Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 13 Betula Grove, Bundanoon NSW 2578, 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, 23 Mar 2026
Modified Date:	Thu, 9 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	13 Betula Grove, Bundanoon NSW 2578, 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: 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, were 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 Good condition with 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 current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Garage, Porch, Driveway, Pergola
Other Timber Bldg Elements	Doors, Eaves, Internal Joinery, Patio, Porch / Patio, Skirting Boards, Deck, Architraves, Door Frames, Stair Railing, Stumps, Fascias, Window Frames
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- 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:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Chimney vents and flues

- Debris in gutters

- Decking

- External finished ground level

- Fixed ceilings

- Floor coverings

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Insulation

- Lack of natural or acceptable lighting

- No safe point from which to access roof exterior

- Porch

- Overhanging vegetation

- Patio

- Sarking

- Proximity of perimeter fence to building

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Family Room
Finding:	Ceiling - Water damaged
Information:	Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.




Minor Defect

Finding 3.01

Building:	Main Building
Location:	Driveway, Path
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property. Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area. Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.




Finding 3.02

Building:	Main Building
Location:	Porch
Finding:	Timber door - exposed to weather
Information:	External timber doors that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timber doors is likely to be necessary in the short-term future by a licensed carpenter. Adequate treatment of these timber door/ jambs is required as soon as possible by a painting contractor or general handyman.

Finding 3.03

Building:	Main Building
Location:	Garage
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.04

Building:	Main Building

Location: Garage

Finding: Barge - Wood rot

Information: Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

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

Finding 3.05

Building:	Main Building
Location:	Garage
Finding:	Ceiling - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

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

It is highly recommended that a licensed plasterboard contractor and or painter should be appointed to repair the ceiling. To ensure the safety of the area and the longevity of all associated building elements.

Finding 3.06

Building:	Main Building
Location:	Exterior walls - front, right
Finding:	Site drainage - Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

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

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






Finding 3.07

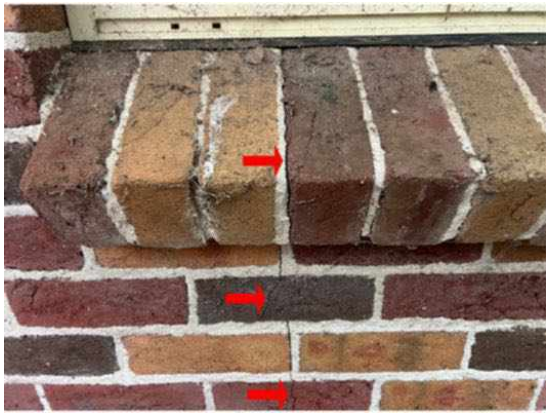
Building:	Main Building
Location:	Exterior walls - right side
Finding:	Brickwork - Cracking noticeable
Information:	There were several cracks and or crack repairs evident to external brickwork.

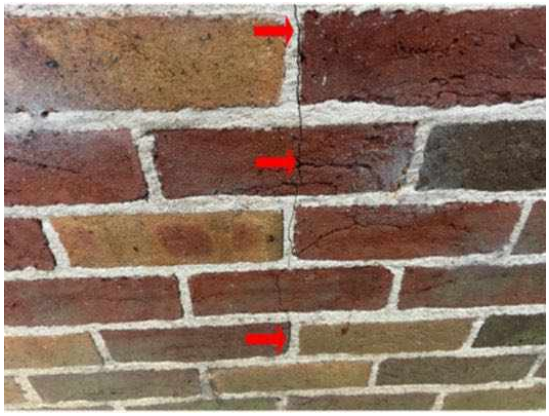
Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating 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. Such works should be conducted as soon as possible.

Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.





Finding 3.08

Building:	Main Building
Location:	All External Windows
Finding:	Window Sill Seals - damaged/compromised
Information:	The window seals have been damaged/compromised at the time of installation and subsequent failure to provide adequate protection and coverage. Due to frequent exposure to weather conditions and subsequent moisture, will lead to water ingress, energy loss and even pest entry.

