Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 12 Jan 2026

Property Address: 12 Albany St, Point Frederick NSW 2250, 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: Mon, 12 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	12 Albany St, Point Frederick NSW 2250, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply: 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: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete, Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Carport, Fence - Brick, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Pool
Other Timber Bldg Elements	Architraves, Deck, Door Frames, External Joinery, Fascias, Floating Floor, Internal Joinery, Stair Railing, Skirting Boards, Doors, Staircase, Window Frames, Timber Wall Panelling, Veranda Posts
Roof	Tiled, Pitched
Storeys	Double
Walls	Brick Veneer, Full Brick
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Outbuildings

- Stumps

- Subfloor - Part

- Wall Exterior

- The Site

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

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

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Ceiling linings

- Appliances and equipment

- Above safe working height

- Areas of skillion or flat roof - no access

- Debris in gutters

- Decking

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Landscaping

- Overhanging vegetation

- Pipework

- Sarking

- Rugs

- Stored items

- Solar Panels

- Subfloor area - Limited access due to restrictive crawl space

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

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:	Stairs - Internal
Finding:	Stair Handrails - Loose
Information:	At the time of inspection, the handrails were noted as loose. The looseness of the stairway handrail can be attributed to several factors. Over time, the screws or bolts securing the handrail may become loose due to regular use and the resulting wear and tear. Additionally, the wooden or metal support brackets might have degraded or warped, compromising their ability to hold the handrail firmly in place. Another possibility is that the wall anchors or studs into which the handrail is mounted have deteriorated, leading to instability. Consider hiring a qualified handyman to fix the issue at owners discretion.

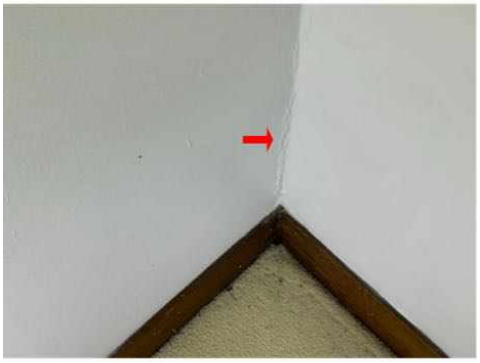
Finding 1.02

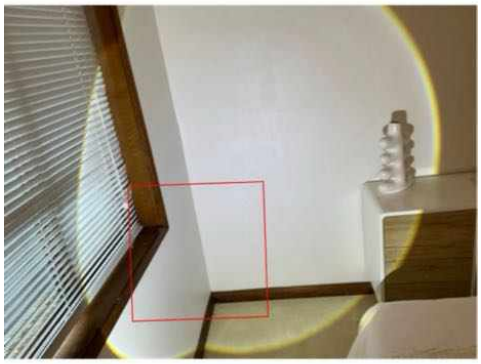
Building:	Main Building
Location:	Lounge Room
Finding:	Window Restrictors - Recommended
Information:	Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more. If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Bedroom 2
Finding:	Excessive Moisture to Internal Wall – Box Gutter Above
Information:	At the time of inspection, excessive moisture readings were detected to the lower section of the internal wall, particularly near the skirting level. This condition is consistent with moisture ingress. Visual inspection of the exterior revealed that the box gutter located directly above this area contained accumulated debris, which is likely restricting proper drainage and causing water to overflow or back up into the wall structure. Blocked box gutters can lead to ongoing moisture penetration, internal wall dampness, deterioration of finishes, and may contribute to mould growth or long-term structural damage if not addressed. It is recommended that a suitably qualified landscaping specialist or garden maintenance contractor be engaged to regularly clear debris from the box gutters and surrounding roof drainage areas. Ongoing gutter maintenance should form part of a routine property maintenance program to reduce the risk of future moisture ingress. Following rectification, the affected internal wall should be monitored for drying and any necessary repairs carried out once moisture levels return to normal.





Finding 2.02

Building:	Main Building
Location:	Both Bathrooms
Finding:	Waterproofing - Likely Compromised
Information:	At the time of inspection, moisture-related deterioration was observed around the perimeter of the shower base and adjacent wall and floor junctions. Visible staining, discolouration, and deterioration to finishes were noted at the lower sections of the shower enclosure, which are consistent with past or ongoing water leakage.
	These conditions raise concerns regarding the adequacy or integrity of the shower waterproofing membrane. Failure of waterproofing can allow water to migrate beneath tiles and into surrounding building elements, potentially leading to concealed damage,

timber decay, mould growth, and costly repairs if left unaddressed.

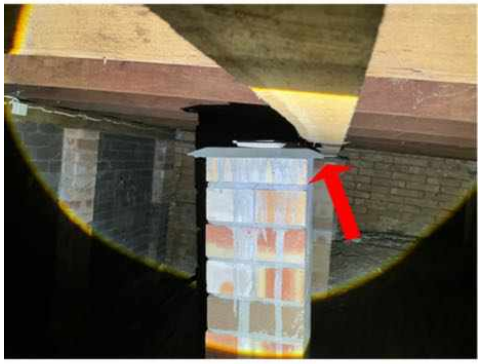
It is recommended that a licensed waterproofing specialist be engaged to further investigate the shower waterproofing system. This may include removal of selected tiles to assess the condition of the membrane. Any defective waterproofing should be rectified in accordance with current Australian Standards. The affected areas should be repaired and monitored following rectification to ensure moisture levels return to acceptable limits.

Finding 2.03

Building:	Main Building
Location:	Subfloor
Finding:	Subsiding Stumps - With Gaps
Information:	At the time of inspection, some subfloor brick stumps were observed to be out of shape and no longer providing adequate support to the structure. A noticeable gap was identified between the top of the stump and the floor joist above, indicating that the stumps have subsided and are no longer bearing load as intended. This condition can contribute to uneven flooring, structural movement, and ongoing deterioration if left unaddressed.

This is considered a major defect due to its potential impact on the structural stability and performance of the building. It is strongly recommended that the client engage a

licensed builder specialising in re-stumping to further assess the extent of subsidence and carry out any necessary rectification works.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Windows - Deteriorated
Information:	Some windows have been noted as deteriorated at the time of inspection.

The deterioration of wooden windows over time can be due to several factors. Prolonged exposure to the elements, such as rain, sunlight, and fluctuating temperatures, can cause the wood to warp, crack, and rot. Moisture is particularly damaging, as it can penetrate the wood and lead to fungal growth, which accelerates decay. Without proper maintenance, including regular painting or sealing, the protective coatings on wooden windows can wear away, leaving the wood vulnerable to environmental damage. Insect infestations, such as termites or wood-boring beetles, can also contribute to the deterioration. Additionally, poor initial construction or the use of low-quality wood can result in faster degradation. Regular upkeep, such as repainting, sealing, and checking for signs of damage or insect activity, is essential

to prolong the lifespan of wooden windows and maintain their structural integrity and appearance.

Consider hiring a window specialist or carpenter to fix or replace the window.

