Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 2 Feb 2026

Property Address: 29 Chapel St, Maldon VIC 3463, 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, 2 Feb 2026
Modified Date:	Tue, 3 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	29 Chapel St, Maldon VIC 3463, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with several Major defects, Safety Hazards and Minor defects.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Timber Stumps
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Garage, Water Tanks, Porch, Bungalow
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stumps, Weatherboards, Veranda Posts, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Flat, Pitched
Storeys	Single
Walls	Weatherboards, Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Gardens

- Interior

- Landscaping Timbers

- Outbuildings

- Posts

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- The Site

- 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.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- Ceiling linings

- Chimney vents and flues

- Degree of roof incline too steep for safe access

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Lack of clearance - subfloor

- Lack of suitable access or entry point

- Landscaping

- Porch

- Sarking

- Solar Panels

- Subfloor area - Limited access due to restrictive crawl space

- Unsafe to Access Roof - No Fall Protection System

- Wall linings

- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Water tank > Rear Left
Finding:	Unstable and deteriorated water tank support structure
Information:	The elevated timber structure supporting the water tank was observed to be heavily weathered, aged, and in a deteriorating condition. The timber support legs are visibly leaning to one side, indicating loss of structural stability. Given the weight imposed by a full water tank, the current condition of the structure presents a high risk of structural failure or collapse. Timber deterioration and weather exposure appear to have reduced the load-bearing capacity of the structure. In accordance with AS 4349.1 – Inspection of Buildings, this condition is considered a Safety Hazard, as sudden collapse could cause injury, damage to nearby structures, and failure of the water storage system.
	Recommendation:
	Engage a qualified carpenter to urgently assess the support structure. The water tank should be temporarily drained or isolated until the structure is made safe. Rectification is likely to require replacement of the timber support structure with a suitably designed and durable support system (e.g. treated timber or engineered steel frame) constructed on a stable footing in accordance with good building practice.
	Time frame:
	Immediate. Rectification should be carried out without delay to prevent potential collapse and associated safety risks.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Chimney > Front Left
Finding:	Brick chimney leaning out of plumb – suspected foundation instability
Information:	The brick chimney located on the southern elevation of the building was observed to be leaning out of plumb, indicating suspected movement. Given the apparent age and weathered condition of the chimney, it is suspected that deterioration of the chimney footing or foundation has occurred over time, contributing to the observed lean. Progressive movement of masonry chimneys can result in instability, falling debris, or partial collapse if left unmanaged. While no immediate collapse was observed at the time of inspection, the condition represents a suspected structural defect and may pose a future safety risk if movement continues. This condition is consistent with a Major Defect as defined under AS 4349.1, as it may compromise structural stability and safety.

Recommendation:

The chimney should be monitored for further movement. It is recommended that a suitably qualified structural engineer or licensed builder be engaged to assess the stability of the chimney, including the condition of its footing and supporting structure. Remedial works may include stabilisation, reconstruction, or removal of the chimney depending on engineering advice. Any works should be carried out by appropriately qualified trades.

Time frame:

Short term – monitoring should commence immediately, with further investigation and rectification undertaken if movement increases or cracking worsens.

Finding 2.02

Building:	Main Building
Location:	Timber rafters > Front

Finding: Damaged roof rafters at ridge beam junction

Information: Several timber rafters within the roof space above the front bedroom and living area were observed to be severely split at the junction where they connect to the ridge beam. The splitting appears significant and is suspected to have occurred during a previous roof replacement, possibly due to incorrect fixing methods, over-driving of fasteners, or inadequate detailing at the ridge connection. The extent of splitting observed is considered to compromise the structural integrity of the affected roof framing members, reducing their capacity to safely transfer roof loads. In accordance with AS 4349.1, damage to primary structural roof members that affects load-bearing performance is classified as a Major Defect and represents a risk of further structural deterioration if left unrectified.

Recommendation:

It is recommended that a suitably qualified structural carpenter or structural engineer be engaged to assess the affected rafters. Damaged rafters should be replaced or structurally repaired in accordance with current accepted building practice and engineering requirements. Any rectification works should ensure proper connection detailing to the ridge beam to restore full structural performance.

Time frame:

Short term – rectification should be undertaken as a priority to reduce the risk of further roof movement or structural failure.

Finding 2.03

Building:	Main Building
Location:	Timber stumps > Rear Right,Front Right,Centre Right
Finding:	Suspected deterioration of timber stumps to northern elevation
Information:	Timber stumps supporting the perimeter of the building along the northern elevation were observed to show considerable signs of deterioration and suspected structural compromise. The affected stumps exhibited visible degradation consistent with age-related decay and prolonged exposure to ground moisture. Due to restricted access conditions, the majority of the subfloor area and remaining timber stumps were inaccessible, and while the accessible stumps away from this elevation appeared to be in comparatively better condition, their overall condition could not be fully verified. In accordance with AS 4349.1, deterioration or damage to load-bearing subfloor supports is classified as a Major Defect, as it may adversely affect the structural stability and serviceability of the building.

Recommendation:

It is recommended that a licensed builder or structural engineer be engaged to undertake a full subfloor assessment, including provision of improved access where required. All timber stumps to the northern elevation that are deteriorated or suspected to be compromised should be replaced with compliant supports to restore adequate structural support and maintain the long-term integrity of the building.

Time frame:

Short term – rectification should be undertaken promptly to minimise the risk of further structural movement or settlement.