Where window seals have not fully covered the gap between the brickwork and window, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised.

It is recommended that all window sill seals be replaced by a general handyman or sealant expert to prevent any further damage and to restore the window to a fully functional level.

Finding 3.09

Building:	Main Building
Location:	All External Areas
Finding:	Eaves - Water Staining
Information:	Water staining was observed to sections of the eave lining at the time of inspection. This staining is typically the result of moisture ingress from roof drainage issues, such as blocked or overflowing gutters, damaged flashing, or roof leaks above the affected area.

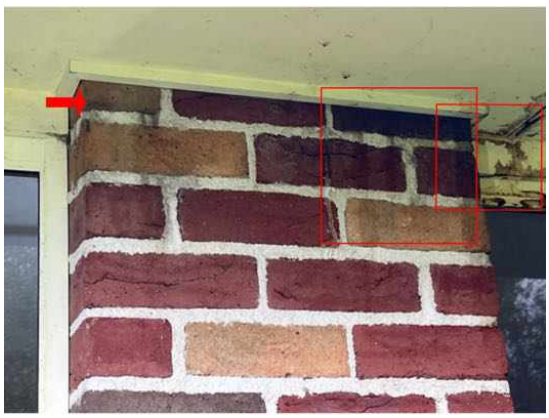
While no active leak was confirmed, the presence of water staining suggests a history of water exposure that may lead to material deterioration over time if left unaddressed. The appearance of staining also detracts from the overall condition of the eaves and associated roofing structures.

It is recommended that a licensed roof plumber be engaged to assess the area, identify the source of the staining, and carry out any required repairs to prevent further water ingress and deterioration.










Finding 3.10

Building:	Main Building
Location:	All External Areas
Finding:	Water leak - External - Gutters
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.






Finding 3.11

Building:	Main Building
Location:	All External Areas
Finding:	Gutter brackets - Rusted or corroded
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.
	As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.
	Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be

controlled with coatings, such as paint, that isolate the iron from the environment.

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

Finding 3.12

Building:	Main Building
Location:	All External Areas
Finding:	Downpipe - Damage, conditions conducive to termites
Information:	The downpipe in this area shows visible damage, which hinders its ability to effectively direct water away from the building. This creates conditions conducive to termite activity by increasing the likelihood of water pooling around the foundation. Prolonged moisture retention can lead to structural degradation, soil erosion, or water ingress into lower building areas, all of which may attract and sustain termite infestations. The observed damage may be attributed to impact, corrosion, or general wear. It is recommended that a licensed roof plumber be engaged to inspect the downpipe and carry out necessary repairs or replacement as a priority to mitigate moisture-related risks and potential termite activity.








Finding 3.13

Building:	Main Building
Location:	Deck
Finding:	Wood rot - Deck Posts
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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

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

Finding 3.14

Building:	Main Building
Location:	Deck
Finding:	Painting deteriorated
Information:	The paint work in these areas of the property require attention to prepare and re paint. Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials. Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required. A painting contractor should be appointed at the clients discretion to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works

Finding 3.15

Building:	Main Building
Location:	Deck
Finding:	Nails - Rusted or corroded
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future. Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be

controlled with coatings, such as paint, that isolate the iron from the environment.

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

Finding 3.16

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Window - Gap to brick reveals
Information:	Large gaps were observed between the aluminium window - lintel and/or reveals. It is suspected that the installation of sealant was completed to a substandard level of workmanship or is incomplete.

Gaps and holes makes the area susceptible to insect and vermin ingress, as well as allowing water penetration. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if Gaps are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or licensed carpenter.




Finding 3.17

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

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

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

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




Finding 3.18

Building:	Main Building
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.






Finding 3.19

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken
Information:	Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.
	If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage

to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.

