible to reduce the risk of personal injury.

Major Defect

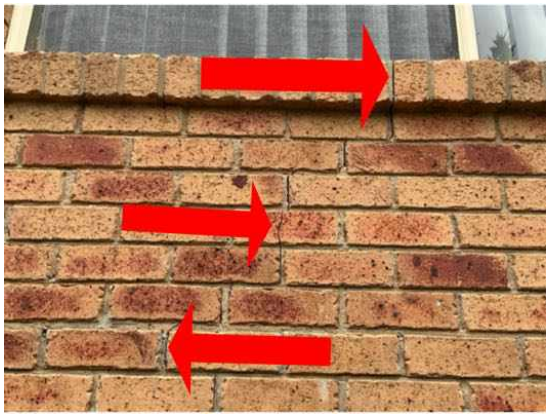
Finding 2.01

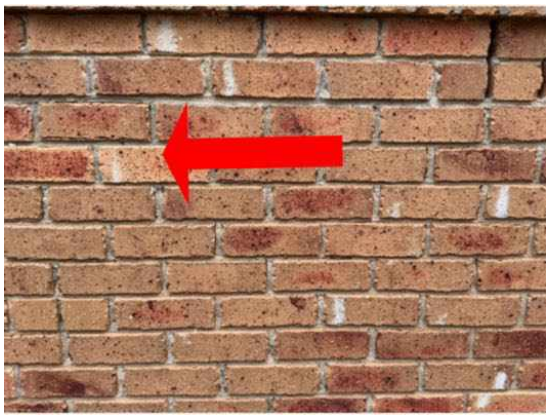
Building:	Main Building
Location:	Bathroom, bedroom 2 and hallway
Finding:	Floors - Uneven/ out of level
Information:	The internal flooring to these areas is out of level and uneven. Based on preliminary assessment, it is suspected that this unevenness is primarily due to the movement of the foundations supporting the building. This type of movement could be due to soil subsidence, settlement, or shifts in the foundations/footings. It is recommended to engage a qualified structural engineer to conduct a thorough examination of the foundational support system to provide appropriate advice and recommendations to reduce the risk of further deterioration as a matter of urgency.



Finding 2.02

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Damage to Masonry Walls (Cracks)- Category 2
Information:	It has been observed that damage to the rear masonry walls caused by movement of slabs, footings, or other causes, has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width. Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect requiring rectification, such as minor repairs and repointing. Always contact your building inspector should cracks widen, lengthen, or grow more numerous.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters -Partially Blocked with debris
Information:	It was noticed on inspection that some of the gutters were partially blocked with debris. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves

and exterior walls.

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

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

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

Finding 3.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tile mortar deterioration and cracking
Information:	Cracking and deterioration was observed in the ridge and hip tile mortar bedding. The mortar has separated in several areas, with visible gaps forming between ridge tiles and the underlying bedding. This condition indicates age-related degradation and exposure to the elements, which has caused the mortar to become brittle and lose its bonding integrity. Compromised mortar may lead to further deterioration, potentially allowing water ingress and structural damage to the roof structure below. Recommend engaging a qualified roofing contractor to carry out repointing or full re-bedding of affected ridge and hip tiles as necessary. All deteriorated mortar should be removed and replaced with new flexible roof bedding compound in accordance with current Australian Standards (AS 2050).

Finding 3.03

Building:	Main Building
Location:	Driveway/garage/pathway
Finding:	Driveway/garage/pathway Cracking
Information:	Cracks were identified in the driveway, garage and pathway concrete paving. Although 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 the cracks in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

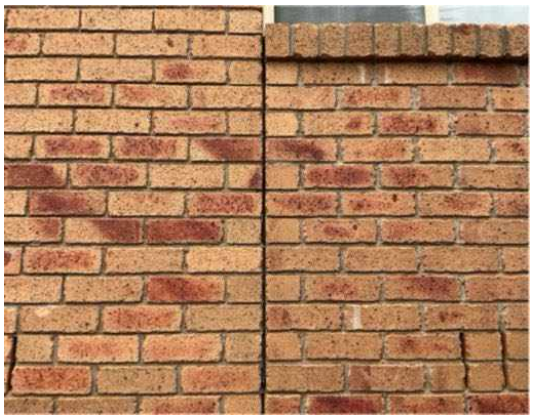
Cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.




