Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: 3 Annesley Ave, Bowral NSW 2576, 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, 16 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	3 Annesley Ave, Bowral NSW 2576, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Richie Reinikka Ph: 0438 465 646 Email: Bowral@jimsbuildinginspections.com.au
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Company Contact Numbers:	0438 465 646

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 for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Other Building Elements	Driveway, Fence - Perforated Materials / Wire Mesh, Fence - Post and Rail Construction, Garage, Carport
Other Timber Bldg Elements	Doors, Internal Joinery, Door Frames, Patio, Porch / Patio, Skirting Boards, Architraves, Eaves, Floating Floor, Fascias, Veranda Posts, Window Frames
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Fencing

- Roof Exterior - Part

- Exterior

- Roof Void - Part

- Gardens

- Outbuildings

- Interior

- The Site

- Posts

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

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

- 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

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Ceiling linings

- External concrete or paving

- External finished ground level

- Furniture

- Fixed ceilings

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Insulation

- No safe point from which to access roof exterior

- Patio

- Overhanging vegetation

- Rugs

- Porch

- Solar Panels

- Stored items

- 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: **High**

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Yard
Location:	Yard - Front
Finding:	Brick Pier - Unstable
Information:	Upon inspection of the brick pier to the front wall, it was noted that the brick pier appears unstable. The pier may not have been adequately reinforced, as it appears the core of the pier may not have been properly filled with mortar or concrete to provide sufficient internal strength. Where masonry piers are not adequately filled or reinforced, they may lack the structural rigidity required to resist movement, which can result in instability at the base and potential deterioration over time. Remedial works are recommended. A registered builder or bricklayer should be appointed to inspect the pier and undertake repairs as required in the short term.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Front path
Finding:	Grout - degraded
Information:	Grout is gegraded in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures. Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.

Finding 3.02

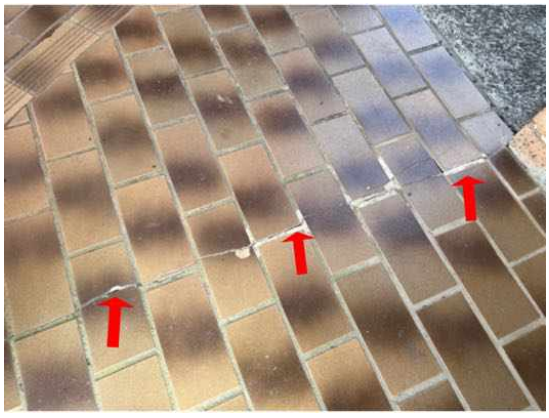
Building:	Main Building
Location:	Verandah
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the

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.

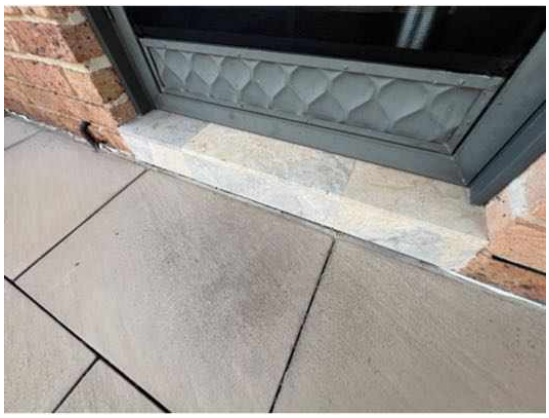


Finding 3.03

Building:	Main Building
Location:	All External Areas
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.04

Building:	Main Building
Location:	Verandah
Finding:	Ceiling - Incomplete or substandard works
Information:	The ceiling patches 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 should be appointed to repair the ceiling. To ensure the safety of the area and the longevity of all associated building elements.

Finding 3.05

Building:	Main Building
Location:	All External Areas
Finding:	Perimeter Paving - Insufficient Fall
Information:	The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.

Finding 3.06

Building:	Main Building
Location:	All External Areas
Finding:	Downpipe – Not Securely Clipped
Information:	Sections of downpipe were observed to be unsecured or poorly fastened to the structure. This may result in movement, misalignment, or detachment during weather events, increasing the risk of water overflow and damage to surrounding elements. A licensed plumber or general tradesperson should be engaged to properly secure the pipework and ensure ongoing effective drainage.

Finding 3.07

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Eave Lining - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A carpenter should be appointed to repair or replace the damaged eave lining prior to any subsequent damage being caused.

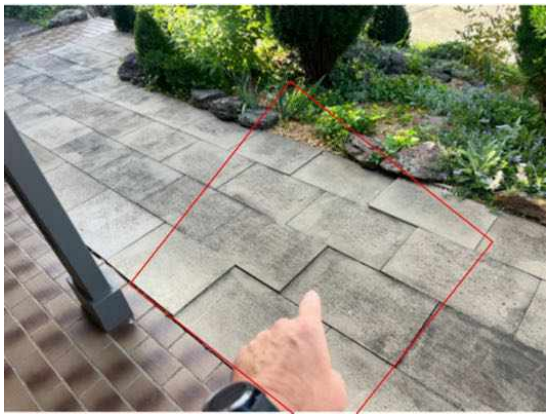
Finding 3.08

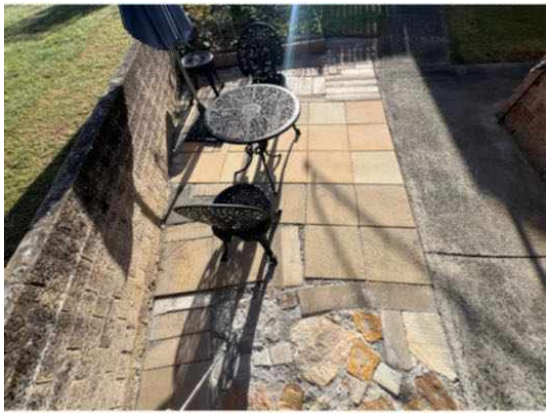
Building:	Main Building
Location:	Yard - Front, Back
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving

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 3.09

Building:	Main Building
Location:	Exterior walls - right side
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 3.10

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Pipework - Insulation deteriorated
Information:	Sections of the pipe insulation show evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently. If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties. Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed plumber is advised to gain quotes for the repair and/or replacement of deteriorated insulation.

Finding 3.11

Building: Main Building

Location: Roof Exterior

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 3.12

Building: Main Building

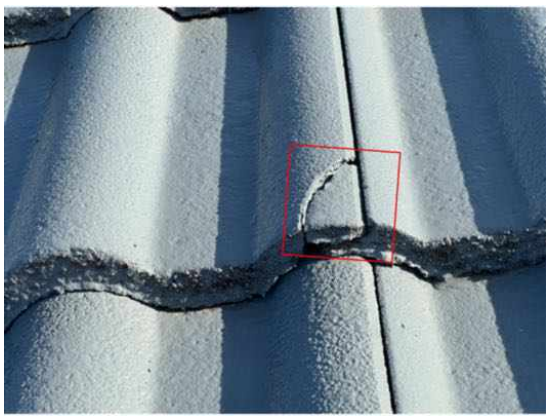
Location: Roof Exterior

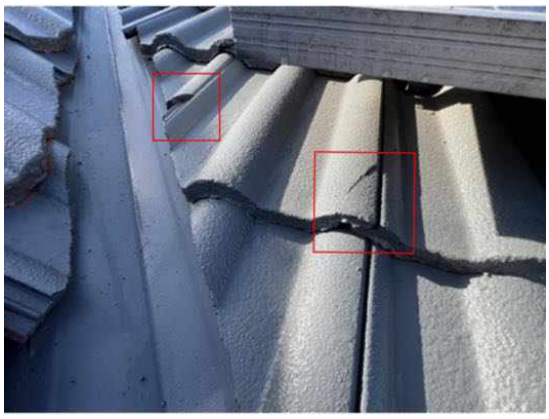
Finding: Roof tiles - Broken

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 3.13

Building: Yard

Location: Yard - Side, Carport

Finding: Overflow - Not plumbed for drainage

Information: The overflow 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 3.14

Building: Yard

Location: Driveway

Finding: Stormwater Pit - Not Trafficable

Information: The stormwater pit located within the driveway area was observed to be constructed from a lightweight plastic unit which is not considered suitable for trafficable locations.