Finding 3.02

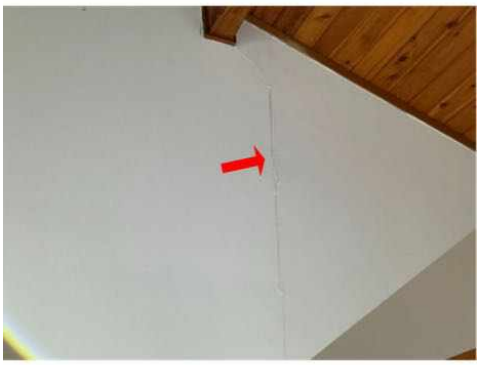
Building:	Main Building
Location:	Hallway, Formal Dining, Lounge
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement,

general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

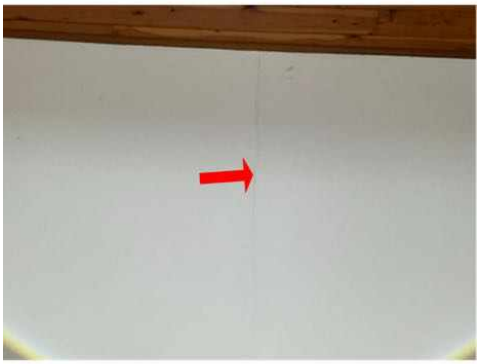
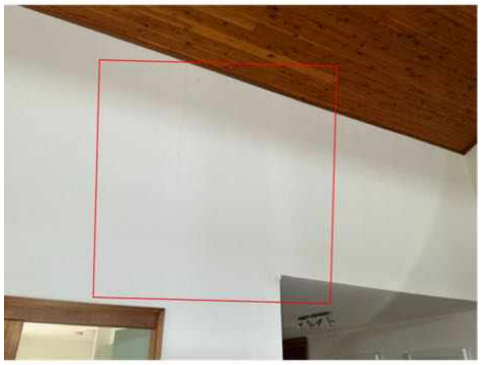
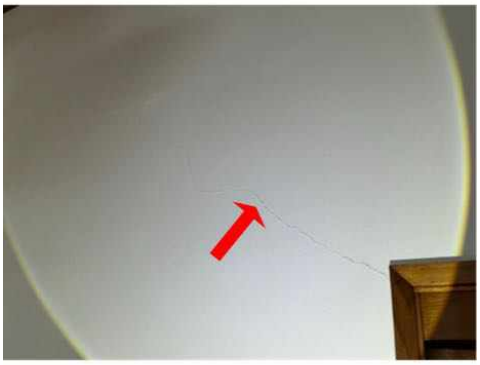
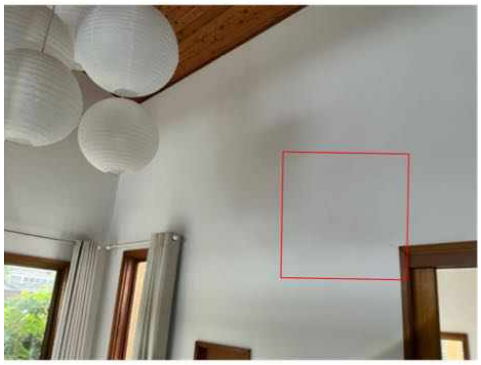
Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.





Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Carpet - Stained
Information:	At the time of inspection, staining was observed on the carpet in these areas of the property.
	Carpet stains can result from a range of sources, including food and drink spills, pet accidents, water intrusion, or general wear and tear from foot traffic. If left untreated, these stains may become permanent, cause unpleasant odours, and contribute to the growth of mould or bacteria, particularly in high-moisture environments.

The client is advised to engage services of a carpet cleaning company at own discretion.

Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Cabinetry - Water Damage
Information:	At the time of inspection, water-damaged cabinetry was observed, indicating previous or ongoing exposure to moisture. The affected sections show swelling, discolouration, and material deterioration, which may reduce the cabinetry's structural integrity and appearance over time. It is recommended that the client engage a cabinet maker to repair or replace the damaged sections and inspect for any underlying leaks or moisture sources to prevent recurrence.

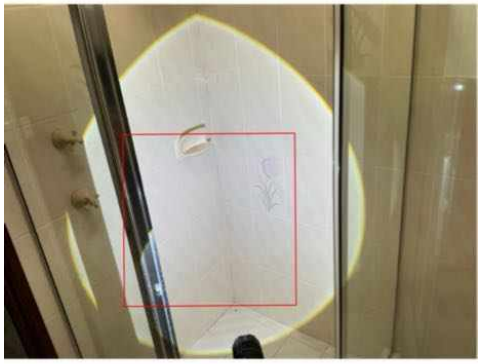
Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Sealant and Grouting - Missing or Damaged
Information:	It was noted on inspection that sealant or grout is degraded/missing to these areas. 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 3.06

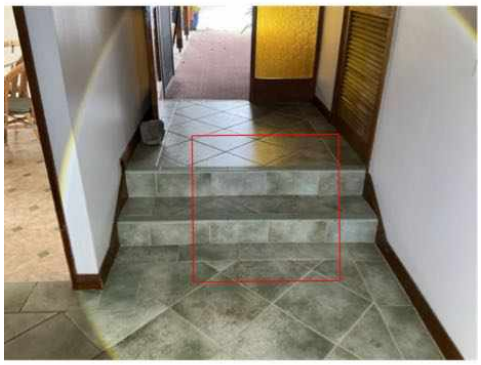
Building:	Main Building
Location:	Both Bathrooms
Finding:	Exhaust Fan Missing - Bathroom
Information:	At the time of inspection, an exhaust fan was found to be missing in the bathroom.

Adequate ventilation is essential in wet areas to prevent moisture build-up, which can lead to mould growth, dampness, and potential damage to fixtures and finishes.

It is recommended that a licensed electrician be engaged to install a compliant exhaust fan to improve air circulation and maintain healthy indoor air quality.

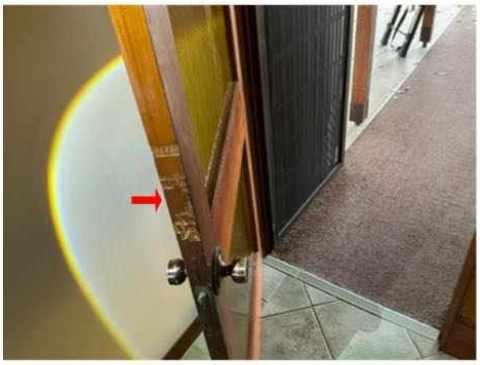
Finding 3.07

Building:	Main Building
Location:	Entry
Finding:	Sealant and Grouting - Missing/Damaged (Common Areas)
Information:	At the time of inspection, missing or deteriorated sealant and grout were noted in common areas of the house. Gaps of this nature can allow dust and moisture to accumulate, leading to minor surface damage or staining over time. It is recommended to engage a handyman or tiling specialist to reapply flexible sealant or grout to restore a neat finish at own discretion.



Finding 3.08

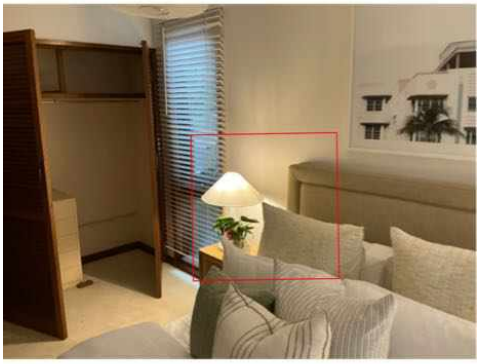
Building:	Main Building
Location:	All Areas
Finding:	Maintenance and/or Wear and tear on building elements
Information:	It was observed at the time of inspection that some building elements and areas around the property require general maintenance and/or exhibit signs of wear and tear. These typically include minor imperfections such as paint scuff marks, scratches on surfaces, small chips, nails or hooks left in walls from previous picture hanging, and other superficial blemishes. These are generally considered minor items that are common in established homes. While they may be noticeable on visual inspection, they do not affect the structural integrity or functionality of the property. In most cases, these issues can be easily addressed by a qualified handyman as part of routine maintenance.