Finding 2.04

Building:	Main Building
Location:	Living room, bedroom 1 > Front Right,Front Left
Finding:	Suspected uneven and bouncy timber flooring to front living and bedroom areas
Information:	Uneven and bouncy floor conditions were detected to the front living area and adjacent bedroom during inspection, with the movement clearly noticeable under foot. The observed floor behaviour is suspected to be the result of settlement or deterioration of timber stumps and/or bearers beneath the floor, particularly toward the southern subfloor area. It is also suspected that the span of the supporting floor structure may be inadequate or no longer performing as intended, contributing to excessive deflection and floor bounce. In accordance with AS 4349.1 – Inspection of Buildings, noticeable floor movement, deflection, or instability is indicative of a Major Defect, as it may adversely affect the structural performance and serviceability of the building.

Recommendation:

It is recommended that a licensed builder or structural engineer be engaged to undertake a detailed subfloor assessment, including inspection of timber stumps, bearers, joists, and span configurations. Any timber stumps that have settled, deteriorated, or are inadequately supporting the structure should be re-levelled or replaced, and additional supports installed if required to reduce floor deflection and restore structural performance.

Time frame:

Short term – further investigation and rectification should be undertaken promptly to reduce the risk of ongoing movement and progressive structural damage.

Finding 2.05

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Suspected building movement affecting internal doors and wall/ceiling finishes
Information:	Several internal doors throughout the building were observed to be binding during operation, indicating misalignment of door frames. In addition, cracks were observed to walls and ceiling areas in multiple locations across the building. These conditions are suspected to be associated with building movement, particularly movement within the footings, foundations, and/or subfloor structure. The nature and spread of the defects are consistent with other movement-related defects identified during the inspection, including uneven and bouncy floors. In accordance with AS 4349.1 – Inspection of Buildings, door binding and cracking to wall and ceiling finishes that are indicative of structural movement are considered to be a Major Defect, as they suggest potential structural distress rather than isolated cosmetic issues.

Recommendation:

It is recommended that a licensed builder or structural engineer be engaged to undertake a comprehensive assessment of the building structure, including footings, foundations, subfloor supports, and load-bearing elements. Rectification works should address the underlying cause of movement prior to undertaking any cosmetic repairs to doors, walls, or ceilings to prevent recurrence.

Time frame:

Short term – further investigation should be undertaken as soon as practicable to determine the extent of movement and to minimise the risk of progressive structural deterioration.


Binding doors


Cracks & openings


Binding doors


Binding doors

Finding 2.06

Building: Main Building

Location: Bedroom 2 > Centre Right

Finding: Major structural failure due to termite damage and timber decay – bedroom two external wall

Information: A suspected major structural defect was observed to the external wall of bedroom two, located on the right-hand side (north aspect) of the building. The external wall cladding and the underlying structural timber wall framing were severely affected by suspected termite damage and advanced timber rot. The timber framing was observed to be significantly deteriorated and disintegrating when lightly probed, indicating a substantial loss of structural capacity. The affected wall section could be moved by applying manual force, demonstrating that the wall is no longer providing adequate structural support and is at risk of partial or full collapse. In accordance with AS 4349.1 – Inspection of Buildings, damage that compromises the load-bearing capacity or stability of structural elements is classified as a Major Defect. Due to the extent of deterioration and instability, this condition also constitutes a serious safety hazard, and the affected area is not considered suitable for habitation in its current condition.

Recommendation:

It is strongly recommended that the affected area be immediately isolated and access restricted for safety reasons. A structural engineer and licensed builder should be urgently engaged to assess the extent of structural damage, including concealed framing, and to design appropriate remedial works. A licensed termite management professional should also be engaged to confirm active or historical termite activity and implement an appropriate termite treatment and management system prior to or in conjunction with structural repairs.

Time frame:

Immediate – this issue requires urgent attention due to the high risk of structural failure and potential harm to occupants.

Finding 2.07

Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Bathroom defects & suspected non-compliant and failed bathroom shower enclosure
Information:	Multiple defects were observed within the bathroom, including a broken door handle, broken floor tiles, and damage to the wall and floor junction behind the washing machine. The shower enclosure was found to be defective, with the shower walls observed to be out of alignment and battening, consistent with building movement. Gaps have formed at the wall and floor junctions inside the shower enclosure, exposing underlying timber elements. During shower operation, water is able to freely discharge into the subfloor, indicating a failure of waterproofing and enclosure

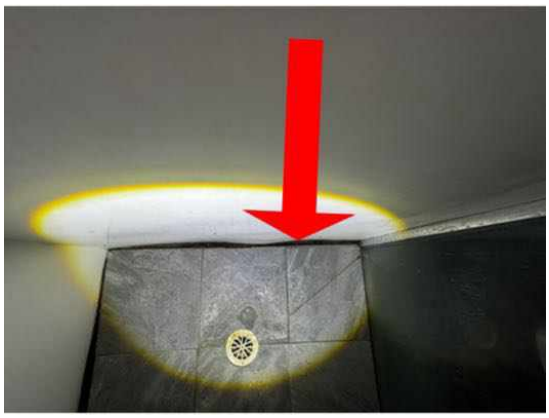
integrity. This condition is considered suspected non-compliant and is assessed as a Major Defect in accordance with AS 4349.1 – Inspection of Buildings, as it has resulted in ongoing water ingress and is likely a contributing factor to the severe timber rot and external building damage observed elsewhere. In its current condition, the shower is not fit for use.

Recommendation:

Immediate action is required. Engage a licensed builder and waterproofing contractor to assess the extent of damage, including concealed subfloor and wall framing. The shower enclosure should not be used and will likely require full removal and reconstruction, including compliant waterproofing, rectification of structural movement impacts, and replacement of any damaged timber elements. Associated bathroom defects, including damaged tiles and fixtures, should be rectified concurrently.

Time frame:

Immediate. The shower should be taken out of service until rectification works are completed to prevent further structural deterioration and moisture damage.