The pit structure shows signs of damage and deformation consistent with vehicle loading. Drainage pits installed within driveways are typically required to be of a traffic-rated construction capable of supporting vehicle loads.

Where non-trafficable pits are installed in vehicle areas, the surrounding pavement and pit structure may deteriorate over time as loading is transferred through materials not designed for this purpose.

It is recommended that the installation be assessed by a qualified plumber to confirm whether the pit is appropriate for the driveway loading conditions and to determine if upgrading to a traffic-rated pit is required.

Finding 3.15

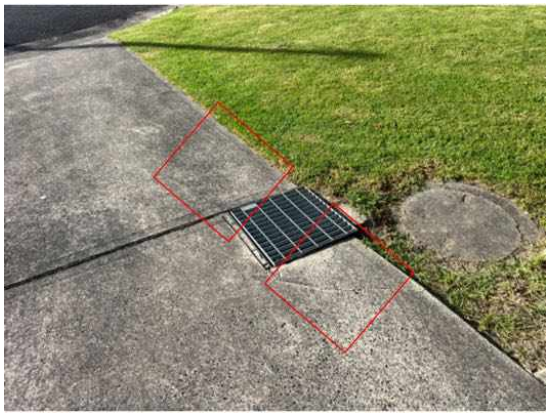
Building:	Yard
Location:	Driveway
Finding:	Subsidence - Concrete pavement
Information:	It appears that the concrete pavement surrounding the stormwater pit has been affected by localised ground movement, commonly referred to as subsidence.

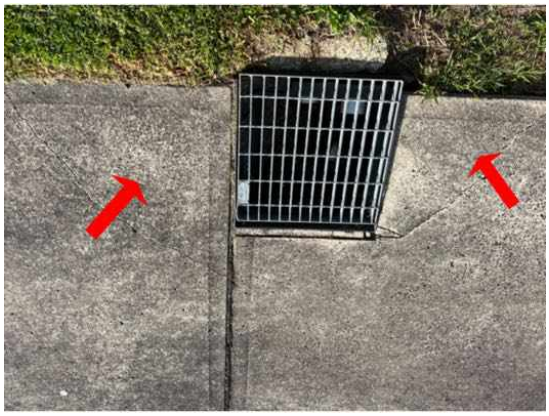
The apparent subsidence is evidenced by cracking and vertical displacement of the concrete slab adjacent to the pit structure, along with separation along the construction joints.

Localised subsidence in areas surrounding drainage pits can occur where supporting soils have settled or where ground conditions were not adequately compacted during installation. Movement may also occur over time where backfilled areas consolidate differently to the surrounding ground.

Subsidence can have varying causes and it is important to determine whether the movement is isolated to the pit installation area or part of broader ground movement.

At this stage it is recommended that the area be monitored for further movement and that surface drainage around the pavement is maintained to minimise excessive moisture variation within the supporting soils.





Finding 3.16

Building:	Yard
Location:	Driveway
Finding:	Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)
Information:	Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

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

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

Finding 3.17

Building: Yard

Location: Yard - Back

Finding: Brickwork - Deteriorated mortar

Information: Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.

Finding 3.18

Building: Yard

Location: Yard - Back

Finding: Retaining Wall - Leaning

Information: The brick retaining wall in this area was observed to be leaning and out of plumb. Retaining walls that display noticeable movement are commonly affected by poor original design, inadequate footing support, insufficient drainage provisions behind the wall, or gradual ground movement and soil pressure acting against the structure.

Movement of brick retaining walls may also occur where backfill drainage has not been effectively managed, allowing hydrostatic pressure to build behind the wall. Over time, continued movement may result in further displacement, cracking of the masonry, or localised structural instability.

While the retaining wall is relatively low in height, ongoing movement may lead to progressive deterioration if left unaddressed. Monitoring alone may not prevent further displacement where the underlying cause remains present.

It is recommended that a qualified Bricklayer or registered Builder be engaged to assess the retaining wall and determine whether corrective works are required to address the movement and restore structural stability.

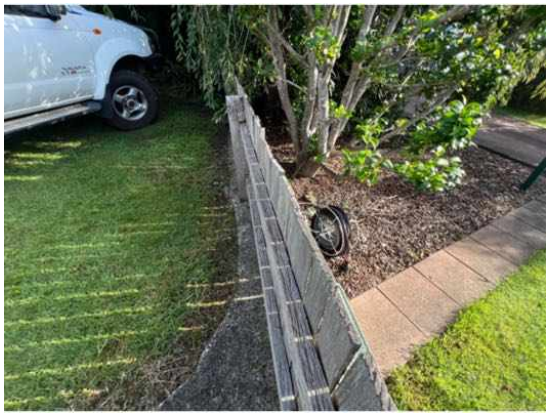
Finding 3.19

Building:	Yard
Location:	Yard - Back
Finding:	Retaining wall - Defective
Information:	The retaining wall in this are was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows. If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation. Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.




Finding 3.20

Building:	Yard
Location:	Yard - Side
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.21

Building:	Shed
Location:	Shed
Finding:	Door - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A licensed carpenter should be appointed to repair or replace the affected timber element prior to any subsequent damage being caused.

Finding 3.22

Building:	Carport
Location:	Carport
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

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

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.23

Building: Carport

Location: Roof Exterior - Carport

Finding: Gutter - Sagging

Information: The guttering in this area was observed to be sagging at the time of inspection. This is often caused by inadequate fixing, blocked gutters, or excessive water weight from poor drainage.

Sagging gutters can impede proper water flow, potentially leading to water overflow, damage to fascia boards, and moisture ingress into associated structures.

It is recommended that a roofing plumber or general handyman be engaged to assess and secure the guttering to restore proper alignment and functionality.