Finding 3.09

Building:	Main Building
Location:	Bedroom 2
Finding:	Elevated Wall Moisture – Landscaping
Information:	At the time of inspection, elevated moisture readings were detected to internal wall surfaces. This condition is consistent with moisture ingress and is likely attributable to excessive vegetation and landscaping located directly against the external wall in the corresponding area. Dense planting can restrict airflow, retain moisture against the building fabric, and allow water to transfer through the wall. The presence of persistent moisture and vegetation in close proximity to the structure also represents conducive conditions to termite activity, as it provides both moisture and concealed access pathways. It is recommended that a landscaping or garden maintenance contractor be engaged to clear and maintain vegetation away from the external walls, ensuring adequate clearance and improved drainage and ventilation. Following rectification, the affected internal wall areas should be allowed to dry and be monitored for any ongoing moisture issues.

In addition, it is recommended that a licensed pest management professional assess the area for termite risk and provide appropriate management or preventative measures as required.



Finding 3.10

Building:	Main Building
Location:	Ensuite - Master
Finding:	Corroded Plumbing Pipes
Information:	At the time of inspection, rusted and corroded plumbing pipes were noted in the property. Corrosion can weaken the pipes, leading to leaks, reduced efficiency in stormwater or wastewater drainage, and potential structural damage from prolonged water exposure. Deteriorated pipework also poses an increased risk of blockages or failure during heavy rainfall. It is recommended that a qualified roofing plumber be engaged to replace the affected pipes to ensure the system remains safe, functional, and durable.

Finding 3.11

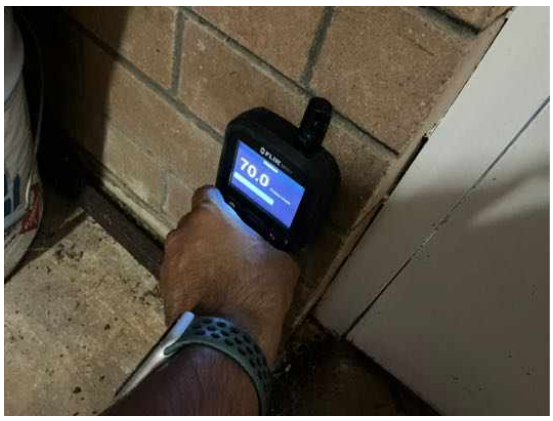
Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower - Damp
Information:	At the time of inspection, dampness was observed in the lower section of the wall within the shower alcove. This issue is commonly attributed to moisture permeating through deteriorated grout in the area. Additionally, leaking pipes within the adjoining wall are a potential cause.

Unmanaged dampness in the shower recess can facilitate the growth of mould and fungi, leading to the decay of building materials and compromising structural integrity. Exposure to mould is associated with a range of health issues, including respiratory problems, allergies, and skin irritation. The World Health Organization notes that excess moisture indoors can lead to the proliferation of microbes, such as moulds and bacteria, which emit spores and other matter into the air, potentially causing health problems.

Consultation with a qualified plumber or bathroom specialist is recommended to identify and rectify the source of the dampness. In cases of significant mould growth, further assessment by an environmental health specialist may be warranted. To prevent future moisture issues, it is essential to maintain sealants and grout in good condition. Additionally, it is advisable to operate the bathroom exhaust fan during and for at least 20-30 minutes after showering to effectively remove excess humidity and reduce condensation.

Finding 3.12

Building:	Main Building
Location:	Store Room
Finding:	Damp - Rising
Information:	At the time of inspection, rising damp was identified within the property. This condition results from the upward movement of moisture through porous building materials, such as bricks, sandstone, or mortar, via capillary action. A damp-proof course (DPC), an impermeable barrier installed at the base of walls above ground level during construction, is typically used to prevent rising damp. However, the absence, deterioration, or bridging of the DPC can compromise its effectiveness, specially in older buildings, leading to moisture ingress. Inadequate site drainage, which allows water to accumulate around the foundation, is a common contributing factor to this issue. If left unaddressed, rising damp can pose health risks due to mould growth and cause extensive damage to building elements, including wall finishes such as paint and plasterwork. The current condition should be monitored over a 12-month period to assess its progression. It is strongly recommended that the client engage a qualified damp-proofing specialist for remedial actions. Additionally, consulting a qualified plumber or drainage specialist to assess and improve site drainage is advised to mitigate further risks. Monitoring the condition for 12 months is essential to evaluate its status and prevent potential recurrence or further damage.



Finding 3.13

Building:	Main Building
Location:	Dining Room
Finding:	Damp - Rain Penetration
Information:	Rain penetration was observed in this area of the property at time of inspection.

Rain penetration (also known as penetrating damp) is a common form of dampness that can occur through walls, roofs or openings (e.g. windows).

Common causes include faulty or missing flashing, cracked tiles, degraded pointing, lack of sealant and blocked weep holes. Rain penetration can also occur when water tracks horizontally under the lip of eaves and roof linings with insufficient angles, or by tracking across wall ties.

The cause of the water leak should be addressed to prevent further damage. It is recommended that the water leak be resolved prior to any repairs of the damaged area, which may require localised replacement of building materials and refinishing.

Trades responsible for such works may include roofing specialist.

Finding 3.14

Building:	Main Building
Location:	Pool Area
Finding:	Leaning Retaining Wall Adjacent to Pool – Potential Structural Concern
Information:	At the time of inspection, the retaining wall located adjacent to the swimming pool was observed to be leaning. While the wall is currently serviceable and classified as a minor defect, the visible movement indicates possible instability, which may be associated with soil pressure, drainage issues, or inadequate structural support. If left unaddressed, continued movement of the retaining wall has the potential to worsen over time and may develop into a major defect, increasing the risk of structural failure and possible impact on the nearby pool structure and surrounding areas. It is recommended that a retaining wall specialist or suitably qualified structural contractor be engaged to further assess the condition of the wall and carry out any necessary rectification or reinforcement works to prevent further movement. In addition, due to the proximity of the retaining wall to the swimming pool, it is advised that the client obtain a current pool compliance certificate to ensure the pool and its surrounding structures meet relevant safety and regulatory requirements. Regular monitoring of the wall is also recommended until rectification works are completed.

Finding 3.15

Building:	Main Building
Location:	Laundry
Finding:	Laundry - No Exhaust Fan Installed
Information:	At the time of inspection, it was noted that the laundry area is not equipped with an exhaust fan.

The absence of mechanical ventilation in a confined space such as a laundry can lead to the accumulation of excess moisture and humidity, particularly during the use of washing machines and dryers. Over time, this can result in condensation build-up on walls and ceilings, increasing the risk of mould and mildew growth, which may cause health issues such as respiratory irritation and allergies. Additionally, persistent damp conditions can contribute to the deterioration of paint, plaster, and other building materials, potentially leading to more extensive and costly repairs.