Finding 3.20

Building:	Main Building
Location:	Roof Exterior
Finding:	Pest ingress
Information:	An external hole was located at the time of inspection. This hole appears to be large enough to allow bird rodent or other pest ingress creating the potential for nesting or infestation of live animals.

To ensure no such infestation occurs this hole should be adequately covered. Holes such as these are also likely to attract rain penetration which may lead to subsequent water damage to associated structures if left unmanaged.

Finding 3.21

Building:	Main Building
Location:	Roof Exterior
Finding:	Flashing - Lead Not Dressed to Tiles
Information:	Lead flashing was observed to be inadequately dressed to the roof tiles, with visible gaps present between the flashing and tile profile.
	Flashings in this condition are unlikely to provide an effective seal against water ingress and may allow moisture to penetrate beneath the roof covering.
	If left unmanaged, this condition may result in water ingress and deterioration of underlying building elements.
	A licensed roofing plumber should be appointed to assess and rectify the flashing to ensure it is properly fitted and weatherproof,




Finding 3.22

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Mortar - Deterioration
Information:	Mortar, or 'bedding, is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys.

Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofingelements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a licensed roofing contractor

Finding 3.23

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Excessive silicone work
Information:	The silicone repair work performed to the roofing tiles appears to have been completed to an unsatisfactory standard. Excess silicone was evident in many sections of the tiled area providing a blemish on the appearance as well as detracting from the drainage of the area. While weather-tight the excess silicone should be removed in order to increase roof drainage and to prevent accelerated deterioration of the roof tiles. A roofing contractor or general handyman may be appointed to perform these works at client discretion.

Finding 3.24

Building: Main Building
Location: Roof Exterior
Finding: Roof - Localised Sagging
Information: A localised sag was observed to the tiled roof surface, with sections of tiles deviating from the general roof plane.

Sagging of this nature is commonly associated with movement or deflection of supporting elements such as battens or roof framing, or deterioration of underlying components.

If left unmanaged, this condition may result in ineffective water shedding and potential water ingress to underlying building elements.

Appointment of a licensed roofing contractor is advised to inspect the affected area and determine the cause of the sagging and any necessary works required.

Finding 3.25

Building: Main Building
Location: Roof Exterior
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 3.26

Building:	Main Building
Location:	Roof Exterior
Finding:	Metal Roof - Lichen Growth
Information:	Upon inspection of the exterior roofing, sections of the Colorbond metal roof were observed to have lichen growth present. While the roof sheeting itself appeared to be in generally fair condition, the presence of lichen indicates ongoing exposure to moisture and environmental conditions.

Lichen growth on metal roofing can retain moisture against the roof surface and, if left unmanaged, may contribute to deterioration of protective coatings over time. In addition, accumulated growth may restrict the effective flow of rainwater toward gutters and drainage points.

It is recommended that the roof be cleaned to remove lichen growth using appropriate, non-abrasive methods suitable for metal roofing. A roof maintenance or roof restoration contractor can be consulted for further advice at the client's discretion.

Finding 3.27

Building:	Main Building
Location:	Subfloor
Finding:	Damp or wet - leak
Information:	Damp or wet conditions are generally a direct result of poor drainage an active leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

If left unattended damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite or timber pest attack.

A qualified plumber should be appointed immediately to identify the cause of the excessive moisture in order to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area which may require localised replacement of building materials and refinishing..

Finding 3.28

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor support Timbers - alteration/modification

Information: Alterations or modification to the subfloor exsisting structure have occurred. The modifications do not comply with current building practices and standards and require remedial works to reinstate to a suitable standard.

Replacement of sections of Timbers is likely to be required in order to comply with building regulations. It is recommended that a registered builder or structural engineer be engaged to assess the extent of the modification and determine whether strengthening or replacement of the affected timber is required to maintain the structural integrity of the floor system.