Finding 2.08

Building:	Main Building
Location:	Porch > Front
Finding:	Major cracking to concrete front porch
Information:	Significant cracking was observed to the concrete paving at the front porch in multiple locations, with several cracks measured to be greater than 10 mm in width, exceeding acceptable tolerances and indicating structural movement rather than minor shrinkage. In addition, the side section of the elevated concrete porch was observed to be collapsing, indicating a loss of support to the slab edge. The pattern and severity of cracking, combined with the partial collapse, is consistent with foundation and footing movement. The likely contributing cause is excessive moisture in the ground,

suspected to be the result of uncontrolled water discharge from an adjacent downpipe, which may be saturating the soil supporting the porch. Given the age of the building and deteriorating site conditions, ongoing moisture exposure is likely accelerating ground instability. In accordance with AS 4349.1 – Inspection of Buildings, this condition is classified as a Major Defect due to the risk of continued movement, progressive structural deterioration, and potential safety concerns.

Recommendation:

A structural engineer should be engaged to assess the extent of the movement, footing stability, and soil conditions. A licensed plumber should also be engaged to rectify the downpipe discharge, ensuring stormwater is properly connected and directed away from the building. Rectification works may include stabilisation of the foundations, repair or replacement of the affected concrete porch sections, and implementation of appropriate drainage controls to prevent recurrence.

Time frame:

Immediate. Investigation and rectification should be undertaken as soon as practicable to reduce the risk of further collapse, ongoing movement, and associated safety hazards.

Minor Defect

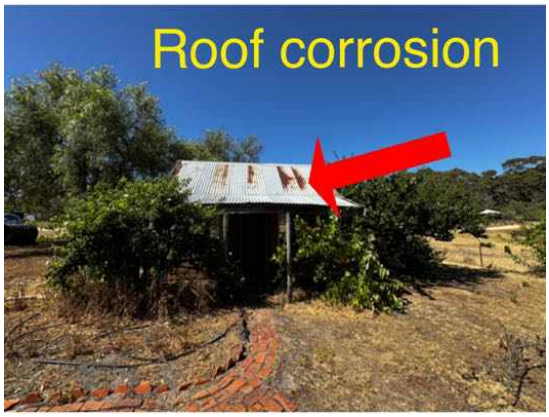
Finding 3.01

Building:	Bungalow
Location:	Walls, roof > Rear Left
Finding:	Weathered bungalow cladding and corroded metal roof – rear structure
Information:	The bungalow located at the rear of the property was observed to have weathered timber cladding, with signs of surface deterioration consistent with prolonged exposure to the elements. The timber cladding is suspected to have insufficient protective coating remaining, which may accelerate deterioration if left untreated. In addition, the metal roof sheeting to the bungalow showed visible signs of surface corrosion, indicating breakdown of protective finishes and potential for progressive rusting. While no active water leaks were observed at the time of inspection, ongoing deterioration of both the timber cladding and metal roofing may lead to moisture ingress and further degradation of building elements over time. This condition is considered a Minor Defect in accordance with AS 4349.1, as it represents maintenance-related deterioration rather than immediate structural failure.
	Recommendation:
	It is recommended that the timber cladding be sanded, primed, and resealed or repainted using an appropriate exterior coating system to prolong its service life. The

metal roof should be assessed by a suitably qualified tradesperson to determine whether maintenance treatment (such as rust treatment and recoating) is sufficient or if partial or full replacement is required. Ongoing maintenance should be implemented to prevent further deterioration.

Time frame:

Medium term – maintenance works should be carried out to prevent progression of deterioration and future moisture-related issues.



Finding 3.02

Building:	Main Building
Location:	Living Room > Front Left
Finding:	Suspected ceiling panel separation due to building movement – living area
Information:	Several timber ceiling panels within the living area were observed to have visible gaps and cracking between panel joints. These defects have been filled with silicone sealant, resulting in a substandard and visually poor finish. The sealant application appears to be a makeshift remedial measure rather than a permanent repair. Based on the widespread evidence of building movement observed elsewhere within the property, including uneven floors, binding doors, and wall cracking, it is suspected that the ceiling gaps and cracking are primarily the result of building movement rather than poor installation. The sealant is suspected to have been applied in an attempt to

limit drafts, dust migration, and potential pest ingress from the ceiling cavity into habitable areas, without addressing the underlying movement-related cause. In accordance with AS 4349.1 – Inspection of Buildings, this condition is classified as a Minor Defect, as it affects presentation and amenity but does not currently compromise structural integrity.

Recommendation:

It is recommended that a qualified builder or structural practitioner review the extent of suspected building movement and its effect on internal finishes. Once movement is assessed and addressed where required, the ceiling panels should be properly repaired or replaced, with joints reinstated using appropriate fixing and finishing methods to achieve an acceptable and durable finish.

Time frame:

Within the short to medium term, or sooner if cracking widens, ceiling panels continue to separate, or additional signs of movement become evident.

Finding 3.03

Building:	Main Building
Location:	Kitchen > Rear Left
Finding:	Loose and inadequately fixed kitchen base cabinet – under sink

Information: The base cabinet located beneath the kitchen sink was observed to be loose and unstable, with the cabinet carcass moving when manual pressure was applied. This condition indicates that the cabinet is not adequately secured to the wall or adjoining cabinetry, which is inconsistent with acceptable installation practice. While the cabinet remains functional at the time of inspection, the lack of proper fixing increases the risk of progressive damage to cabinet doors, hinges, plumbing connections, and the cabinet carcass itself. In accordance with AS 4349.1 – Inspection of Buildings, this condition is classified as a Minor Defect, as it affects serviceability and durability but does not currently pose a safety or structural risk.