A licensed electrician should be appointed to carry out this work to ensure the fan is installed safely and in accordance with Australian electrical standards at clients own discretion.

Finding 3.16

Building:	Main Building
Location:	Lounge Room, Rumpus
Finding:	Fly Screen Damaged
Information:	It was noted at the time of inspection, the fly screen was damaged.

Window fly screens can sustain damage due to a variety of reasons, including exposure to harsh weather conditions like storms or strong winds, accidental tears or punctures, wear and tear over time, pets scratching or clawing at the screens, poor installation leading to misalignment or weak attachment points, and the use of low-quality materials that may deteriorate faster. Regular maintenance and addressing these factors can help prevent or minimize damage to window fly screens.

A general handyman should be appointed to rectify the issue at owners discretion.

Finding 3.17

Building:	Main Building
Location:	Yard - Back
Finding:	Roof Tiles Weathered - Lichen Build Up
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Concrete roof tiles are typically cleaned to have the visible moss and lichen removed. Concrete tiles are made from a product which is a naturally moist material. Moss and lichen is attracted to the roof tiles surface, and if left will continue to grow and most likely restrict the flow of rain water over the tiles surface, into the roofs gutters. An application of an environmentally friendly anti-fungal solution should be applied to all moss and lichen, prior to undertaking the roof cleaning process.

A roof restoration company can be contacted for further advice at the clients discretion.

Finding 3.18

Building:	Main Building
Location:	WC
Finding:	Toilet - Leaking
Information:	At the time of inspection, moisture and water staining were observed around the base of the toilet pan. This condition is indicative of an active or intermittent leak, which may be caused by a failed pan seal, loose toilet pan connection, or deterioration of associated plumbing components. Leaks at the toilet base can allow water to migrate beneath floor finishes, potentially leading to concealed moisture damage, deterioration of flooring and subfloor materials, unpleasant odours, and an increased risk of mould growth if not promptly rectified. It is recommended that a licensed plumber be engaged as soon as possible to rectify the leak. Repairs may include replacement of the toilet pan seal and resecuring the toilet pan.

Finding 3.19

Building:	Main Building
Location:	Front
Finding:	Damaged Gutter Guards & Debris in Gutters
Information:	At the time of inspection, gutters were found to be full of leaves, debris, and dirt accumulation, and sections of the gutter guard were damaged or displaced. Blocked gutters can obstruct water flow, leading to overflow, fascia damage, and potential water ingress into the structure during rainfall. The damaged gutter guards are also ineffective in preventing future debris buildup, which may accelerate corrosion and reduce the overall lifespan of the guttering system. It is recommended that a lawn maintenance company be engaged to regularly clean and clear the gutters, ensuring proper drainage. In addition, a gutter guard specialist should be engaged to repair or replace the damaged gutter guards to restore adequate protection and prevent recurring blockages.

Finding 3.20

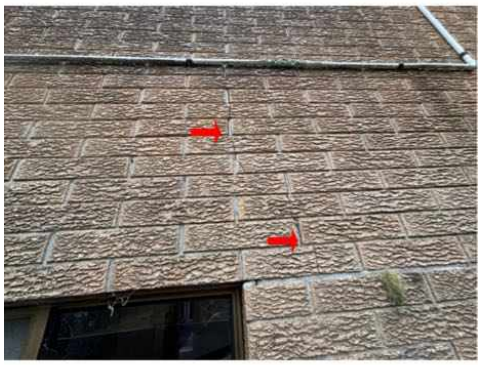
Building:	Main Building
Location:	Carport
Finding:	Crack in concrete slab - Category 2
Information:	A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level. To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect. Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.

Finding 3.21

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Cracking noticeable
Information:	There were several cracks and or crack repairs evident to external brickwork.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage.



Finding 3.22

Building:	Main Building
Location:	Balcony
Finding:	Deteriorated Protective Coating to Concrete
Information:	At the time of inspection, deterioration and delamination of the applied textured coating/render to the concrete soffit was observed. Sections of the coating have debonded, exposing the underlying concrete substrate. Given the property's proximity to the sea, this condition increases the risk of moisture and salt ingress, which may accelerate concrete degradation and potential reinforcement corrosion if left unaddressed.

Failure to maintain protective coatings in coastal environments can significantly reduce the durability and service life of concrete elements.

It is recommended that a concrete repair and protective coating specialist (or a qualified renderer) be engaged to assess the affected areas. Works may include removal of loose material, repair of the concrete surface as required, and reapplication of an appropriate marine-grade protective coating or render system designed for coastal exposure. Ongoing maintenance of protective finishes is advised to minimise future deterioration.

Finding 3.23

Building:	Main Building
Location:	Alfresco Dining
Finding:	Joist Connection - Insufficient
Information:	The ceiling/floor joist to the whaling plate/beam connection is not sufficient. The joists should be sufficiently fastened with secure connection with joist hangers. While fastening is insufficient, and there is potential for movement warping or deformation of the joists and potentially structural failures. This generally only occurs in old homes which do not have more contemporary building approaches. Where the joist to the wailing plate/beam is inadequate, repairs are likely to be required as soon as possible. A registered builder or carpenter should be appointed to perform remedial works as soon as possible.

Finding 3.24

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Site Drainage - Inadequate
Information:	At the time of inspection, inadequate site drainage was observed under the subfloor, allowing water to accumulate and fail to drain effectively, creating a hazardous

condition. This is a very common defect in houses built on brick stumps, where inadequate site grading or insufficient subfloor ventilation often contributes to moisture retention. The resulting water pooling and stagnation can lead to structural deterioration from prolonged dampness, mould and mildew growth, and create conducive conditions for termite activity. Such issues can compromise indoor air quality and pose safety risks to occupants, including slippery surfaces and potential electrical hazards. The client is advised to engage a licensed plumber or builder experienced in drainage and foundation work to assess and implement suitable solutions, such as improved grading, installation of drainage systems, and moisture barrier enhancements.

Finding 3.25

Building:	Main Building
Location:	Roof Void
Finding:	Vent - Extracted into Roof Space
Information:	During the inspection, it was noted that the exhaust vent has been improperly terminated into the roof space instead of being ducted to the exterior of the property.

This configuration is a defect as it allows moist air to accumulate within the roof cavity, increasing the risk of condensation, mould growth, and deterioration of insulation or timber framing. Proper ventilation is essential to maintain a healthy indoor environment and protect the structural integrity of the building. It is recommended that the vent be appropriately re-routed to discharge externally in compliance with relevant building standards.

A licensed mechanical ventilation contractor/electrician should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.