Finding 3.29

Building: Main Building
Location: Roof Void
Finding: Evidence of Vermin
Information: Evidence of pests or rodents were present in the roof space at time of inspection including animal pings and odor. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void.A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents can not enter the roof space as easily.

Finding 3.30

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Reduced coverage due to vermin activity
Information:	Upon inspection of the roof void it was noted that insulation coverage is reduced and inconsistent, with sections displaced and reduced in volume, likely due to disturbance from vermin activity within the roof space.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property, as there is a lack of insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also assist in reducing airborne noise transfer.

Example - Where there is a gap in coverage totalling 5%, there is potential for up to 50% of the energy efficiency to be lost.

The level of insulation within the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for

electric shock if contact is made with exposed or faulty electrical wiring.

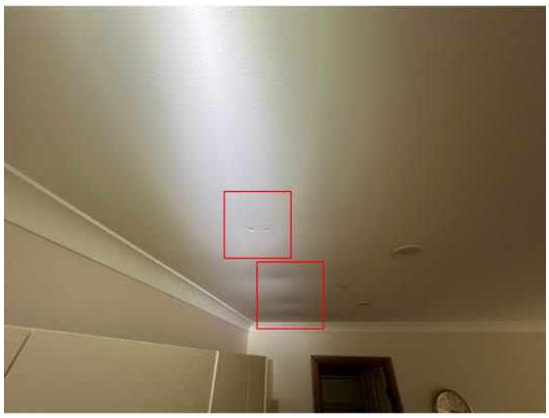


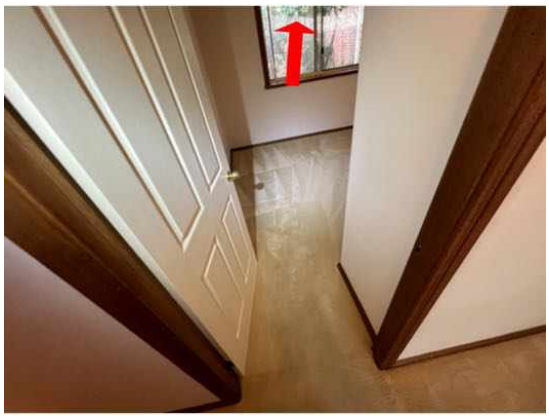

Finding 3.31

Building:	Main Building
Location:	All Internal Areas
Finding:	Ceiling nails - Popping
Information:	Numerous popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.





Finding 3.32

Building:	Main Building
Location:	Kitchen
Finding:	Vermin Activity - Evidence Observed
Information:	Evidence of vermin activity was observed within the property, including droppings and odour in accessible areas.
	Vermin presence within a building may lead to contamination, unpleasant odours, and damage to building elements such as insulation, wiring, and linings.
	If left unmanaged, vermin activity may continue and result in further deterioration of building materials and hygiene concerns.

It is highly advised that a licensed pest controller be appointed to address the infestation and implement appropriate control measures.

Finding 3.33

Building:	Main Building
Location:	Kitchen, Bathroom
Finding:	Surface - Requires cleaning
Information:	Regular cleaning and maintenance improves the longevity of all building elements. A build up of dirt and debris can reduce the useful life of building materials and may result in earlier replacement of items being required.

Excessive dirt is also likely to lead to secondary hazards, including potential health hazards, as the building elements begin to harbour bacteria and/or mould.

Remedial cleaning is recommended in order to improve the appearance of this area as well as to counteract the development of bacteria. Such works can be performed by a cleaning contractor and should be completed at the discretion of the client.

Finding 3.34

Building:	Main Building
Location:	Kitchen
Finding:	Sealant - missing
Information:	It was noted on inspection that sealant or grout is missing to this area.