Recommendation:

A qualified cabinetmaker or builder should securely fix the cabinet carcass to the wall framing and/or adjoining cabinetry in accordance with good trade practice. All fixings should be checked to ensure the cabinet is stable and adequately supported, particularly given its proximity to plumbing services.

Time frame:

Within the short term, as part of routine maintenance, to prevent further deterioration or damage to the cabinetry and associated fittings.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building: Main Building
Location: All Areas > All Areas
Finding: Severe termite damage and timber rot to external wall – unsafe condition
Information: Severe and extensive suspected termite damage in conjunction with advanced timber

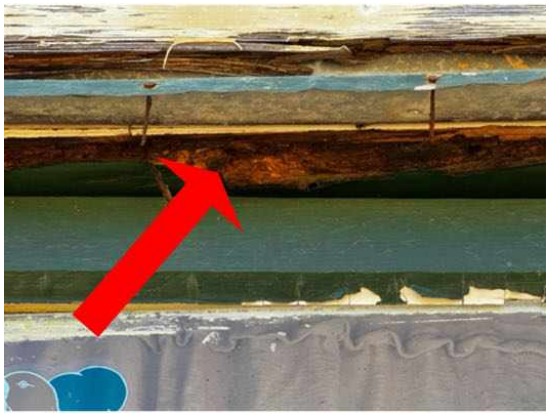
rot was observed to the external wall on the northern side of the building, most notably to the wall servicing the middle bedroom. The external weatherboard cladding in this area and other areas of the building was found to be severely deteriorated, with the damage extending into the internal wall cavity on the northern side of the building. The timber framing elements within the wall cavity were observed to be extensively damaged and structurally compromised to the point where the wall exhibited noticeable movement when moderate manual force was applied. This condition indicates a complete loss of structural capacity to this wall section and presents a serious risk of partial or full wall collapse. The affected area is therefore considered unsafe for habitation. Additional suspected termite damage was observed to other external wall areas, however these were not as advanced as the primary location described above. This condition is consistent with a Major Defect as defined under AS 4349.

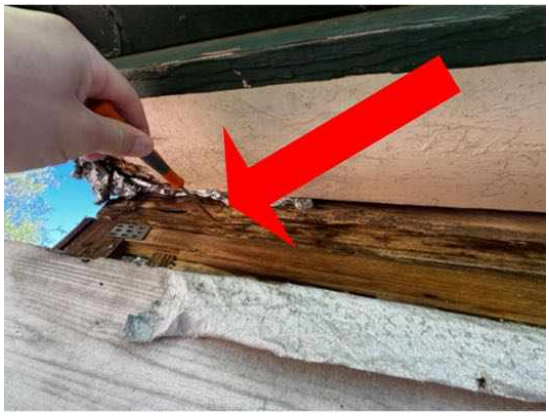
Recommendation:

Urgent action is required. The affected area should be immediately isolated and access restricted. A licensed builder and suitably qualified structural engineer should be engaged to assess the extent of structural damage and determine appropriate demolition, structural repair or rebuilding requirements. A licensed termite management professional should also be engaged to undertake a full termite inspection, identify active or dormant termite activity, and implement an appropriate termite treatment and management system in accordance with AS 3660. Any structural repairs should not proceed until termite risks have been adequately addressed.

Time frame:

Immediate – urgent safety risk requiring prompt attention.





Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Meter Box > Front
Finding:	Termite management system - no evidence of chemical installation (TP)
Information:	At the time of inspection, there was no visible evidence to suggest that a chemical termite management system has been installed or remains effective. In addition, no durable notice was observed within the electrical switchboard to identify the presence, type, or date of any termite protection measures. In the absence of identifiable termite management measures to the building perimeter, or accessible inspection zones, the dwelling cannot be confirmed as having an active termite management system. Where termite protection cannot be verified, the building is considered to be at an increased risk of termite activity. In accordance with AS 3660.2, where no termite management system is present to an existing building, the risk of concealed termite entry and infestation is significantly increased, as subterranean termites may gain access to timber building elements without early detection. For this reason, the installation of a chemical termite management system is highly recommended to reduce the risk of termite activity. A durable notice should also be installed within the electrical switchboard to clearly identify the treatment provided and support ongoing inspection and maintenance. Engagement of a licensed termite management or pest control contractor is recommended as a matter of priority to assess the site conditions, consider local termite risk, and determine the most appropriate treatment method and procedures for this property.

Finding 6.02

Building:	Main Building
Location:	Yard - Front, sides, back > All Areas
Finding:	Landscaping & vegetation - conducive conditions (TP)
Information:	At the time of inspection, landscaping elements were observed to the front, side and rear yards, including garden beds, trees, shrubs and vegetation such as small to medium trees located in proximity to the building. These conditions create an environment that may be conducive to termite activity by retaining moisture and providing potential food sources and concealed access pathways. In accordance with AS 3660.2, termite risk management for existing buildings includes consideration of environmental and site conditions surrounding the structure, as factors such as excessive moisture, mulch, garden beds, and vegetation close to the building can increase the likelihood of termite presence and concealed entry. Mulch and irrigated areas can maintain damp conditions against or near the building perimeter, while established trees and vegetation may harbour termite colonies or foraging activity that can extend toward the structure. As a result, the existing landscaping configuration is considered to increase the overall risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess the site conditions and provide advice on appropriate risk reduction measures, which may include modifying landscaping practices, managing moisture sources, and implementing or supplementing termite management measures suitable for the existing building.