Finding 3.24

Building: Carport

Location: Roof Exterior - Carport

Finding: Roof plumbing - Rusted or corroded

Information: The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely

rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

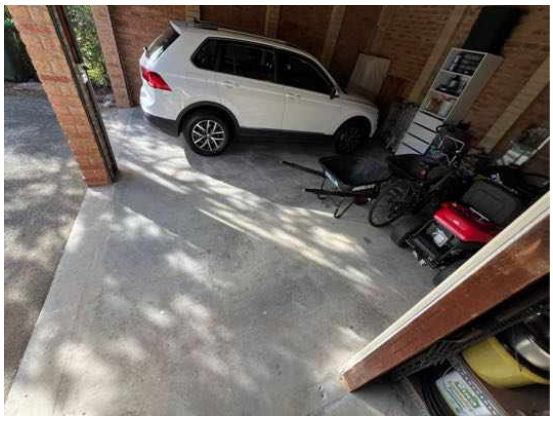
Finding 3.25

Building:	Garage
Location:	Garage
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

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

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



Finding 3.26

Building:	Garage
Location:	Roof Exterior - Garage
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 3.27

Building: Garage

Location: Roof Exterior - Garage

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 3.28

Building: Main Building

Location: Entry, Bedroom 3, Bedroom 2, Toilet (WC), Bedroom 4

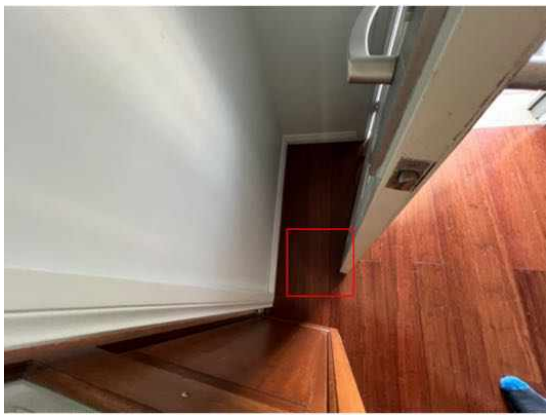
Finding: Door stop - Missing

Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall. 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.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.







Finding 3.29

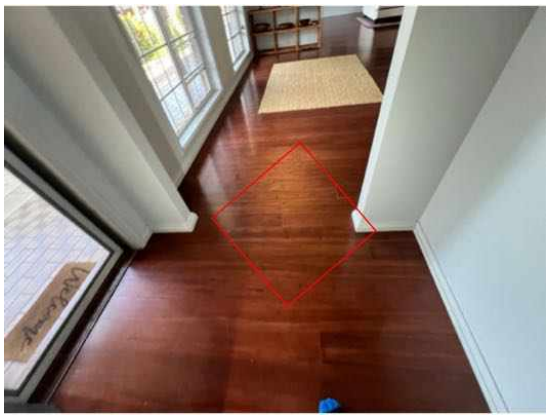
Building:	Main Building
Location:	Formal Lounge, Bedroom 1, Bedroom 2
Finding:	Laminate Flooring - Uneven (slab)
Information:	The internal laminated flooring in this area is out of level and uneven. Uneven flooring is likely to indicate the flooring installed over the concrete slab is not level, showing noticeable irregularities across the finished surface.

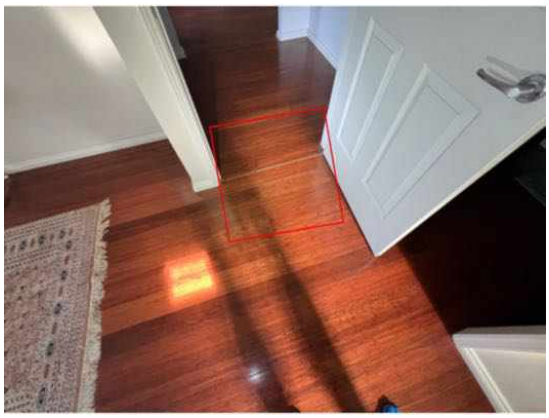
Uneven laminated flooring may also occur where adequate expansion gaps have not been provided around the perimeter of the room or at fixed elements. Laminated flooring systems require sufficient clearance to allow for natural expansion and contraction. Where these gaps are restricted or absent, the boards may compress

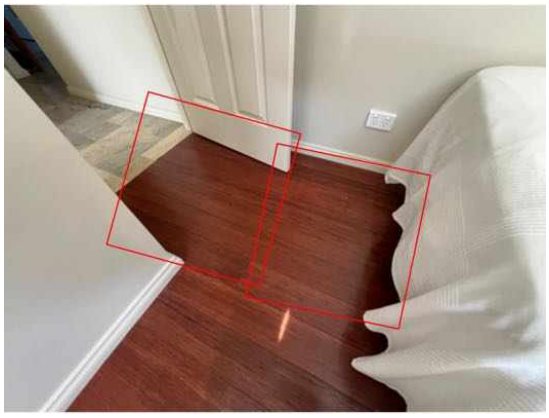
and begin to lift or bulge, creating uneven sections across the floor.

An unlevel floor can create aesthetic issues, such as visible gaps between boards and uneven transitions at doorways, which detracts from the overall appearance. Functional problems may arise, including difficulty in closing doors, improper furniture placement, and increased wear on floor finishes. Significant unevenness may also indicate underlying issues with the concrete slab, such as settlement, moisture related movement, or inadequate surface preparation prior to installation, which could compromise the performance of the flooring system.

Consult a flooring specialist or a registered builder to assess the extent of the unevenness and determine the underlying causes.







Finding 3.30

Building: Main Building

Location: Bedroom 1

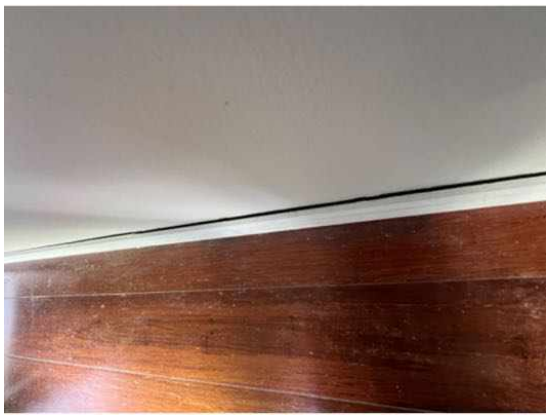
Finding: Skirting Boards - Gaps / Slight Detachment

Information: Timber skirting boards in this area were observed to have visible gaps between the skirting and the adjacent wall surface, with sections showing slight detachment from the wall. This condition commonly occurs where skirting boards have not been securely fixed, where fixings have loosened over time, or where minor movement has occurred between the wall lining and the floor structure.

Gaps between the wall and skirting boards can create aesthetic issues and may allow dust or debris to accumulate in the opening. Minor separation may also occur due to natural movement of building materials, seasonal expansion and contraction, or shrinkage of timber components over time.

While generally considered a maintenance-related issue, continued movement or inadequate fixing may result in further detachment if left unattended.

Consult a carpenter to inspect the affected skirting boards and undertake any necessary repairs to restore proper fixing and alignment.



Finding 3.31

Building: Main Building

Location: Bedroom 1, Kitchen, Living Room,

Finding: Ceiling - localised sagging, hairline cracks, substandard works

Information: The internal ceiling lining in this area exhibits localised sagging between framing members, accompanied by hairline cracking and substandard flushing to joints and screw fixings. Sagging of this nature generally occurs where ceiling sheets are inadequately fixed, where fixings have loosened over time, or where the ceiling lining has not been properly supported during installation. Hairline cracking to joints and screw heads is commonly associated with minor movement within the framing or insufficient joint finishing.

If left unmanaged, continued movement or loosening of fixings may result in further joint separation, visible deflection, and deterioration of the ceiling finish.

It is recommended that a qualified plasterer assess the affected ceiling area and undertake rectification works as required to restore alignment and finish.


Living Room


Bedroom 4








Finding 3.32

Building: Main Building

Location: All Internal Areas

Finding: Window service recommended

Information: Some windows throughout the property were found not to be fully operational. This may be due to the fact that they did not open, stiff to open, did not stay open or were binding at time of inspection. A window service is recommended.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

A competent general handyman or carpenter may be engaged at the clients discretion.