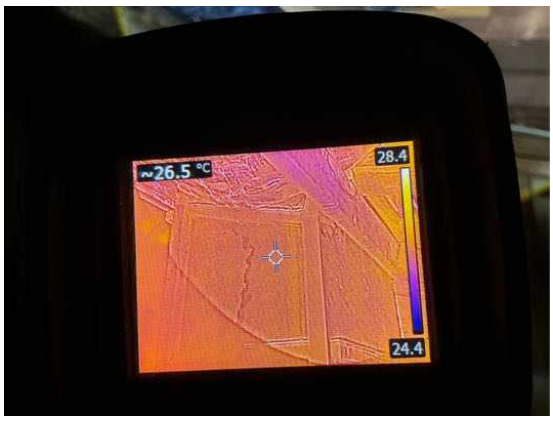
Finding 3.26

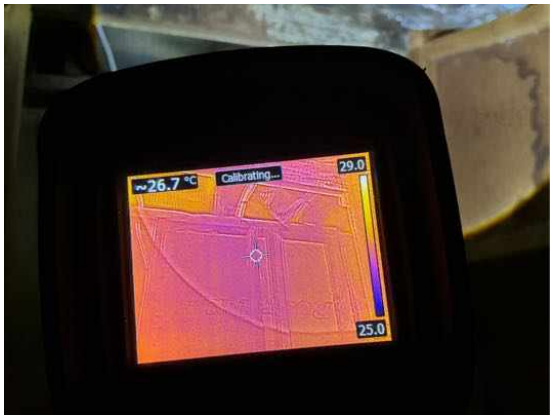
Building:	Main Building
Location:	Roof Void
Finding:	Stains (Roof Space) - Dry (Thermal)
Information:	At the time of inspection, water staining was observed to roof space timbers and lining materials, indicating evidence of previous roof leaks. The staining patterns are consistent with historical moisture ingress rather than an active leak.

Moisture testing and thermal imaging undertaken at the time of inspection returned normal readings, and no active moisture or temperature anomalies were detected, indicating the area was dry at the time of inspection.

While no current leak was identified, past water ingress suggests that roof coverings, flashings, or penetrations may have leaked previously.

It is recommended that the client confirm with the current owner when the leak occurred and whether remedial works were carried out, including obtaining any relevant repair documentation where available. The affected areas should be periodically monitored, particularly following heavy rainfall, to ensure no further moisture ingress occurs. If new staining or moisture is detected, a licensed roofing contractor should be engaged.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

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

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

Finding 6.02

Building:	Main Building
Location:	Both Entries
Finding:	Bridging or Breaching of Termite Barriers - Adjacent Internal Flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above or same level as internal flooring, water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

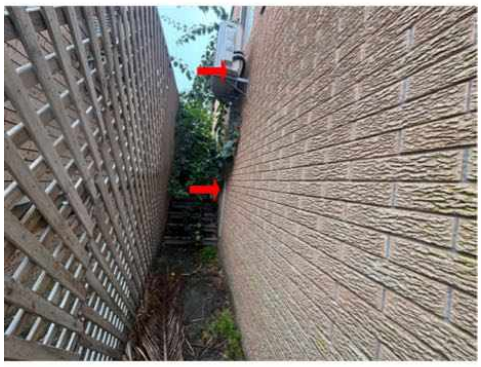
It is highly advised that a landscaper or relevant tradesperson be appointed to lower external grounds that are raised above or same as adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area. If the client wishes not to make any changes, then a qualified pest controller is recommended for termite treatment around the perimeter of the house and subfloor (if any) as soon as possible.

Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Bridging Appliances - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management 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 the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

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



Finding 6.04

Building:	Yard
Location:	All Areas
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility arises

because timber, when in contact with soil and dampness, creates an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as a part of the building's construction or incorporated into fencing, its presence near or on the ground can become a pathway for termites to access and damage the property.

When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened, moisture-laden elements as a bridge into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked.

For any timber in direct contact with the external ground, special attention is required. The combination of moisture, untreated wood, and direct ground contact not only accelerates the decay process but also provides subterranean termites with a straightforward means of ingress into the structure. This entry can lead to termites moving undetected into other vulnerable areas, resulting in potentially significant structural issues and costly repairs.

To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

The client is strongly advised to assess the property for any timber elements that may be in direct contact with the ground and ensure prompt action is taken to remove or treat them effectively. Regular inspections, proactive maintenance, and consistent termite treatment are essential steps in minimising the risk of termite attack and protecting the structural integrity of the property. Taking these preventive measures is crucial for maintaining a termite-free environment and avoiding potentially costly damage and future repairs.

Finding 6.05

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Overflow Disconnected - HWS/AC/Gas - Conducive Conditions to Termites
Information:	The overflow to this service was found to be disconnected from stormwater drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. 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 overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.06

Building:	Yard
Location:	Yard - Back
Finding:	Tree Stumps - Remove
Information:	Old tree stumps were found around the property.

Any tree stumps in ground contact provide opportunity for concealed termite infestation and are likely to be subject to decay as the soil retains moisture or damp conditions against the tree stump.

All tree stumps should be removed where possible or alternatively be test drilled and treated. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Timber pest management plan should be implemented and 6-12 monthly Timber Pest inspections carried out in accordance with AS4349.3 or AS 3660.2.

Finding 6.07

Building:	Main Building
Location:	Alfresco Dining
Finding:	Timber Directly Attached to Building
Information:	At the time of inspection, timber materials were noted to be directly attached to the external wall of the dwelling. This practice is considered a conducive condition for termite activity, as it provides both a potential food source and concealed entry point for termites into the structure. It is recommended that the timber be removed, isolated, or appropriately treated to reduce the risk of termite infestation. A licensed pest management specialist should be consulted for further assessment and advice in line with AS 3660.2 (Termite Management).

Finding 6.08

Building:	Main Building
Location:	Subfloor
Finding:	Stored Timbers - On Site
Information:	The storage of timber around external areas or within subfloor spaces poses a significant risk of attracting termite activity. Timber left exposed to moisture can develop wood rot, creating an ideal environment for termites and other timber pests. When placed directly on the ground or in damp, concealed subfloor areas, this timber can act as a bridge for termites to enter the structure, potentially causing serious and costly damage. In addition to termites, stored timber can promote mould, mildew, and fungal growth, which may affect both the structure and the health of occupants. To reduce these risks, it is strongly advised that any stored timber be removed.

Finding 6.09

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - No Evidence of Installation
Information:	The application of a post-construction chemical termite barrier is strongly recommended for all properties, especially if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference. During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to seek further advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection. Additionally, the client may want to consult with the vendor to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.

Finding 6.10

Building:	Main Building
Location:	All Areas
Finding:	Overhanging Trees/Branches/Roots
Information:	Overhanging trees and exposed roots were noted near the property, which pose potential risks to the structure and surrounding areas.

The overhanging branches can cause damage to the roof, gutters, or walls, particularly during storms or high winds. Additionally, the roots may pose a threat to the foundation by causing ground movement, leading to cracks or uneven settling over time. The accumulation of leaves and debris in gutters and drainage systems can also lead to blockages, contributing to water overflow and potential water damage.

It is recommended that a qualified arborist be engaged to prune back the overhanging branches and assess any potential risks posed by the tree roots to prevent further damage to the property. It is advised to get this fixed as soon as possible. Regular maintenance should be carried out to ensure the trees are managed effectively and the property remains safe.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

• Minor Defects: Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- At the time of inspection, the property was assessed to be in fair condition when compared with others of similar age and construction. The inspection identified a combination of major defects, minor defects, safety hazards, and conditions conducive to timber pest activity. While no active termite infestation was detected, the property is considered highly susceptible to timber pests, and a termite management program is strongly recommended.

Major Defects

Major defects identified include subsiding subfloor stumps with gaps, which may affect the structural stability of the building, likely compromised waterproofing to both bathrooms, and excessive moisture to internal walls associated with drainage issues, box gutters, and landscaping. These defects require

prompt attention by suitably qualified trades to prevent further deterioration and potential structural damage.