Different materials 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 3.35

Building:	Main Building
Location:	Kitchen
Finding:	Tap - Loose
Information:	The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area. Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Finding 3.36

Building:	Main Building
Location:	Kitchen
Finding:	Sink - Redundant Penetration
Information:	A redundant penetration was observed to the sink consistent with a previous water filter or similar fixture, with the opening no longer in use.
	Open penetrations in this location may allow water to enter beneath the sink surface and into surrounding cabinetry.
	If left unmanaged, moisture may lead to deterioration of adjacent materials.
	It is highly advised that the opening be appropriately sealed to prevent water ingress.

Finding 3.37

Building:	Main Building
Location:	Kitchen
Finding:	Range Hood - Missing flue
Information:	The range hood in this area has not been fitted with a flue and is recirculating extracted air back into the kitchen space rather than venting it externally. This setup allows grease, moisture, and cooking fumes to accumulate within the living area, potentially impacting air quality and leading to the deterioration of surrounding surfaces over time.
	Proper ventilation is essential to effectively remove airborne contaminants generated during cooking. It is recommended that a licensed plumber or roofing contractor be engaged to install an appropriate flue system, ensuring the range hood vents directly to the exterior in accordance with best building practices.

Finding 3.38

Building:	Main Building

Location: Laundry

Finding: Cabinetry and/or building component - Moisture Damage

Information: It was observed on inspection that the building component in this area of the property has sustained water damage, evidenced by staining and swelling. This appears to be as a result of exposure to moisture over a number of years.

Rectification by a cabinet maker or relevant trade is recommended at the discretion of the client, however it is advised to inspect the area on a regular basis for any further swelling that could occur.

Finding 3.39

Building: Main Building

Location: Laundry

Finding: Toilet seat - Loose

Information: The toilet seat in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A handy person or plumber should be appointed to perform these rectification works at discretion of the client.

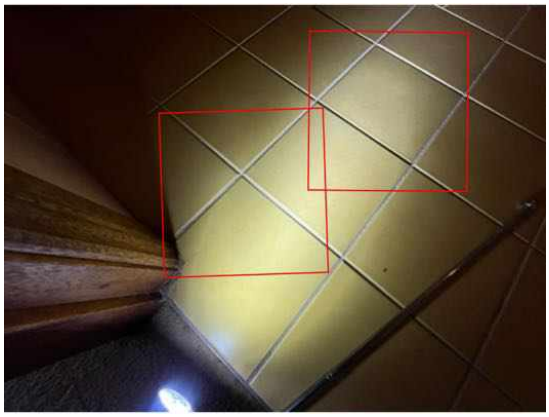
Finding 3.40

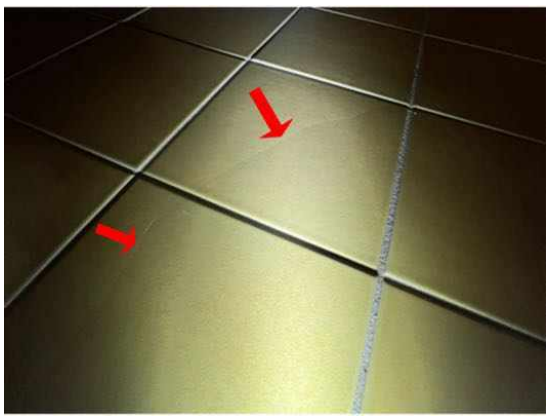
Building:	Main Building
Location:	Laundry, Bathroom
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.





Finding 3.41

Building:	Main Building
Location:	Laundry, Bedroom 3, Bedroom 2
Finding:	Doors - Binding/Jamming
Information:	Binding and/or jamming of several doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.42

Building:	Main Building
Location:	Laundry, Bathroom, Ensuite
Finding:	Toilet pan - Loose
Information:	The toilet pan was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to general aging of the toilet pan and associated materials. However, the loose fixing may also be a result of impact damage. If left unmanaged, the toilet pan could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements. It is recommended that the pan be refixed to the floor with concrete or silicone by a licensed plumbing contractor.