Finding 3.33

Building:	Main Building
Location:	Ensuite
Finding:	Sealant - degraded
Information:	It was noted on inspection that sealant or grout is degraded 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 3.34

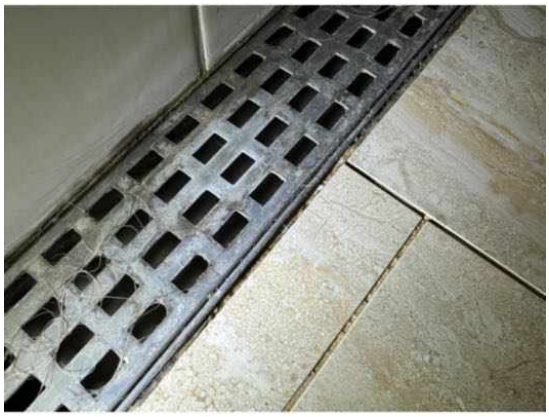
Building:	Main Building
Location:	Ensuite, Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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




Bathroom

Finding 3.35

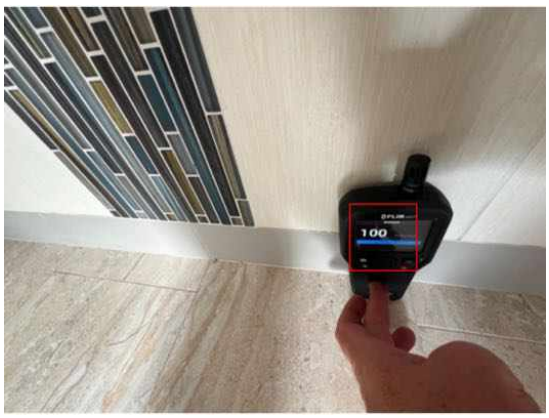
Building:	Main Building
Location:	Ensuite, Bathroom
Finding:	Moisture in Shower
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.



Finding 3.36

Building: Main Building
Location: Ensuite, Laundry
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 3.37

Building: Main Building
Location: Kitchen
Finding: Stone Benchtop – Chip to Surface
Information: A visible chip was identified to the surface of the stone benchtop. This type of damage is typically the result of excessive impact, point loading, or internal stress within the material.

Chipping may compromise both the appearance and integrity of the benchtop and could worsen over time with ongoing use or exposure to temperature fluctuations.

Assessment by a qualified stone or cabinetry specialist is recommended to determine whether repair or replacement is necessary.

Finding 3.38

Building:	Main Building
Location:	Kitchen
Finding:	Mould in flexible sealant
Information:	During our inspection, we observed mould present in the flexible sealant in the bathroom. This is a common issue that can arise from excess moisture and lack of proper ventilation. If left untreated, it can lead to potential health risks and further damage to the property. We recommend that the flexible sealant be removed, the area thoroughly cleaned to remove any mould spores, and new sealant applied to prevent further mould growth. It would also be beneficial to address any underlying moisture or ventilation issues to prevent a recurrence of the problem.

Finding 3.39

Building:	Main Building
Location:	Living Room
Finding:	Door Handle - Loose
Information:	The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure.

This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components.

It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

Finding 3.40

Building:	Main Building
Location:	Living Room
Finding:	Sliding Door - Out of Alignment
Information:	The sliding door was noted to be misaligned or not running correctly within its track. This condition is typically caused by loose fixings, missing or damaged rollers, or lack of proper adjustment.

If left unadjusted, the door may scrape, jam, or fail to close properly over time.

A carpenter should be engaged to realign and adjust the sliding door to ensure smooth and correct operation.

Finding 3.41

Building:	Main Building

Location: Laundry

Finding: Skirting tiles - Missing

Information: Skirting tiles were missing in this area at the time of inspection. Complete tiled skirting is important in preventing water ingress into the adjoining walls and flooring, protecting the areas against potential water damage. The incomplete skirting also detracts from the overall appearance of the area.

If left unmanaged, water ingress into adjoining areas may have major implications, and may potentially necessitate works to other building elements in the long-term future.

It is highly recommended that a tiling contractor be appointed to complete these minor works as soon as possible to prevent such damage from occurring.

Finding 3.42

Building: Main Building

Location: Laundry

Finding: Possible leak - Additional Photos

Information: Additional photos are provided for your general reference

Finding 3.43

Building: Main Building

Location:	Toilet (WC)
Finding:	Door Handle - Loose
Information:	The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure.
	This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components.
	It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

Finding 3.44

Building:	Main Building
Location:	Bathroom
Finding:	Basin - loose
Information:	The basin was found to be inadequately secured to the benchtop at the time of inspection. This may have resulted from poor installation, deterioration of the adhesive or fixings, or movement of the surrounding materials over time.
	An unsecured sink can lead to water ingress around the benchtop, potential damage to cabinetry, and increased risk of loosening further with regular use.
	It is recommended that a plumber be engaged to properly secure the sink to prevent further movement and ensure long-term functionality.

Finding 3.45

Building:	Main Building
Location:	Bathroom
Finding:	Water staining - sink cabinetry
Information:	A water staining was observed to the cabinetry beneath the sink at the time of inspection. Water staining in this area is generally indicative of a previous or active leak from plumbing fixtures, waste connections, or sealant deterioration around the sink junction. If left unmanaged, persistent moisture can lead to material deterioration, mould growth, and potential damage to adjacent cabinetry or flooring. It is advised that a licensed plumber be engaged to inspect the area, determine if an active leak is present, and undertake any necessary rectification works.

Finding 3.46

Building:	Main Building
Location:	Rumpus Room
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 3.47

Building:	Main Building
Location:	Bedroom 4
Finding:	Doors - Stiff to slide
Information:	Several doors throughout the property were jammed and difficult to slide along the associated tracks at the time of the inspection. Restricted function of the affected doors may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of door hardware or tracks may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected doors.

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:	Meter Box
Finding:	Termite Management System - no Durable Notice
Information:	If a property has a history of termite activity, records or details related to previous treatments are essential in determining whether the applied measures were appropriate. A Durable Notice or Notice of Application serves as a record of past termite management and is typically located in the meter box, subfloor joist, or kitchen cupboard. These notices provide important information for determining future pest management strategies. At the time of inspection, no Durable Notice was identified, and there was no evidence to suggest that a termite management system had been installed or that preventative treatments had taken place. In the absence of a recorded termite barrier, the property remains susceptible to potential termite attack on timber building elements. It is recommended that the purchaser make further inquiries with the vendor regarding any past termite treatments or history of termite activity at the property, including any treatments applied to trees on-site. Additionally, consultation with a licensed pest controller is advised to assess the feasibility and cost of installing a post-construction chemical termite barrier. If a termite management system is installed, a Durable Notice should be placed in the switchboard unit or another accessible location to indicate the type of barrier in place and its maintenance requirements.