Finding 3.04

Building:	Main Building
Location:	Exterior walls
Finding:	A few gaps to the exterior walls/windows
Information:	A few gaps were noticed to some of the exterior walls/windows to the building. These gaps can let in water, drafts, and pests. Overtime moisture ingress may cause damage to internal walls, mould growth, or structural issues. Gaps also reduce the energy efficiency of the property. Recommend engaging a caulker to seal gaps with an exterior grade flexible sealant that is UV and weather resistant to reduce the risk of pest/water penetration to the building as soon as possible.



Finding 3.05

Building:	Main Building
Location:	Yard - Back
Finding:	Rust and damage to shed
Information:	Rust and damage to parts of the shed. Recommend repair/replacement by a handyman or carpenter to reduce the risk of future deterioration at the owners discretion.

Finding 3.06

Building:	Main Building
Location:	Patio
Finding:	Cabinets need adjument
Information:	On inspection it was noticed that the patio cabinets do not shut or open correctly and require maintenance or adjustment. Recommend engaging a cabinet maker to adjust/maintain to reduce the risk of further deterioration at the owners discretion.

Finding 3.07

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Eaves sagging
Information:	Parts of the left side eaves are sagging. Recommend engaging a carpenter to repair as necessary to reduce the risk of further deterioration as soon as possible.

Finding 3.08

Building:	Main Building
Location:	Ensuite - Master
Finding:	Bathroom Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the 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 3.09

Building:	Main Building
Location:	Ensuite - Master
Finding:	Cracked tile
Information:	A cracked tile was evident to the rear steps at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the building but could also be to poor installation of the tiles in the first place. Cracked tiles to the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects. While not considered a matter of urgency, replacement of cracked tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

Finding 3.10

Building:	Main Building
Location:	Ensuite - Master
Finding:	Ensuite Shower head is dripping/leaking
Information:	The shower head to the ensuite bathroom is loose and dripping/leaking. This can

often happen over time with deterioration or if the shower head is loose and needs tightening. Recommend engaging a plumber to repair/replace the shower head to reduce the risk of further deterioration and water leaks as soon as possible.

Finding 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom-Shower screen leaking
Information:	Leaking was evident to the shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriated or missing caulking to the shower or general ageing of the building elements.

Leaking from the shower where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a caulking contractor is required to repair or replace the caulking to the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.

Finding 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the 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 3.13

Building:	Main Building
Location:	Bathroom
Finding:	Spout - Leaking bathroom
Information:	The spout in the bathroom was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the spout is relatively new. While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage. It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Finding 3.14

Building:	Main Building
Location:	Bathroom
Finding:	Shower head is dripping/leaking
Information:	The shower head to the bathroom is loose and dripping/leaking. This can often happen over time with deterioration or if the shower head is loose and needs tightening. Recommend engaging a plumber to repair/replace the shower head to reduce the risk of further deterioration and water leaks as soon as possible.

Finding 3.15

Building:	Main Building
Location:	Laundry
Finding:	Door - Loose handle laundry
Information:	The door handle to the laundry was found to be loose at the time of inspection. Looseness occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate). Repair of the loose door handle is advised to improve the operational state of the associated door. A qualified carpenter or general handyman should be appointed to repair/replace the door handle at the client's discretion.

Finding 3.16

Building:	Main Building
Location:	Laundry
Finding:	Cracked tiles-laundry
Information:	Cracking/damage to the tiles was evident to the laundry at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement/shrinkage or impact damage.

Cracked tiles to the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

Finding 3.17

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the kitchen splash back and or other areas of the kitchen.

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

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

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

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

Finding 3.18

Building: Main Building

Location: Garage

Finding: Ceiling - Sagging garage.