Finding 3.43

Building:	Main Building
Location:	Bedroom 3
Finding:	Ceiling - substandard or incomplete
Information:	The installation of this ceiling appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard. Where installation is substandard and/or incomplete, the client should contact a plasterer or licensed builder to undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.






Finding 3.44

Building:	Main Building
Location:	Toilet (WC), Bathroom, Ensuite
Finding:	Fitting or fixture - Loose
Information:	The fitting in this area is loose and requires adjustment to tighten.
	If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.
	A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

Finding 3.45

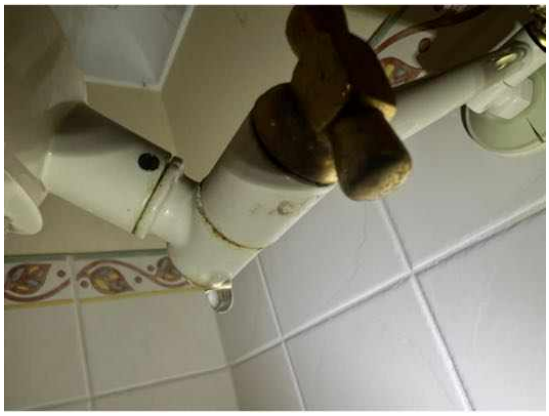
Building:	Main Building
Location:	Bathroom
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.
	Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.
	Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.46

Building: Main Building
Location: Bathroom
Finding: Shower head - Leaking
Information: The shower head in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Finding 3.47

Building: Main Building
Location: Bathroom
Finding: Shower - Slow Drainage

Information: The shower was noted to be draining slowly at the time of inspection. This condition is commonly caused by a partial blockage within the waste pipe or inadequate fall in the plumbing line.

If left unresolved, slow drainage may worsen over time and lead to further blockages or overflows. A licensed plumber should be engaged to investigate the cause and carry out any necessary cleaning or rectification to restore proper function.

Finding 3.48

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

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

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

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

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











Finding 3.49

Building:	Main Building
Location:	Bathroom, Ensuite
Finding:	Tap - Water hammer
Information:	This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged. A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.50

Building: Main Building

Location: Bathroom, Ensuite

Finding: Shower base - Water pooling

Information: Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.

Finding 3.51

Building: Main Building

Location: Ensuite

Finding: Toilet seat - Missing

Information: Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.

Finding 3.52

Building: Main Building

Location: Ensuite

Finding: Shower screen - active leak

Information: A active leak was identified to the shower screen, likely due to deteriorated or inadequate sealant. If left unmanaged, water ingress may lead to damage to adjacent walls and flooring, as well as creating conditions conducive to mould growth.

Resealing is recommended to restore a watertight seal and prevent further deterioration.

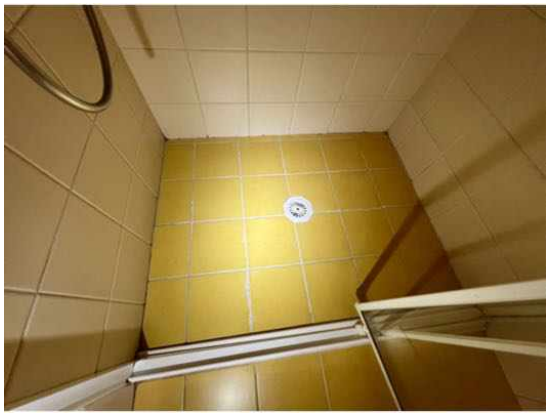
Finding 3.53

Building:	Main Building
Location:	Ensuite
Finding:	Shower Base - Efflorescence to Tile Joints
Information:	Efflorescence was observed to the tiled shower base, with white crystalline deposits present along grout joints.

Efflorescence in wet areas commonly occurs where moisture migrates through the tile bed and grout, drawing soluble salts to the surface as it evaporates. This is typical in shower bases due to the layered construction including screed, adhesive, tiles, and grout.