Finding 6.02

Building:	Main Building
Location:	Ensuite
Finding:	Moisture in Shower (Photos shown in previous defect section)
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

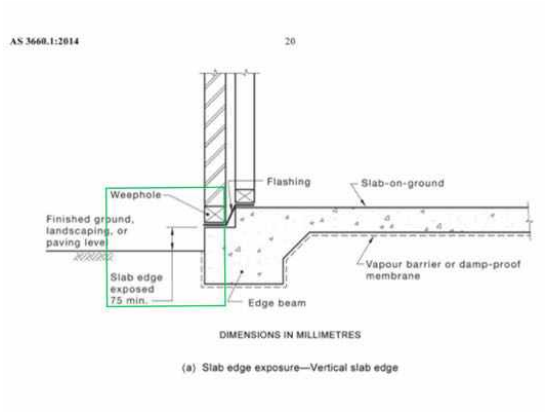
Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between

the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

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

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



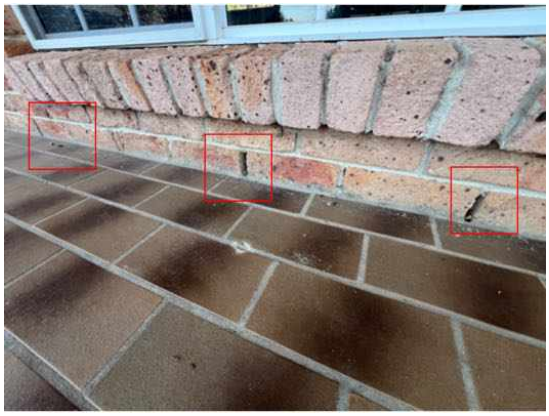


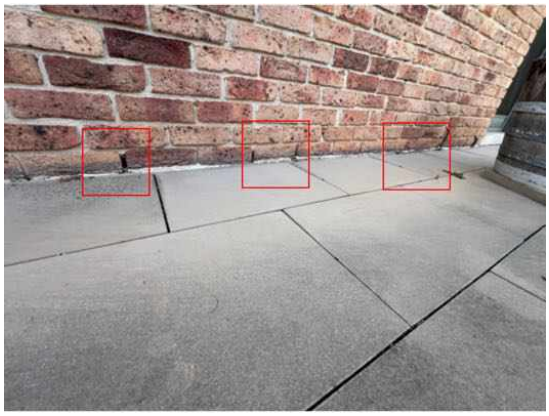


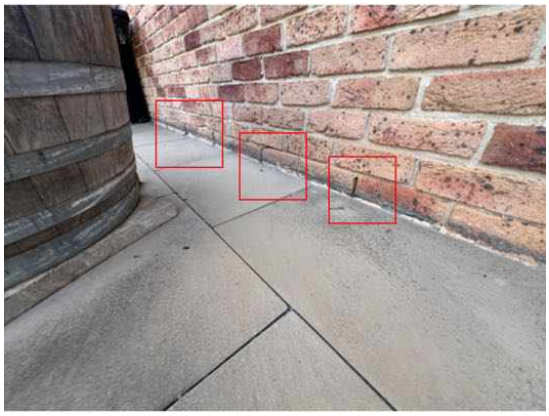

Finding 6.04

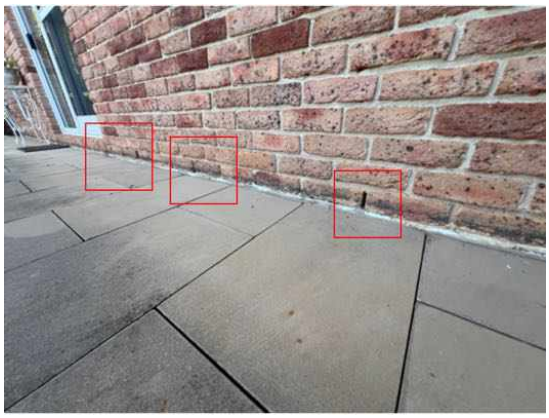
Building:	Main Building
Location:	All External Areas
Finding:	Bridging of termite barrier
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier. 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.

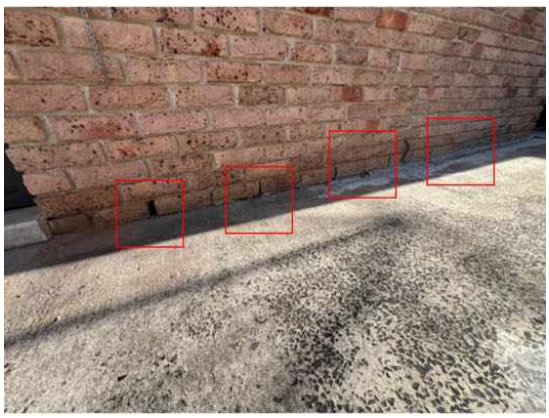
Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

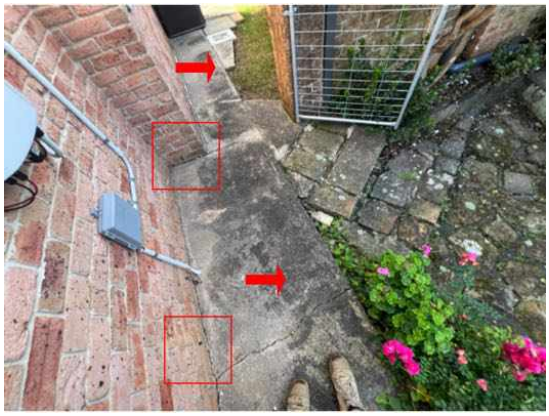












Finding 6.05

Building:	Main Building
Location:	Verandah, Exterior walls - right side
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.

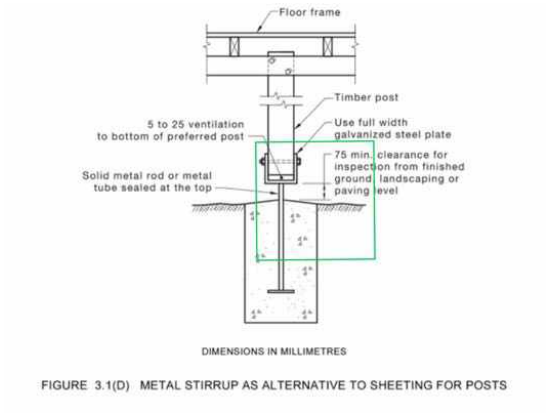
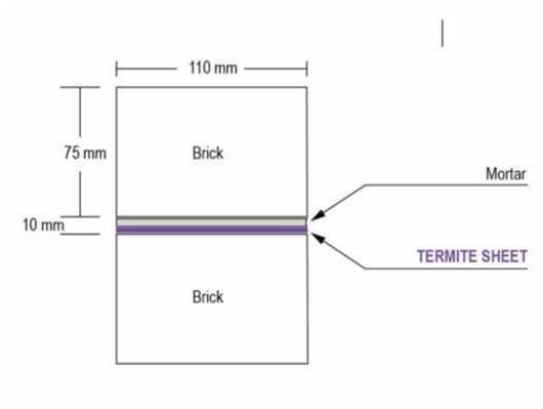


FIGURE 3.1(D) METAL STIRRUP AS ALTERNATIVE TO SHEETING FOR POSTS

Finding 6.06

Building:	Main Building
Location:	Breezeway
Finding:	Bridging of termite barrier - brick piers.
Information:	Brick pier that are attached from ground to structure without a visible inspection zone (barrier 75mm AFL) 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.