Information: Sections of the garage ceiling were found to be sagging at the time of inspection with a part at risk of collapse. It is recommended to keep this area clear until the ceiling has been repaired for personal safety. Sagging to the fixed ceiling structure generally indicates that the building materials/fixings (e.g. nails or glue) have become loose and require reattachment. This is quite a common defect in garages of this age. It is suspected that internal plaster is used where wet board plasterboard should be used and it gets affected by the moisture and condensation in the air. There is normally no insulation in the garage ceiling allowing the moisture to accelerate the deterioration.

Where sagging is evident repairs such as re-gluing or replacing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters.

The appropriate action should be taken by the client straight away to ensure that any potential further damage is limited.

Finding 3.19

Building: Main Building

Location: Garage

Finding: Door handles hitting each other

Information: On inspection of the garage doors it was noted that both of the handles are at the same height and only one of the doors can be shut at a time. Recommend engaging a carpenter to install one of the door handles higher or lower so both doors can be shut at the same time.

Finding 3.20

Building: Main Building

Location: Garage entry

Finding: Garage entry Cracked tiles

Information: Two cracked tiles was evident to the garage entry at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement of the building or accidental impact damage.

Cracked tiles to the household detract from the overall appearance of the affected areas and there is a risk of water ingress through cracked tile surfaces which may lead to underlying substrate damage.

While not considered a matter of urgency, replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

Finding 3.21

Building:	Main Building
Location:	Roof Void
Finding:	Rafter split
Information:	On inspection of the roof space it was noted that one of the rafters has split. Recommend engaging a carpenter to install additional roof framing support to reduce the risk of further deterioration as soon as possible.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

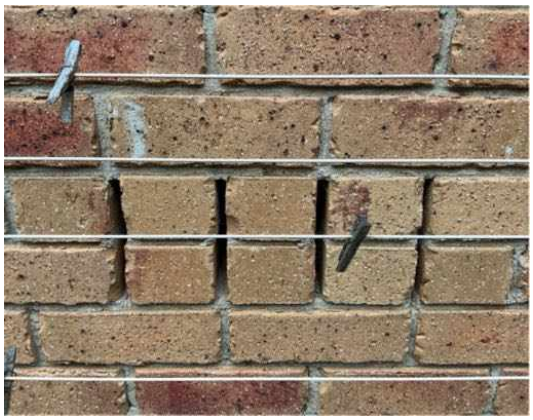
Finding 6.01

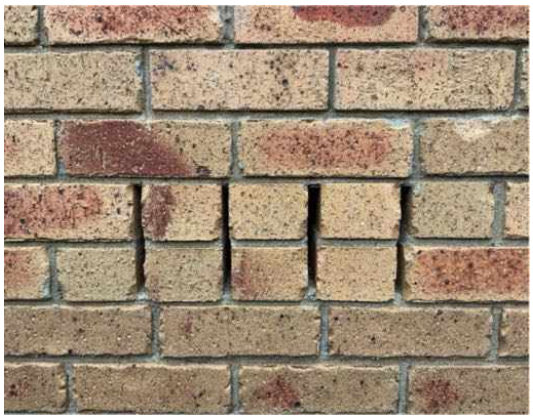
Building:	Main Building
Location:	Roof Exterior
Finding:	No gutters of down pipes installed
Information:	No gutters or down pipes installed to the side patio roof. Where plumbing doesn't drain adequately, the area at the apse perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements as well as attracting termites and other pests. Recommend engaging a plumber to install gutters and down pipes to reduce the risk of footing movement and other moisture related issues as soon as possible.

Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Slots in brickwork for subfloor ventilation
Information:	There is only slots in the brickwork for subfloor ventilation. Recommend engaging a brick layer to install bronze type ventilators to improve subfloor ventilation. Adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment. Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction subsequent building works or earth and vegetation covering over vents low subfloor clearance and items or debris in the subfloor restricting airflow.

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



Finding 6.03

Building:	Main Building
Location:	Shed
Finding:	Gutters - Rusted or corroded
Information:	The gutters to the shed roof shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. This will cause excessive moisture and could attract termites.