If left unmanaged, this condition may contribute to gradual deterioration of grout joints and affect the overall presentation of the surface.

Cleaning and maintenance of the affected areas is advised to manage buildup and maintain the condition of the tiled surface.



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:	All External Areas
Finding:	Bridging of termite barrier
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier. Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes. Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

Finding 6.02

Building:	Main Building
Location:	Porch, Alfresco
Finding:	Bridging of termite barrier - Posts.
Information:	Posts that are attached to home from ground to structure without a 75mm inspection zone (metal stirrup) causes a bridging point. Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier. Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes. Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

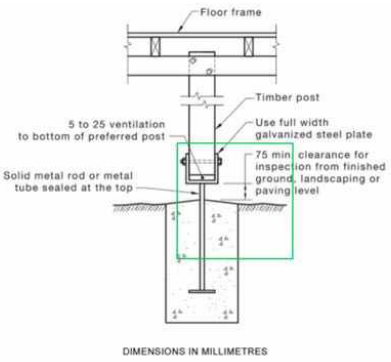


FIGURE 3.1(D) METAL STIRRUP AS ALTERNATIVE TO SHEETING FOR POSTS

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments 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:	Main Building
Location:	All External Areas
Finding:	Downpipe - Damage, conditions conducive to termites (Photos shown in previous defect section)
Information:	The downpipe in this area shows visible damage, which hinders its ability to effectively direct water away from the building. This creates conditions conducive to termite activity by increasing the likelihood of water pooling around the foundation. Prolonged moisture retention can lead to structural degradation, soil erosion, or water ingress into lower building areas, all of which may attract and sustain termite infestations. The observed damage may be attributed to impact, corrosion, or general wear. It is recommended that a licensed roof plumber be engaged to inspect the downpipe and carry out necessary repairs or replacement as a priority to mitigate moisture-related risks and potential termite activity.

Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Water leak - External - Gutters (Photos shown in previous defect section)
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally

caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.

Finding 6.06

Building:	Main Building
Location:	Exterior walls - front, right
Finding:	Site drainage - Inadequate (Photos shown in previous defect section)
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

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

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

Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	External taps - Not plumbed for drainage
Information:	The External taps is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.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 qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.




Finding 6.08

Building:	Main Building
Location:	Exterior walls - right side
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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

Finding 6.09

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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

Finding 6.10

Building:	Main Building
Location:	All External Areas
Finding:	Vegetation Against Building - Conducive to Termite Activity
Information:	Vegetation and trees were observed in close proximity to, and in some areas in contact with, the building. Conditions of this nature are considered conducive to

termite activity, as vegetation may provide concealed access pathways, retain moisture against structural elements, and restrict ventilation around the perimeter of the dwelling. Accumulated organic matter and elevated soil levels adjacent to walls may further increase the risk of undetected termite entry.

Where soil or garden beds are built up against the structure, inspection zones and weep holes may become obscured, reducing the ability to detect early termite activity.

It is recommended that vegetation be cleared back to provide adequate separation from the building and that soil levels be maintained below inspection zones. Ongoing site maintenance and regular timber pest inspections in accordance with AS 4349.3 should be undertaken to monitor and manage termite risk.

Finding 6.11

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked (Photos shown in previous defect section)
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

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

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

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

Finding 6.12

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Debris
Information:	An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

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

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

Finding 6.13

Building:	Yard
Location:	The Site
Finding:	Timber Pest Risk – Trees Within 50m of Dwelling
Information:	Mature trees were identified within 50 metres of the dwelling. The presence of trees in close proximity to the structure increases the risk of termite activity, as trees provide a natural food source and nesting environment for termites. Tree roots can also contribute to excessive moisture retention in the soil, creating conducive conditions for timber pest activity. Regular monitoring for signs of termite activity is advised. A licensed pest inspector should be engaged to assess the area and provide further recommendations on risk mitigation and management.