Trees & vegetation
Termite conducive conditions

Finding 6.03

Building:	Main Building
Location:	Porch > Front
Finding:	Concrete paved porch are hard up against building (TP)
Information:	At the time of inspection, the concrete paved area to the front porch was observed to be constructed hard up against the building, concealing the edge of the building and footing. This condition restricts visual access to the building perimeter and limits the ability to inspect critical areas intended for early detection of termite activity. Effective termite risk management for existing buildings relies on maintaining accessible inspection zones around the structure. Where slab edges are concealed by paving or other hard surfaces, concealed termite entry paths may develop without

early warning, increasing the likelihood of undetected termite activity.

As a result, the paved area to the front porch is considered to increase the risk of concealed termite entry. It is recommended that a licensed termite management or pest control contractor be engaged to assess this area and provide advice on suitable rectification options, which may include modifying the paving to reinstate inspection access or implementing supplementary termite management measures appropriate to the existing conditions.

Finding 6.04

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Timber in or on direct ground (TP)
Information:	At the time of inspection, multiple conducive termite conditions were observed around the external areas of the building, including timber vegetable garden structures, timber planter boxes, timber retaining walls to garden beds, firewood storage located to the rear and side yards, stored timber planks to the rear and side of the property, and a dead, decaying tree trunk positioned near the front boundary. Evidence of decaying timber was also noted within the firewood stacks and in other timber materials stored around the site.

Conditions that provide timber food sources, retain moisture, or allow concealed termite activity are recognised as significantly increasing termite risk to existing buildings. Decaying and stored timber materials in contact with or close to the ground can attract subterranean termites, support ongoing foraging activity, and allow colonies to establish concealed pathways toward nearby structures without early detection.

As a result, the number and distribution of these conducive conditions are considered to substantially increase the risk of termite activity affecting the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess and manage these risks, which may include removal of decaying timber, relocation or replacement of timber elements with non-susceptible materials,

improved storage practices for firewood and timber, and implementation or review of appropriate termite management measures suited to the existing building and site conditions.





Finding 6.05

Building:	Main Building
Location:	Porch > Front Right
Finding:	Disconnected downpipe to front elevation (TP)
Information:	At the time of inspection, a downpipe servicing the front porch was observed to be not connected to a drainage system and discharging directly onto the ground. This condition promotes poor site drainage and allows ongoing water accumulation around the base of the building. Conditions that result in persistent dampness or poor drainage around a building are recognised as conducive to termite activity, as elevated moisture levels can attract subterranean termites and support concealed foraging activity toward the structure.

Uncontrolled discharge of roof water can therefore increase both moisture-related deterioration and termite risk.

As a result, the disconnected downpipe is considered to contribute to conditions conducive to termite activity. It is recommended that an appropriately qualified roof plumber be engaged to inspect all roof plumbing and ensure that downpipes are correctly connected to the stormwater drainage system, with no roof water discharged directly onto the ground.

Finding 6.06

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Subterranean termite management proposal (TP)
Information:	Based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The inspection identified several conditions that increase termite risk, including the absence of a verifiable termite management system, concealed building edges, moisture-retaining landscaping elements, in-ground timber contact, and deteriorated timber components in contact with the ground. Also, the presence of severe termite damage and advanced timber rot increase the risk of ongoing termite and timber pest activity.

It is proposed that a licensed termite management contractor undertake a detailed site assessment to determine the most appropriate post-construction termite management solution for the property, taking into account local termite pressure, soil conditions, building configuration, and existing obstructions. This assessment should inform the installation of a suitable chemical soil treatment or alternative approved management system designed to reduce the risk of concealed termite entry to the structure.

The proposed works should also include recommendations to improve ongoing termite risk management, such as reinstating or improving inspection access where practicable, managing moisture sources, addressing in-ground timber contact, and

installing a durable notice within the electrical switchboard to clearly document the type and date of any termite treatment applied. Ongoing inspections and maintenance should be scheduled in accordance with the contractor's advice to ensure the long-term effectiveness of the termite management strategy and continued protection of the building.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Timber decay & rot - Conducive conditions (TP)
Information:	At the time of inspection, severe timber decay was observed throughout the entire building. The affected areas include the weatherboard cladding, window and door frames, timber posts, and structural timber.

This condition is suspected to have developed over time due to prolonged moisture exposure and a lack of appropriate timber maintenance, allowing moisture ingress and decay to progress within the timber elements. In accordance with AS 3660.2, deteriorated and moisture-affected timber is recognised as increasing the risk of termite activity, as decayed timber can attract termites and may provide concealed access or harbourage.

As a result, these conditions are considered to present an elevated risk of ongoing deterioration and termite susceptibility. It is recommended that an appropriately qualified builder or carpenter be engaged to further assess the extent of timber decay, remove any concealed deteriorated material, and undertake suitable repairs or replacement, with consideration also given to advice from a licensed termite management or pest control contractor where termite risk is identified.






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

- Registered/Licensed Builder

- Structural Engineer

- 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

- The property is assessed to be in poor condition when compared with other buildings of a similar age. The inspection identified serious structural defects, significant safety hazards, and termite and timber pest damage. Several defects indicate advanced building movement, compromised structural elements, and potentially active or historical timber pest activity.

The extent of deterioration observed means that parts of the building are not considered safe for habitation without substantial rectification works. Urgent investigation and remedial action are required to address safety, structural integrity, and pest-related risks.

Please note that inspection limitations did apply, including restricted access to parts of the subfloor and roof space. As a result, the risk of undetected defects is considered High.

Safety Hazards
• Termite-damaged external wall to Bedroom 2 (north elevation), where the structural timber frame and cladding are extensively deteriorated and the wall can be moved by hand, presenting a risk of partial or full collapse.
• Water freely entering the subfloor during shower use. The bathroom is not safe for use.
• Unstable elevated concrete porch, with major cracking exceeding 10 mm in width and visible collapse to the side section, creating a risk of structural failure.
• Elevated timber water-tank platform in deteriorated condition, with leaning support legs and a risk of collapse under load.