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

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

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

Finding 6.04

Building:	Main Building
Location:	Shed
Finding:	downpipe not connected to stormwater
Information:	The shed down pipe is not connected to stormwater. This disconnection negatively impacts the functional capacity of the plumbing.

Where plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment immediatly where necessary.

Finding 6.05

Building:	Main Building
Location:	Shed
Finding:	No gutters of down pipes installed
Information:	No gutters or down pipes installed to parts of the shed roof. Where plumbing doesn't drain adequately, the area at the apse perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements as well as attracting termites and other pests. Recommend engaging a plumber to install gutters and down pipes to reduce the risk of footing movement and other moisture related issues as soon as possible.

Finding 6.06

Building:	Main Building
Location:	Yard - Back
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may

also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.07

Building:	Main Building
Location:	Yard - Back
Finding:	Water tank leaking and leaning
Information:	The water tank is leaning and the downpipe is damaged and will leak water.This disconnection negatively impacts the functional capacity of the plumbing.

Where plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment immediatly where necessary.

Finding 6.08

Building:	Main Building
Location:	Various parts of the building
Finding:	Bridging attachments to buildings
Information:	Bridging occurs when items agaist a buiding provide a concealed entry point for termites into the building or by passing around a termite managment system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the oppurtunity for concealed entry.

Building attachments of this nature need to be frequently inspectedfor termite activity by a qualified inspector.

Finding 6.09

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








Finding 6.10

Building: Main Building
Location: Yards
Finding: Garden Beds Conditions Conducive to Termites
Information: Garden beds were found to be evident in close proximity to the building. Garden beds immediately adjacent to the perimeter of the building block the visual inspection of these areas, providing a concealed termite entry point.

These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: Yards
Finding: Fencing - wood rot-fungal decay
Information: It was noted at the time of inspection that sections of the fencing to the property have deteriorated and have fungal decay/wood rot present.Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate

installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 7.02

Building:	Main Building
Location:	Yard - Back
Finding:	Wood rot rear steps
Information:	The rear steps to building shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area. Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration. A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.





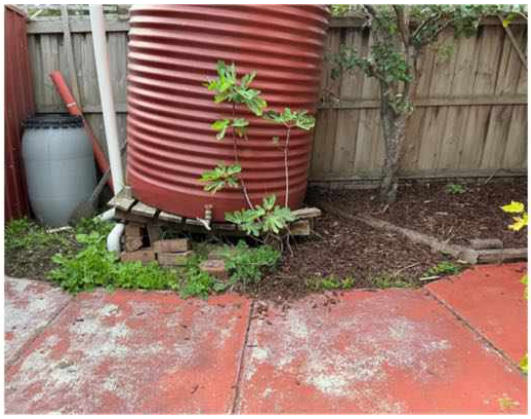
Finding 7.03

Building:	Main Building
Location:	Yard - Back
Finding:	Wood rot to water tank framing
Information:	The water tank framing shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area. Wood rot is often associated with general damp problems and is evidenced by a

'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Registered/Licensed Builder

- 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

- Compared to other buildings of a similar age, the visual appraisal including limited assessment of serviceability of the brick veneer dwelling at the time of inspection was found to be in a fair condition with safety hazards, major structural defects and minor defects found. All significant items have been noted in the body of the report and will require addressing.

Safety hazards

Safety hazard 1
The electrical wires to the shed have insufficient or missing conduit. Exposed electrical wiring represents a potential safety hazard for personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

Safety hazard 2
At the time of the inspection, it was observed that the exit from the garage is fitted with an outward opening door that leads immediately to a set of descending steps. There is no intermediate landing provided between the door threshold and the stairway.

The absence of a landing at the top of the stairs does not comply with generally accepted building standards and safety guidelines which typically requires a level landing area at the top of stairways, particularly where a door swings outward over the steps. This is to ensure safe egress and user stability when opening or exiting through the door.