Evidence of fungal decay activity and/or damage

Finding 7.01

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

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

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.






Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Bricklayer

- Licensed Plumber specialising in Roof Plumbing

- Licensed Plumber

- Pest Controller

- Registered Roofing Contractor

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

- Tree surgeon (arborist)

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING
The building when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

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

All room numbers are labeled from right to left as walking through the property from the front door through each level.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

NOTE: Unless the subfloor has a full inspection it is never possible to inspect for timber pest, termite activity, structural damage, subfloor drainage issues, subfloor mould or water leaks will not be visible.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in a good condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

- Water damage was observed to the ceiling lining, indicating the likely presence of excessive moisture within the roof void, commonly associated with a leak to the roof covering. Prompt investigation is recommended to identify and address the source of ingress to prevent further deterioration and associated damage to internal finishes.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

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.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
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.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be

caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means. Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

ADDITIONAL INVASIVE AND NON INVASIVE TESTS
These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building: Main Building

Location:

Finding: FYI - Taps, drainage and toilets tested

Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

Building: Main Building

Location:

Finding: FYI - Windows and doors were tested for operations

Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

Unless identified in a seperate items, no rememedial work is required on these items.

Photos may be shown in additional photos section.

Noted Item

Building: Main Building

Location: Bathroom, Ensuite

Finding: Wet Area Limitations - Unoccupied or Infrequently Used Homes.

Information: Where water services are connected, wet area components; including shower recesses, baths, vanities, troughs, toilets, and associated tiling, may be tested using brief water flow to identify any obvious signs of leakage.

It should be noted that these tests are limited in nature and may not detect slow or intermittent leaks, particularly in unoccupied homes where wet areas are not subject to regular use. Additionally, if silicone, liquid sealants, or masonry waterproofing products have been recently applied, they may temporarily mask defects. Such treatments are not permanent waterproofing solutions and may deteriorate over time.

The inspection is visual and non-invasive. Water testing is limited to short-duration observations and does not replicate prolonged, everyday use. As such, leaks or waterproofing failures may go undetected at the time of inspection and may only

become evident after extended use of wet areas.

The absence of visible leakage at the time of inspection does not guarantee the long-term integrity of waterproofing systems. Regular monitoring and ongoing maintenance of all wet areas is strongly advised. Undetected leakage may lead to deterioration of building materials and create conditions conducive to timber pest activity.

Noted Item

Building:	Main Building
Location:	
Finding:	FYI - Additional Photos
Information:	Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.


hager
MAIN SWITCH
LINE
Load

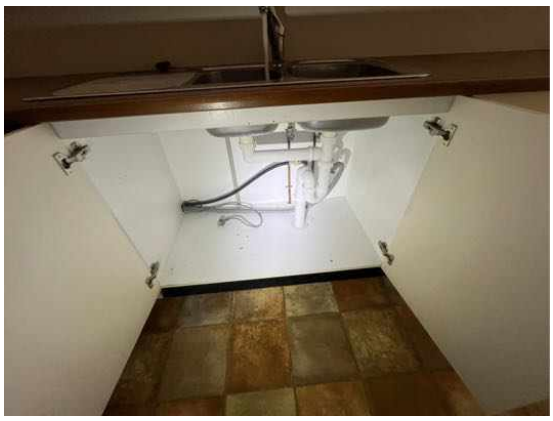

INVERTER
MITSUBISHI


MITSUBISHI HEAVY INDUSTRIES
AIR CONDITIONER
SPLIT TYPE (OUTDOOR UNIT)
MODEL DXC24ZRA-W
SERVICE CODE DXC24ZRA-W
POWER SUPPLY 220-240V~ 50Hz
MITSUBISHI HEAVY INDUSTRIES THERMAL SYSTEMS, LTD.
65
dBA







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

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty. Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.

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.