Finding 6.07

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







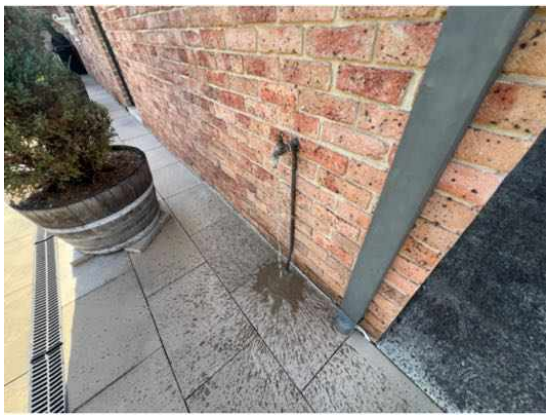

Finding 6.08

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 6.09

Building: Yard

Location: Yard-side, Carport

Finding: Overflow - Not plumbed for drainage (Photos shown in previous defect section)

Information: The overflow 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 6.10

Building: Garage

Location: Garage

Finding: Stored timbers - external area

Information: The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with

weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.11

Building:	Yard
Location:	Yard
Finding:	Firewood Stored Directly on Ground – Conducive to Timber Pest Activity
Information:	Firewood was observed to be stored directly on the ground within the property. Timber stored in direct contact with soil creates conditions highly conducive to termite activity and timber decay, as the ground retains moisture and provides shelter for timber pests.

It is recommended that firewood be stored off the ground on a raised platform or in a dedicated storage rack to minimise the risk of timber pest attack. Regular inspections of the stored timber and the surrounding ground area are also advised. The client should consult a licensed pest controller for further advice on timber pest management and preventative measures.

Finding 6.12

Building:	Shed
Location:	Shed
Finding:	Guttering - Not Installed (Photos shown in previous defect section)
Information:	The absence of guttering at this property increases the risk of water pooling around the foundation, which creates conditions highly conducive to termite activity. Without adequate guttering, rainwater is not effectively directed away from the building, potentially causing prolonged moisture retention, soil erosion, or water ingress into lower areas. These conditions can attract termites and facilitate their movement into the structure. It is recommended that a licensed roof plumber install guttering to ensure proper water drainage and minimise the risk of moisture-related issues and termite infestations. This work should be prioritised to protect the building's structural integrity.

Finding 6.13

Building:	Shed
Location:	Shed
Finding:	Evidence of excessive moisture was present at the time of inspection (Photos shown

in previous defect section)

Information: Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Finding 6.14

Building: Yard

Location: The Site

Finding: Stumps, Dead or Decayed Trees - conductive conditions

Information: Stumps and/or dead or decaying trees were observed within the property boundary during the inspection. These elements are recognised as significant conducive conditions, as they retain moisture and provide a cellulose-rich environment ideal for sustaining termite activity.

Even in the absence of visible termite workings at the time of inspection, decayed timber material can support undetected subterranean termite harbourage, particularly when located in close proximity to the dwelling. The risk of concealed termite ingress into structural timbers is increased when such materials are not removed or managed appropriately.

The client is advised to consult a licensed pest management professional to assess the site and determine whether treatment or removal of the stumps or trees is required. Ongoing timber pest inspections should be maintained at regular intervals to monitor for any future activity.





Finding 6.15

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

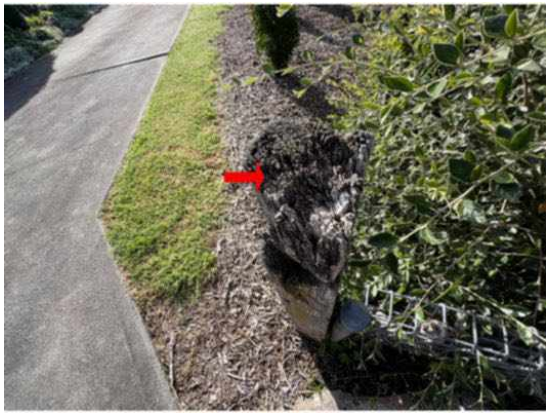
Finding 7.01

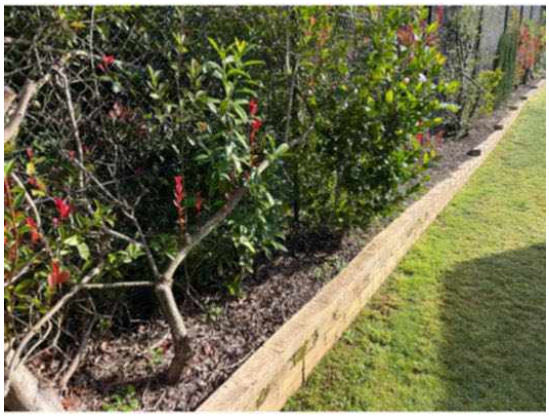
Building:	Yard
Location:	The Site
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

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 Plumber

- Licensed Bricklayer

- Registered/Licensed Builder

- Licensed Plumber specialising in Roof Plumbing

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING
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.

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 good condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

- A brick pier to the front wall was observed to be unstable. The condition suggests the pier may not have been adequately reinforced or filled internally during construction, reducing its structural stability. Remedial assessment and repairs are recommended to prevent further movement or deterioration.

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: Exterior walls - rear

Finding: Brickwork - Window Reveal Finish

Information: Upon inspection of the external brickwork surrounding the window opening, it was noted that the brickwork to the reveals appears to have been cut using a straight saw cut and left unfinished. The exposed cut edges to the bricks have not been neatly finished, resulting in a rough and inconsistent appearance.

This condition appears to be primarily cosmetic and does not appear to affect the structural performance of the brickwork.

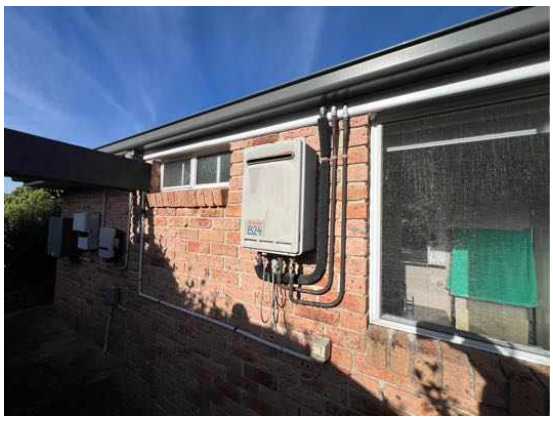
This item is noted for your information.

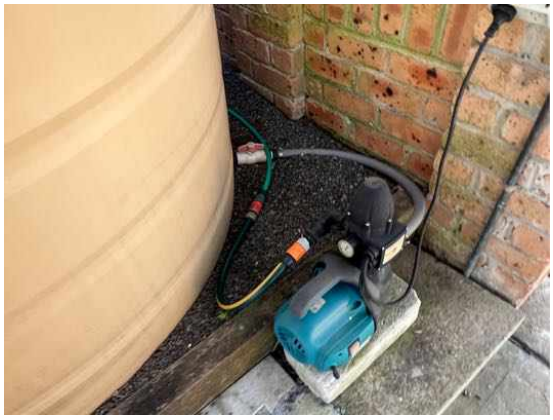
Noted Item

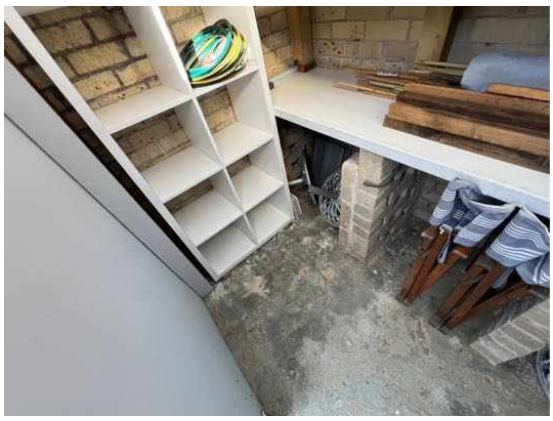
Building:	Main Building
Location:	Roof Exterior
Finding:	Gutter - Clear and clean
Information:	At the time of inspection, the gutters were found to be clear of debris and in a clean condition. Blocked gutters are a common cause of water ingress and associated damage to eaves, walls, and internal ceilings. While no concerns were noted at present, it is essential that gutters are routinely maintained and kept free of debris to ensure proper stormwater flow and to avoid potential overflow issues during periods of heavy rainfall.