Minor Defects

Minor defects observed throughout the property include deteriorated windows, cracking to internal walls and external brickwork, stained carpets, water-damaged bathroom cabinetry, missing or deteriorated sealant and grout, missing exhaust fans in bathrooms and laundry, corroded plumbing pipes, damaged flyscreens, weathered roof tiles with lichen build-up, leaking toilet, blocked gutters with damaged gutter guards, cracking to the carport slab, general wear and tear consistent with the age of the dwelling, inadequate subfloor drainage, rising damp, rain penetration, and insufficient joist connections in the alfresco area. While not immediately critical, these items should be addressed as part of ongoing maintenance to prevent escalation.

Safety Hazards

Safety hazards identified include loose internal stair handrails, which pose a fall risk, and the absence of window restrictors to upper-level windows, increasing the risk of falls—particularly where children may be present.

Conditions Conducive to Termites

Numerous conditions conducive to termite activity were identified, including exposed or concealed slab edges, bridging of termite inspection zones, vegetation and landscaping in contact with external walls, stored timbers and tree stumps, timber elements in direct ground contact, overhanging trees and roots, disconnected service overflows creating excess moisture, and the absence of a visible termite management system. These conditions significantly increase the risk of future termite infestation and should be rectified as a priority, alongside the implementation of a compliant termite management plan.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

PEST REPORT:

The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 at no more than 12 monthly intervals or as required by the pest management plan. Anew termite treatment is recommended.

This report must be read in full to clearly understand all items identified as defects listed within the report.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

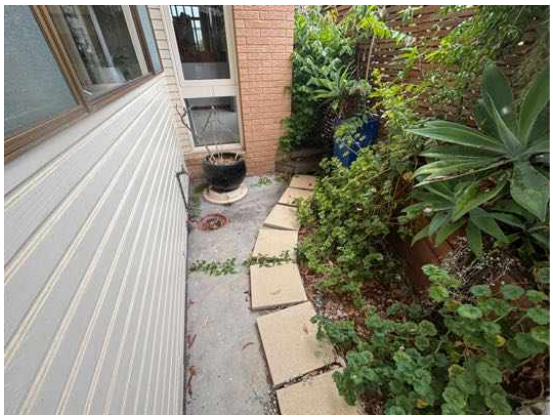
For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

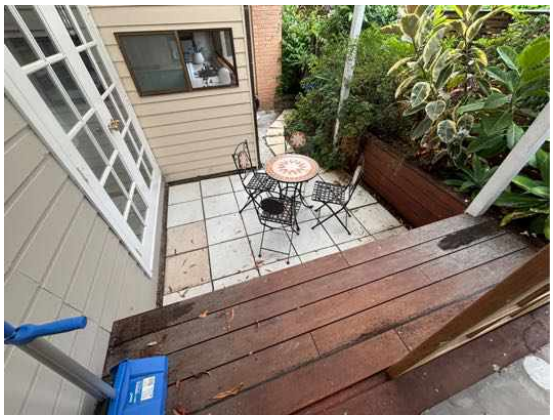
Section D Significant Items

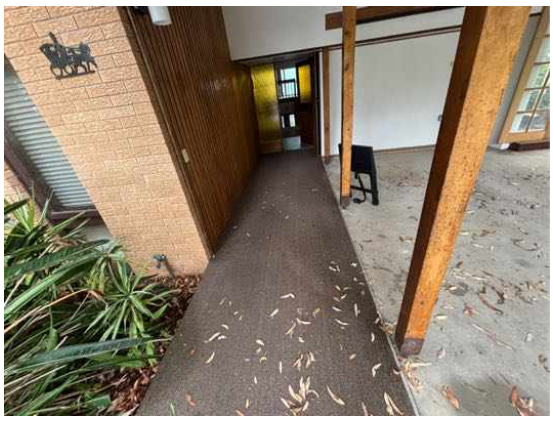
The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - External Areas
Information:	The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection. It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future. Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.







Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal Areas
Information:	The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection. The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants. It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance. In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions, Limitations, and General Roof Space Condition
Information:	The photographs provided document both the general condition and the obstructions and limitations that were present in the roof cavity of the main building at the time of inspection. These obstructions—such as insulation materials, stored items, structural elements, or electrical wiring—restricted safe and adequate access to key areas within the roof space. As a result, a comprehensive inspection of all components could not be completed. Obstructions of this nature may conceal a variety of potential defects, including damaged framing, compromised insulation, evidence of moisture ingress, pest activity, or electrical hazards. While no major issues were observed in the visible areas, the presence of these limitations means that some defects may remain undetected. It is recommended that these barriers be removed or repositioned to facilitate full and safe access to the roof space. Once clear, a follow-up inspection should be conducted to allow for a thorough assessment of all concealed areas. This will help ensure that the condition of the roof cavity is accurately evaluated and any hidden issues are appropriately identified and addressed.

Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Obstructions, Limitations, and General Subfloor Condition
Information:	The attached photographs illustrate the obstructions and access limitations that restricted a full inspection of the subfloor area of the main property at the time of assessment. Items such as stored materials, construction debris, low-hanging services, and insulation impeded movement and visibility within key sections of the subfloor. In addition, the limited crawl height further restricted safe access to inspect critical structural components. Restricted access and confined spaces can significantly hinder the ability to evaluate important elements such as floor joists, bearers, stumps, drainage, subfloor ventilation, and signs of moisture or pest activity. These obstructions may also conceal defects such as timber decay, water ingress, termite damage, inadequate support, or ventilation issues that are not immediately visible during a limited inspection. While no major concerns were identified in the accessible areas, a full and unobstructed inspection is necessary to properly assess the overall condition of the subfloor. It is recommended that obstructions be removed and access improved where possible. Once adequate clearance is provided, a re-inspection should be arranged to ensure that any concealed defects can be identified and addressed accordingly. This will assist in providing a more comprehensive understanding of the

subfloor's condition and reduce the risk of unforeseen issues.








Noted Item

Building: Main Building
Location: All Areas
Finding: FYI - Windows and Doors were tested for Operation
Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building: Main Building
Location: All Areas
Finding: FYI - Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the

compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building:	Main Building
Location:	Balcony
Finding:	Elevated Structure Inspections
Information:	Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

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

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

Noted Item

Building:	Main Building
Location:	Pool Area
Finding:	FYI - Pool Area

Information: This inspection explicitly excludes any assessment of the pool, spa, associated pool equipment, and the surrounding areas. As a standard building inspection does not encompass these elements, it is crucial for the client to understand that no evaluation has been conducted regarding the condition, functionality, or safety compliance of the pool or its associated systems. This includes, but is not limited to, pumps, filters, heating equipment, and structural integrity of the pool or spa surrounds.

To gain a comprehensive understanding of the condition and compliance of these components, it is highly recommended that the client engages a specialist pool inspector. A pool inspection will evaluate the structural condition of the pool, ensure the functionality of all associated equipment, and assess whether the pool and its surroundings meet current safety regulations. In particular, pool safety requirements, including fencing and access controls, are subject to stringent regulatory standards, which must be verified separately by a qualified pool inspector.