Occupants, exiting the garage may inadvertently step directly onto the stairs without stable footing, increasing the likelihood of trips slips or falls.

It is recommended that a registered builder be engaged as soon as possible to install a compliant landing at the garage exit to provide a safe transition between the doorway and the stairway. Additionally, consideration should be given to door swing direction or the installation.

Safety hazard 3
During inspection of the patio area, a temporary step was observed at the doorway which was not secured, fixed or anchored to the ground surface.

This condition presents a significant safety hazard as the step may shift, tilt or slip underload when in use. Such instability increases the risks of trip slips and falls for occupants entering or exiting the doorway. The hazard is further exacerbated in wet or uneven conditions where movement of the step may be less predictable.

It is recommended to engage a licensed builder to remove the temporary step and replaced with a properly constructed and permanently fixed step the complies with relevant building standards as soon as possible to reduce the risk of personal injury.

Major structural defects

Major structural defect 1
The internal flooring to the bathroom, bedroom and hallway is out of level and uneven. Based on preliminary assessment, it is suspected that this unevenness is primarily due to the movement of the foundations supporting the building. This type of movement could be due to soil subsidence, settlement, or shifts in the foundations/footings.

It is recommended to engage a qualified structural engineer to conduct a thorough examination of the foundational support system to provide appropriate advice and recommendations to reduce the risk of further deterioration as a matter of urgency.

Major structural defect 2
It has been observed that damage to the rear masonry walls caused by movement of slabs, footings, or other causes, has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect requiring rectification, such as minor repairs and repointing. Always contact your building inspector should cracks widen, lengthen, or grow more numerous.

There was no evidence of timber pest activity at the time of inspection.
Moderately susceptible to timber pests. A termite treatment is in place and should be continued.

There was no hot water during the inspection.

The relevant professional services should be engaged immediately to clarify further works that are required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

It is important to note that minor defects, if left unattended, have the potential to develop into major issues/defects over time. These may include areas of deteriorating materials, early signs of moisture, ingress, or insufficient maintenance that, without timely intervention, could result in costly repairs.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.
Kind Regards

For further information, advice and clarification please contact Bradley Trainor on: 0414 346 542

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

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

Noted Item

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

Noted Item

Building: Main Building
Location: Subfloor
Finding: Obstructions and Limitations -subfloor
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor 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.

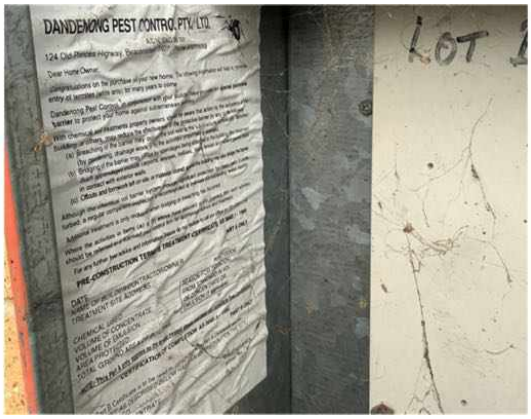
The following items were noted as - Evidence of a previous termite management program

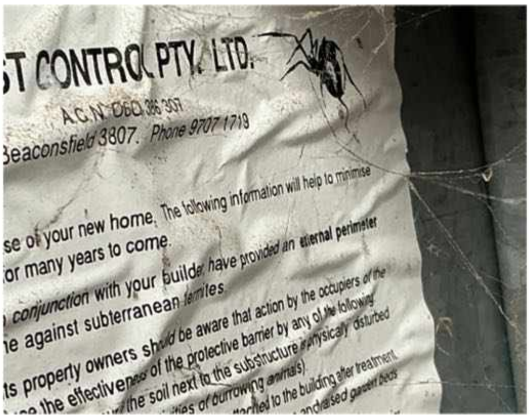
Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.




PTY. LTD.
se of your new home. The following information will help to minimise
or many years to come.
conjunction with your builder have provided an external perimeter
e against subterranean termites.
ts property owners should be aware that action by the occupiers of the
the effectiveness of the protective barrier by any of the following:

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.