Major Defects

• Extensive termite damage and timber rot affecting external walls, internal framing, timber stumps, and structural elements, particularly on the northern elevation of the building.
• Building movement, evidenced by widespread wall and ceiling cracking, binding internal doors, uneven and bouncy floors.
• Compromised timber stumps along the northern perimeter showing advanced deterioration, with limited access preventing confirmation of the condition of remaining stumps.
• Roof structure defects, including severely split rafters at ridge beam junctions that compromise roof stability and require replacement.
• Bathroom waterproofing failure, allowing water to freely enter the subfloor and contributing to timber rot and external wall deterioration.
• Leaning brick chimney on the south elevation, suspected to be affected by foundation instability and requiring monitoring and further assessment.

Minor Defects

Refer to main report for details.

Termite and Timber Pest Summary

From a termite and timber pest inspection perspective, the property presents a high risk profile.

• Confirmed termite damage to structural wall framing, weatherboards, and internal timber elements, particularly to the northern wall of the building where structural integrity has been lost.
• Severe timber rot and fungal decay to multiple timber elements, including stumps, external cladding, wall frames, and bathroom structures.
• Conducive conditions observed throughout the site, including uncontrolled water discharge from downpipes, excessive moisture at ground level, concealed building edges, and landscaping in close proximity to the structure.
• No evidence of a termite management system was identified, including the absence of a durable notice in or around the meter box.
• The combination of existing termite damage, moisture issues, and lack of termite protection significantly increases the likelihood of ongoing or future termite activity.

Recommendation Summary

• Immediate engagement of a structural engineer to assess the extent of structural failure and determine whether partial demolition or major reconstruction is required.
• Licensed pest management professional to carry out a comprehensive termite inspection, risk assessment, and implement an appropriate termite management system.
• Urgent rectification or isolation of unsafe areas, including the bathroom, severely damaged external walls, veranda structure, and elevated porch.

• Ongoing monitoring of the chimney, floors, and structural movement if the building is retained.

Time Frame

Immediate. Several defects represent serious safety and structural risks and should be addressed without delay. Continued occupation without rectification may pose health and safety risks to occupants.

For further information, advice and clarification please contact Barry Hasturk on: 0419 200 040

Section D Significant Items

The following items were noted as - For your information

Noted Item

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











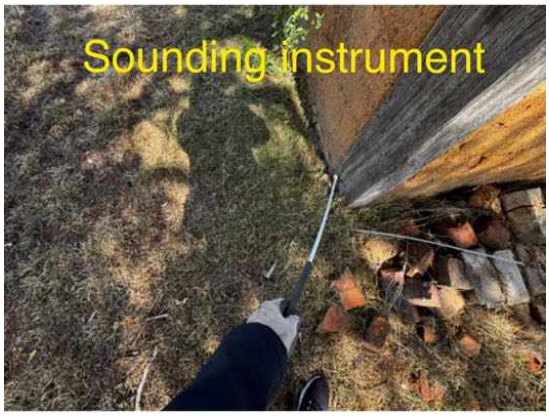


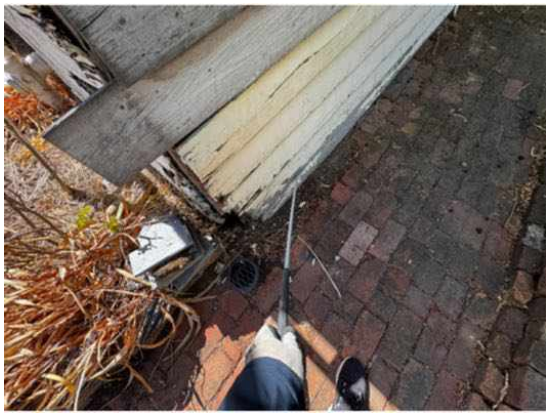


Noted Item

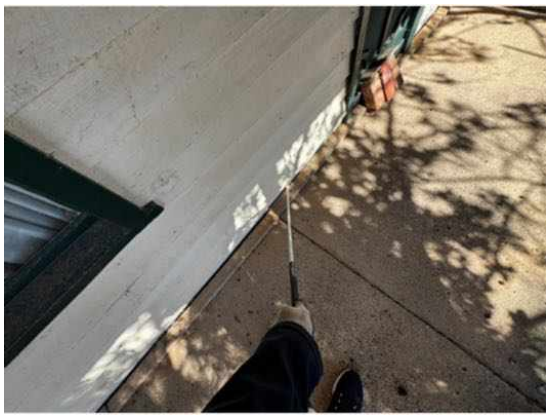
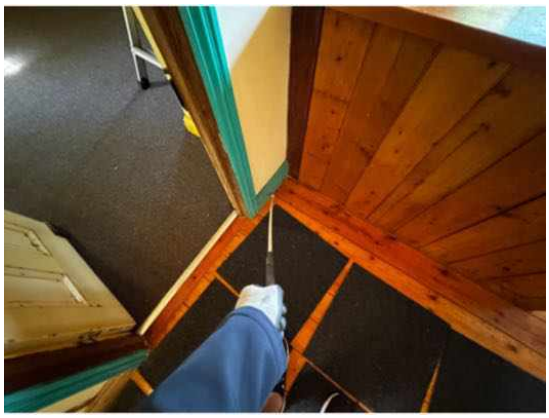
Building:	Main Building
Location:	All Areas > All Areas
Finding:	Termite investigation techniques (TP)
Information:	All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity. No evidence of termite activity was identified within the interior of the dwelling at the time of inspection. However, evidence of termite damage was found to the exterior and wall cavities of the building. In an attempt to identify concealed or hidden timber pest activity, a range of inspection techniques were adopted. These included the use of a moisture meter to assess susceptible areas, sounding of timber elements using a handheld probing device, and visual assessment of materials for signs commonly associated with termite activity. These signs include moisture-related deterioration, deformation of timber, termite mud leads or bridging, and irregular or regular shaped holes within timber elements that may indicate pest-related damage. It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, and fixed cabinetry such as bathroom fit-offs, can conceal termite activity and limit the effectiveness of visual inspection. As a result, the absence of visible evidence at the time of inspection does not eliminate the possibility of concealed termite activity within inaccessible or obstructed areas of the building.