It is important to note that a pool safety inspection, which is crucial to ensure compliance with legal safety standards, is not part of a standard building inspection and must be commissioned separately. Engaging a licensed pool inspector ensures that any potential safety hazards or functional defects are identified and addressed in a timely manner, safeguarding the well-being of the occupants and ensuring compliance with relevant legislation.

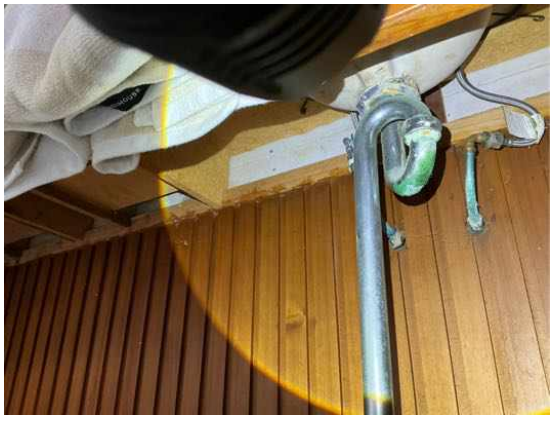
Noted Item

Building: Main Building
Location: All Areas
Finding: FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
Information: During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry

beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.

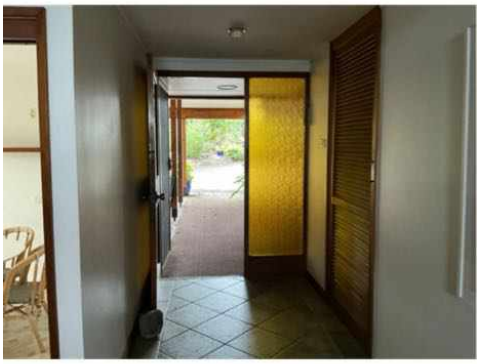


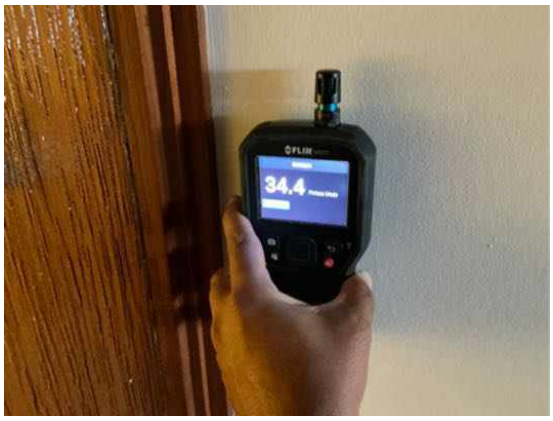
Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Moisture Meter Readings
Information:	Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.






19.2


28.8


56.0


23.8


76.0


50.4

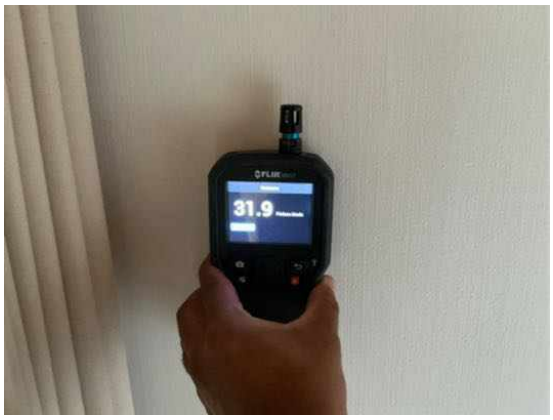

54.4


52.5


24.2


16.4


36.3


31.9

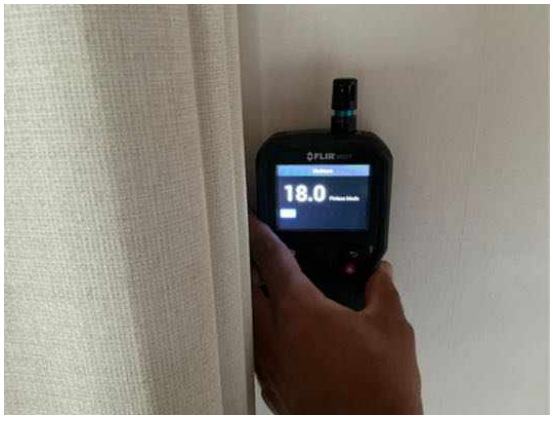

52.0


44.6


16.4


21.2


21.4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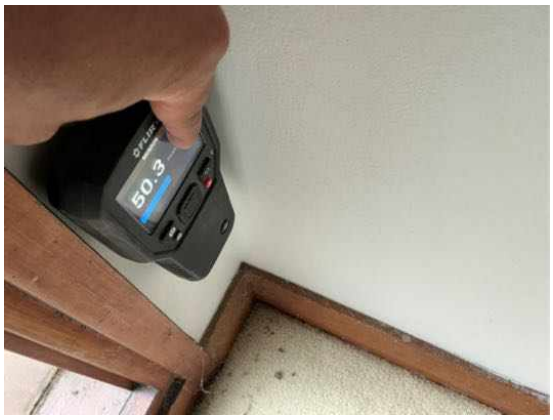

50.3


38.1


35.8


59.6


69.9


33.5


33.9


38.4


36.3


32.3


Other side of shower


33.8


29.5

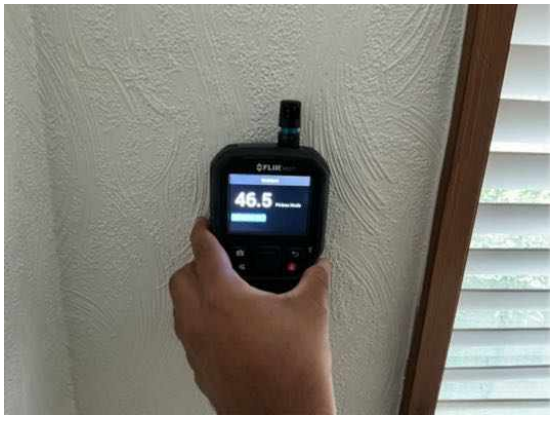

37.9


35.9


51.6


36.7


47.5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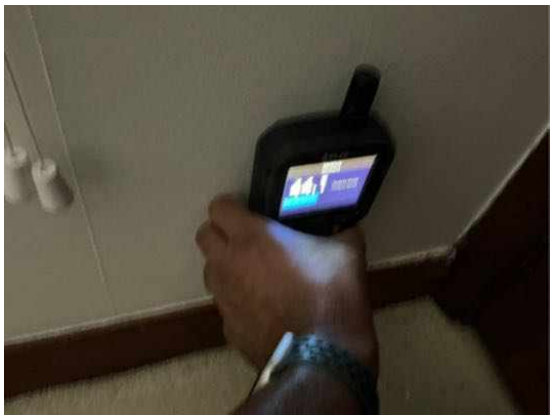