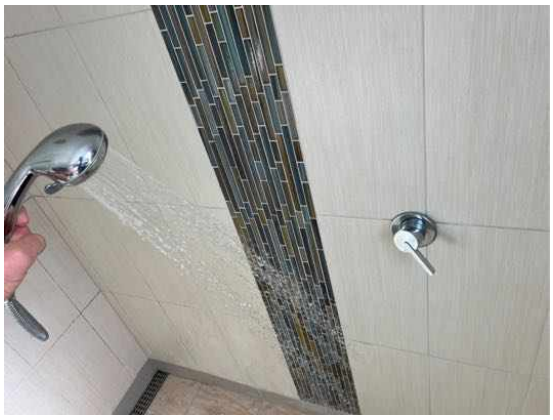
Noted Item

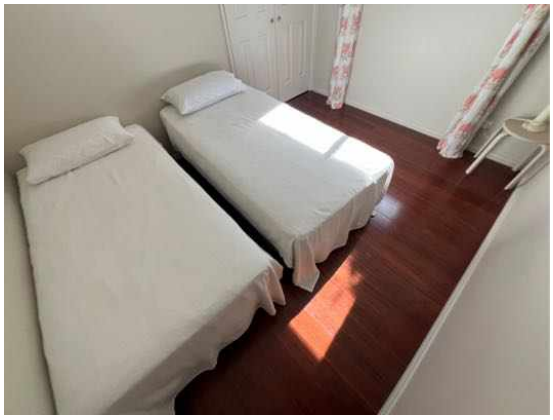
Building:	Main Building
Location:	
Finding:	FYI - Additional Photos
Information:	Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.















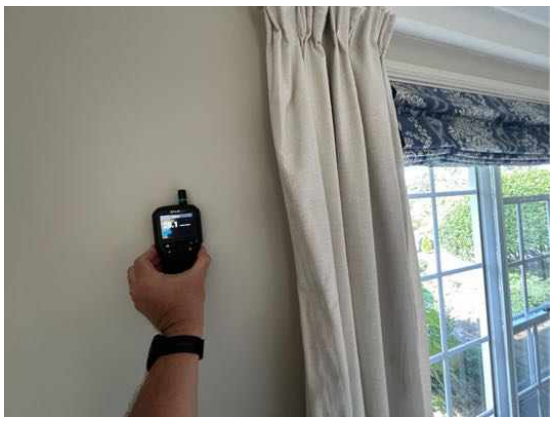

Noted Item

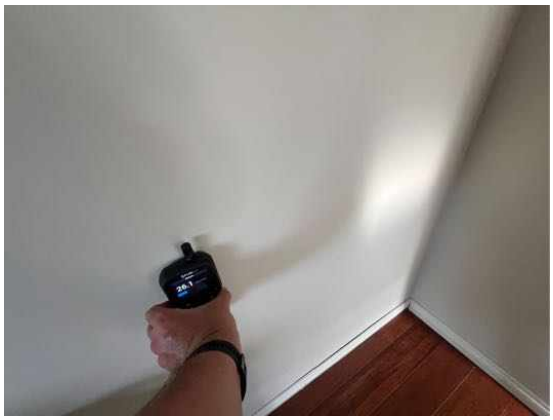
Building:	Main Building
Location:	
Finding:	FYI - Additional Photos - Moisture readings with Flir MR277 Moisture meter
Information:	Moisture readings were taken using a FLIR MR277 moisture meter, which provides relative numerical values rather than direct percentage readings. These figures indicate the presence and variation of moisture within building materials and are used as comparative indicators rather than as absolute measurements of moisture content. Each building material, such as plasterboard, timber, tile, or concrete, has its own natural baseline range of ambient moisture, and the meter's values reflect deviations from that baseline.

For example, plasterboard in dry internal areas generally records between 10 and 30 points, while ceramic tiles in bathrooms may register between 30 and 50 points due to their density and surface retention. Concrete wall surfaces, particularly those exposed to external conditions or located near wet areas, may range between 20 and 50 points depending on age, porosity, and exposure. These reference ranges allow for comparative assessment in key areas such as wall bases, around windows, and within wet zones to identify elevated moisture ingress.

The FLIR MR277 combines both pin and pinless sensors with thermal imaging to detect concealed or irregular moisture patterns. This method highlights relative changes within materials and assists in identifying concealed dampness or potential leakage without invasive testing.

While percentage-based readings are more common, the numeric scale used by this instrument provides a more accurate, material-specific indication of moisture variation. Readings that exceed normal baseline levels by approximately 20 points or more are considered elevated and warrant further investigation, even where no visible damage is observed.