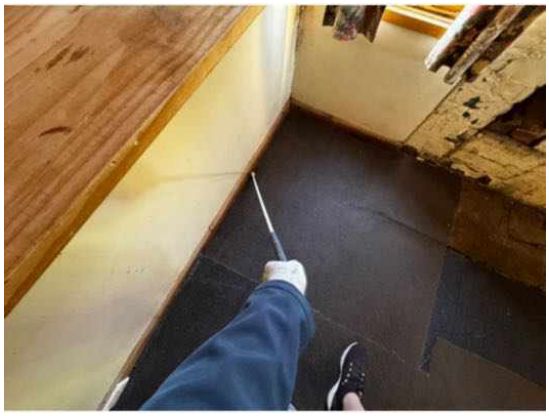

Moisture meter

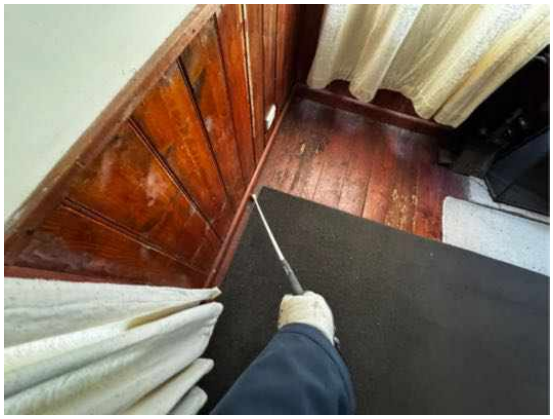

Sounding instrument

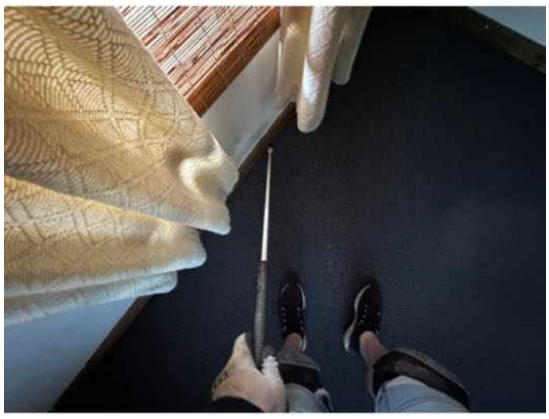


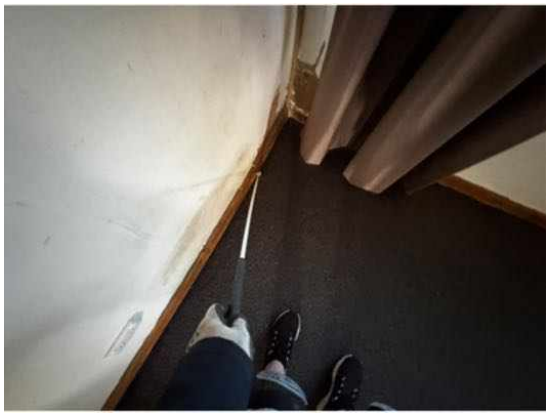


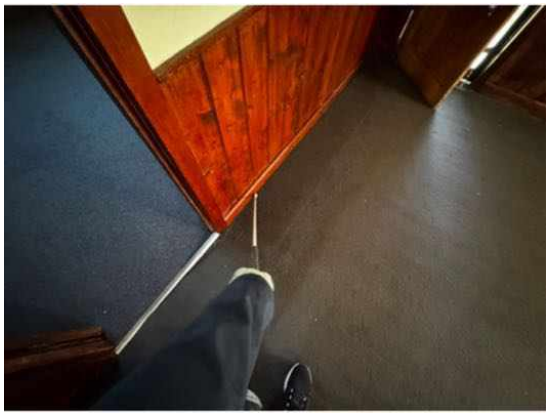
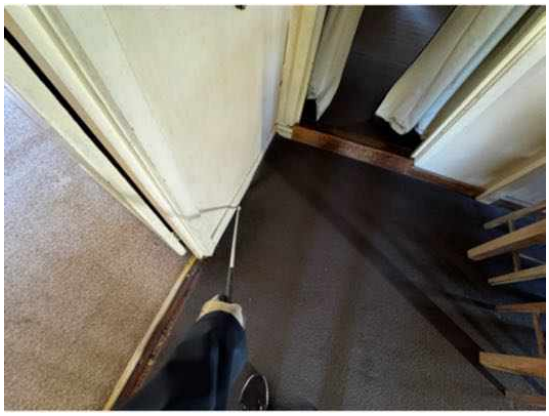
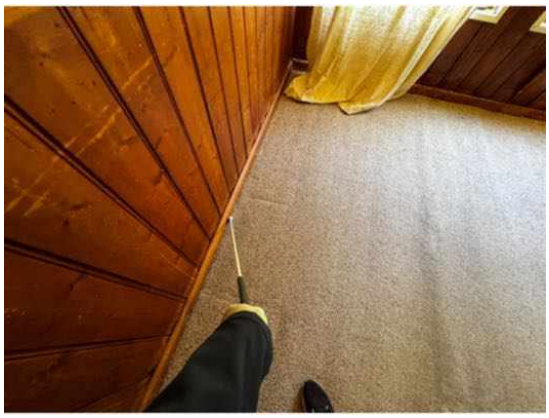
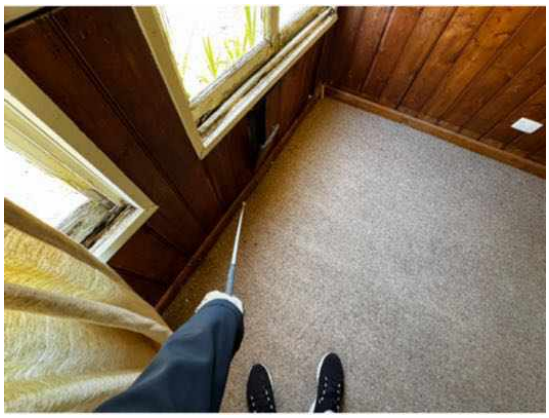