44.9


49.1


100

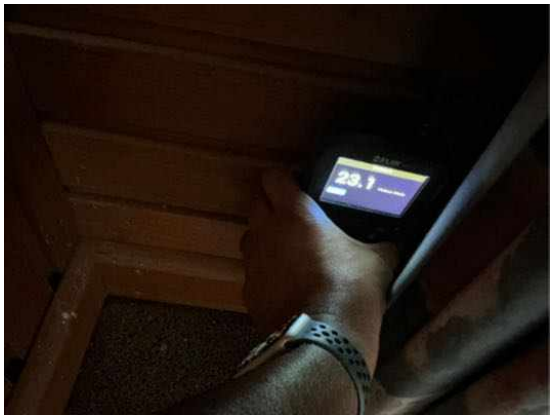

19.1


50.5


40.7


66.1


57.1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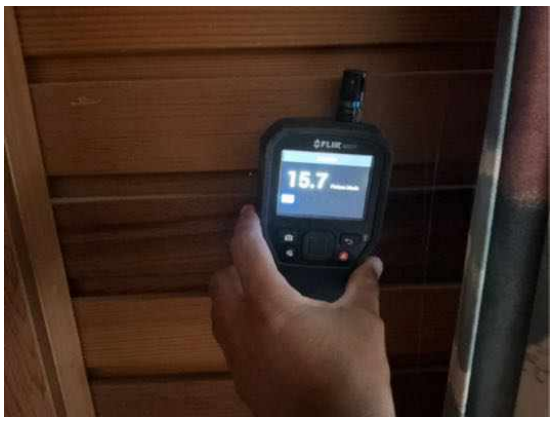
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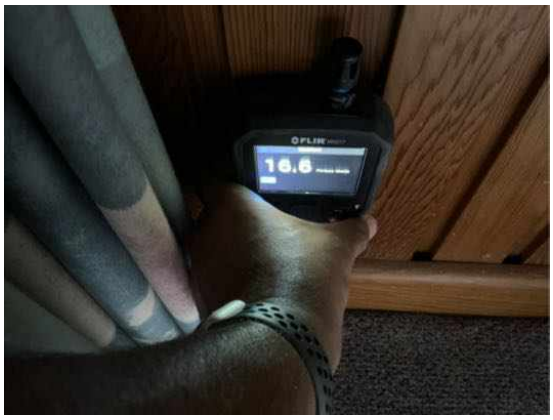
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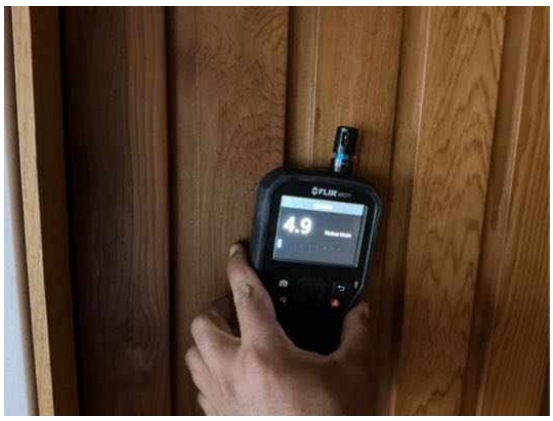
12.4


13.1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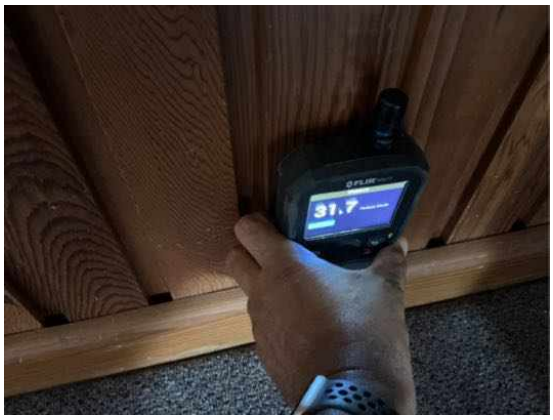
100


69.7


Other side of shower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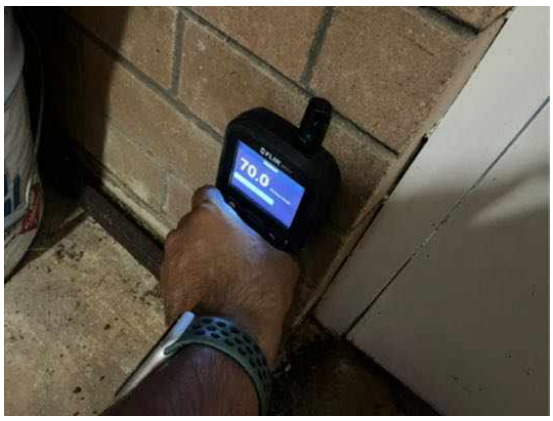
19.3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75.0


70.3


12.7


11.4

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Additional Roof Photos
Information:	As part of the information provided, please note that the attached roof photos represent the condition of the roof at the time of inspection. These photos are for visual reference only and do not constitute a detailed roofing assessment. Any defects or issues identified with the roof are mentioned separately in the defect statements. It is strongly recommended that the client engage a qualified roofer to conduct a thorough inspection of the roof, ensuring that any potential issues, such as leaks, structural integrity, or wear and tear, are properly identified and addressed. Additionally, the condition of the roof may change over time due to weather, natural wear, or other unforeseen factors. Regular maintenance and inspections by a licensed professional are advised to ensure the roof remains in good condition and to avoid costly repairs in the future. The information provided in these photos should be considered a snapshot of the roof's condition during the time of inspection and not a guarantee of its future performance.








Noted Item

Building: Main Building
Location: Meter Box
Finding: Termite Management Recommendation – No Evidence of Chemical Installation
Information: At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

In accordance with standard requirements, a durable notice should be located within the electrical switchboard to detail any termite protection systems applied, including chemical treatments. No such notice was observed during the inspection.

It is recommended that the client engage a licensed pest controller to assess the suitability of installing a chemical barrier, and to provide advice on associated costs and procedures. This should be considered a short-term priority, particularly if the property has any history of termite activity or is located in a high-risk area.

Noted Item

Building: Main Building
Location: Meter Box
Finding: Subterranean Termite Management Proposal
Information: A comprehensive proposal, prepared in accordance with Australian Standard AS 3660, is required for the treatment of any known termite infestation. This proposal is essential to ensure that the recommended treatment strategies meet the regulatory guidelines and provide effective and sustainable results. Such a proposal is strongly advised for any property exhibiting evidence of termite activity, whether or not the activity is confirmed to be live at the time of inspection. The proactive management of a potential or existing termite or timber pest infestation is crucial to protect the property's structural integrity and prevent costly damage.

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in

direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

Further treatment measures may involve the installation of termite bait systems. These systems are strategically placed to attract termites and disrupt their colony's growth and survival. The use of termite bait systems can be particularly effective as it targets termites where they are most active and gradually eliminates the entire colony by transferring the bait within their network.

The eradication of a live termite colony is another crucial component of termite management. Direct treatment methods can include targeted applications of termiticides to areas where live colonies are detected. This ensures the immediate elimination of active termite threats and minimises the potential for further damage.

In addition, the installation of a chemical barrier around the exterior perimeter of the property provides long-term protection against termite entry. This barrier acts as a continuous zone that prevents termites from accessing the property through the ground. The application of approved termiticides around the foundation and vulnerable entry points creates a protective buffer that deters termite activity and forms an essential line of defence for the property.

Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By adopting a comprehensive strategy that includes the removal of conducive conditions, the installation of termite bait systems, the eradication of any existing colonies, and the application of a chemical barrier, property owners can safeguard their investment and prevent further termite damage.

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the property remains protected from future termite infestations.

Noted Item

Building:	Main Building
Location:	All Areas Lower Level
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider

a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

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.