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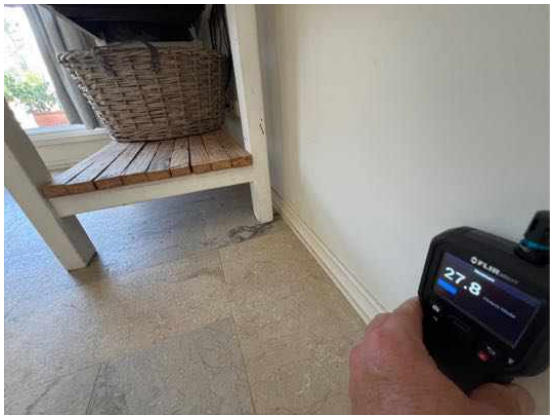
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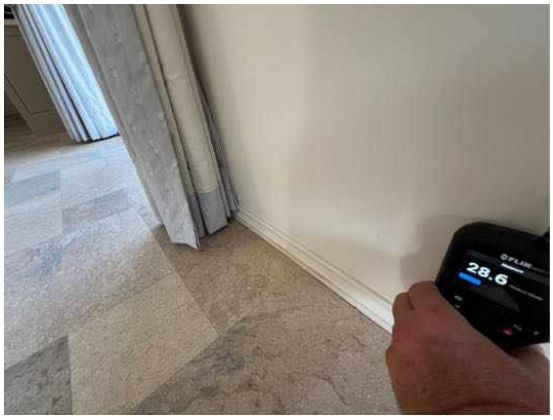
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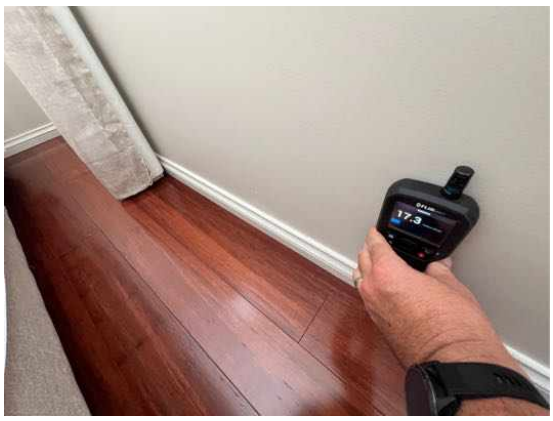
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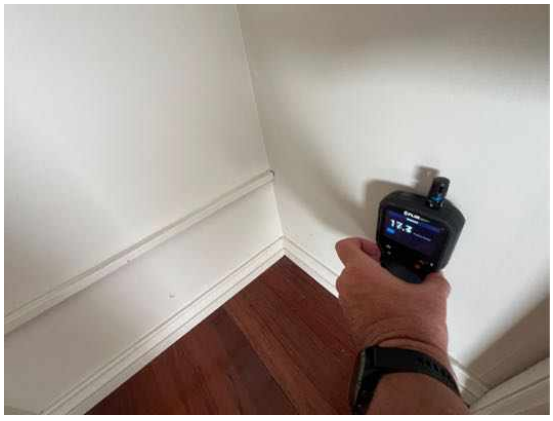
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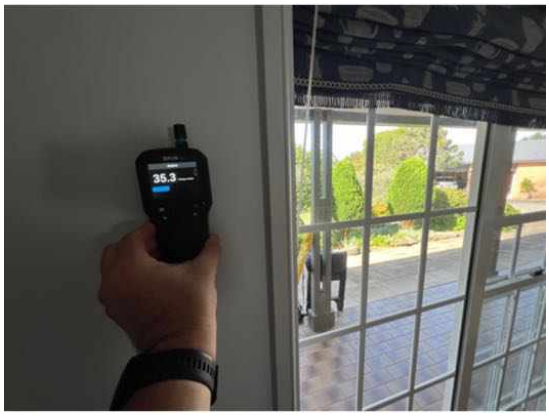
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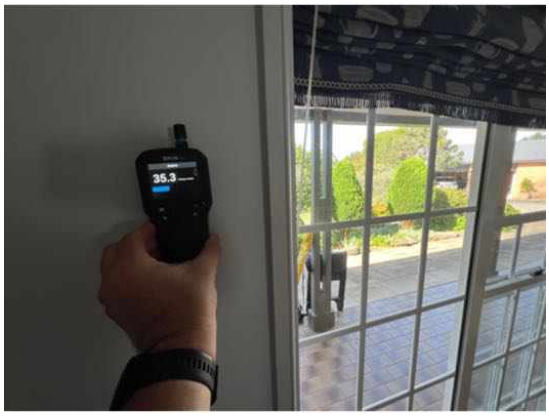
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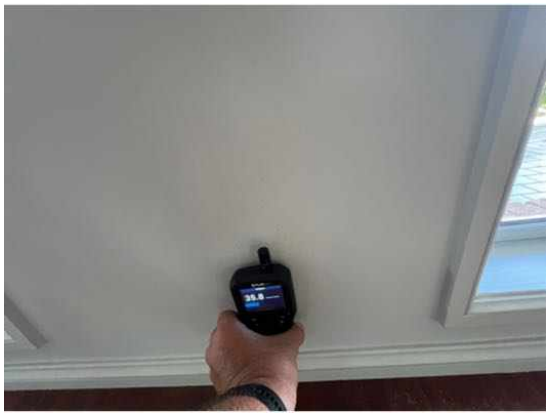


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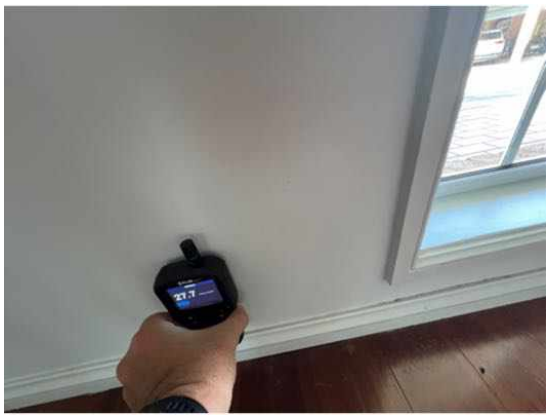
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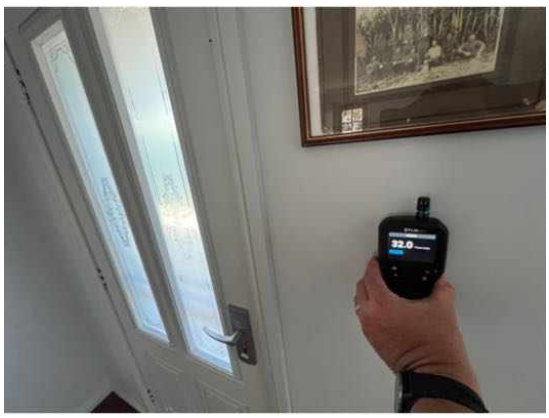
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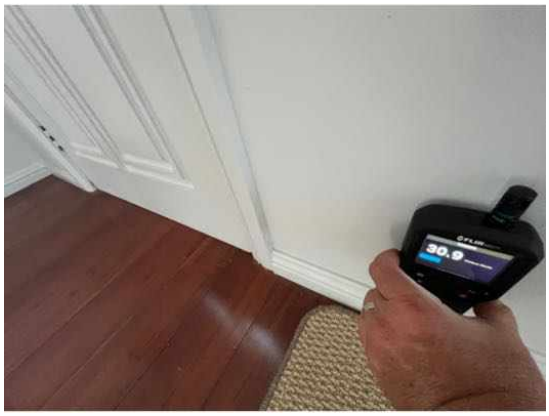
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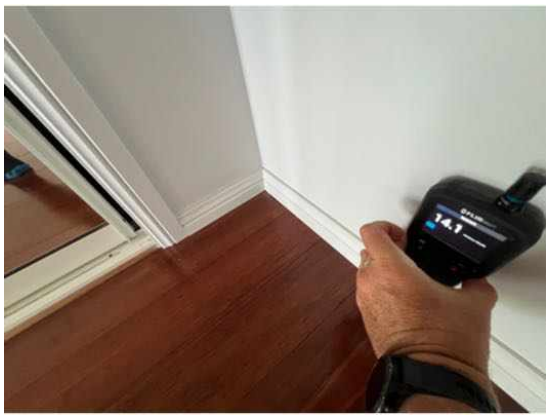
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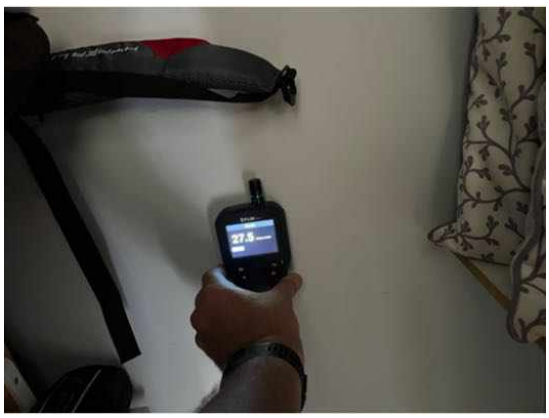
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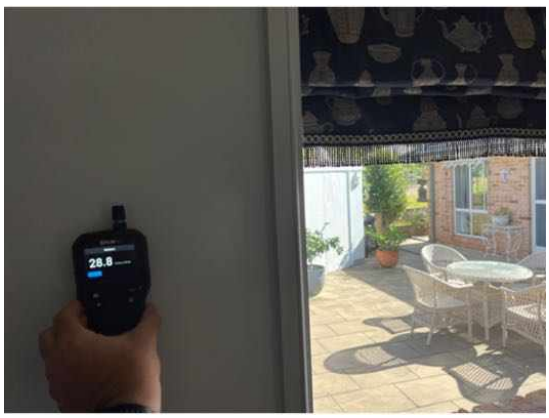
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Definitions to help you better understand this report

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.