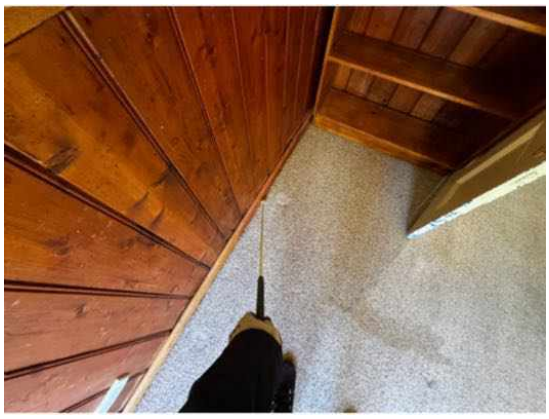
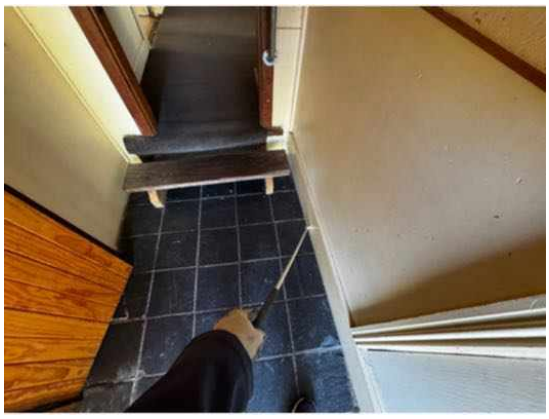



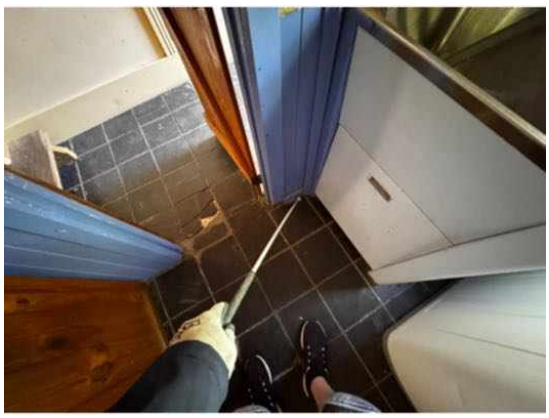


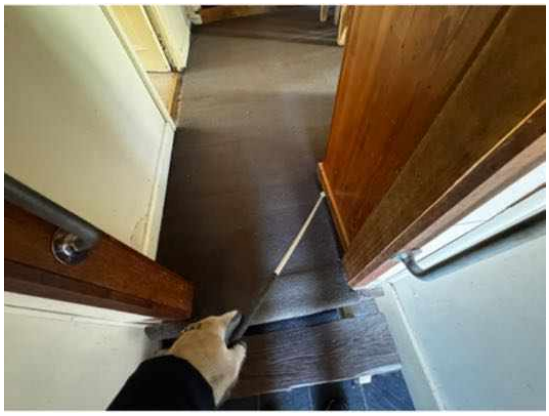


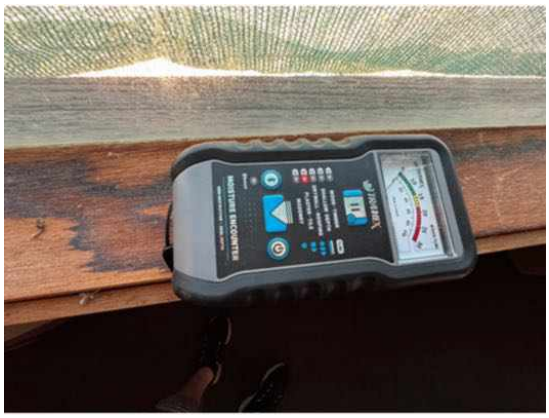


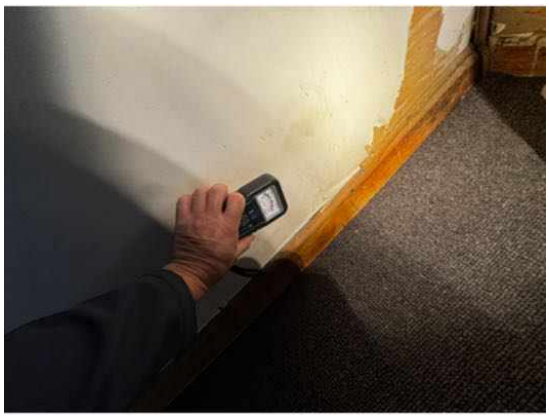










Definitions to help you better understand this report

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.