Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Wed, 21 Jan 2026

Property Address: 1 Harcourt Ave, Frankston South VIC 3199, Australia

Contents

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

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

Original Inspection Date: Wed, 21 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1 Harcourt Ave, Frankston South VIC 3199, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Bradley Trainor Ph: 0414 346 542 Email: Langwarrin@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Langwarrin
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Company Contact Numbers:	0414 346 542

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in Fair condition with safety hazards 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, Detached
Company or Strata title	No
Floor	Suspended Timber Frame, Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Garage, Carport
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, External Joinery, Fascias, Internal Joinery, Skirting Boards, Window Frames, Stair Railing, Staircase
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond), Flat
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Weatherboards
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

- The Site

- Roof 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:

- Roof Void due to lack of access.

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

Obstructions and Limitations

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

- Debris or rubbish

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Decking

- Duct work

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Landscaping

- Stored items

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

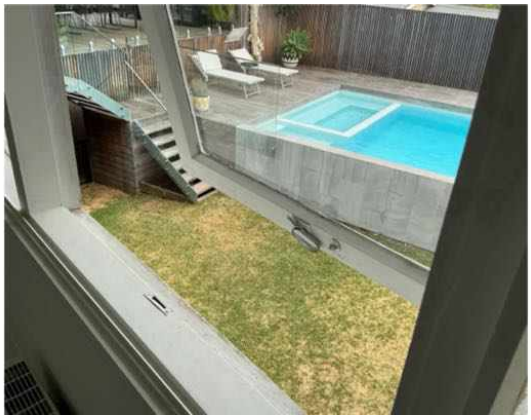
Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Upper windows
Finding:	Upper floor windows open too far
Information:	The inspection identified that the upper-floor windows in this double-story property do not meet the safety guidelines for openable windows in elevated spaces. Specifically, these windows open wider than the maximum allowable width of 125mm, creating a potential fall hazard. Openable windows in elevated spaces must be restricted in their opening width or fitted with barriers to prevent accidental falls. Installing restrictors or compliant barriers will enhance safety and ensure the property adheres to Australian safety standards, providing a safer environment for all occupants, particularly young children.



Finding 1.02

Building:	Main Building
Location:	Balcony
Finding:	Balustrade - Suspected Non-Compliance
Information:	Part of the balustrade to the patio facilitates climbing with a horizontal ledge and garden beds, creating a potential fall hazard particularly for children.
	As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.
	Some changes to the building regulations are made to ensure the safety of all

inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.

Finding 1.03

Building:	Main Building
Location:	Shed
Finding:	Suspected asbestos - damaged sheeting
Information:	Damage was noticed to the cladding to the right hand side of the shed.

Broken or deteriorated, asbestos cement sheeting poses a higher risk than intact material, as disturbance can result in the release of airborne asbestos fibres.

If the material does contain asbestos, broken or disturbed cement sheeting may release asbestos fibres, which pose a serious health risk if inhaled. Long-term exposure to airborne asbestos fibres has been linked to severe illnesses, including asbestosis, lung cancer and mesothelioma.

Do not disturb the damaged cladding. Restrict access to the affected area where possible. Do not attempt repairs or removal without appropriate controls in place. Any works involving the material should comply with WorkSafe Victoria and EPA Victoria require requirements. Removal must be carried out by a licensed asbestos removalist in accordance with Victorian regulations.

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

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

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

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

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Tap - Water hammer
Information:	The tap to the downstairs bathroom shower 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 3.02

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

Finding 3.03

Building:	Main Building
Location:	Driveway and pathways
Finding:	Driveway Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)

Information:

Fine cracks were identified in the driveway and pathways 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.

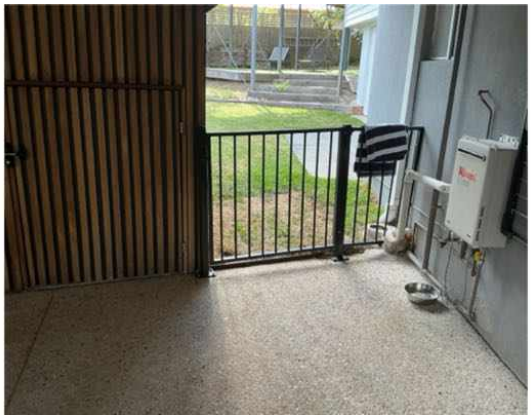
Finding 3.04

Building: Main Building
Location: Carport
Finding: Gate latch loose

Information: The latch to the back gate was found to be loose and needs adjustment at the time of inspection.

Repair is advised to improve the operational state of the associated gate.

A qualified carpenter or general handyman should be appointed to repair at the client's discretion.



Finding 3.05

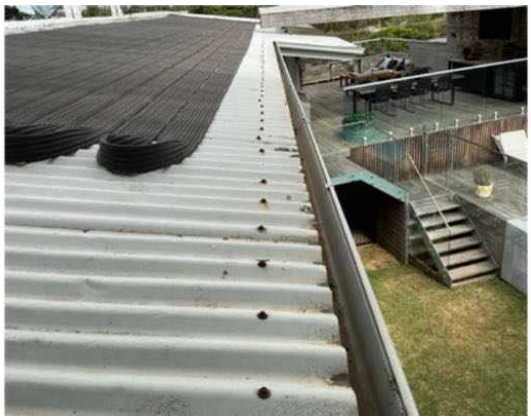
Building: Main Building
Location: Yard - Back
Finding: Cracked/missing grout to tiles
Information: Missing grout in the pool tiles was evident at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the building but could also be to poor installation of the tiles in the first place.

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

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

Finding 3.06

Building:	Main Building
Location:	Roof Exterior
Finding:	Fixings rusted/deteriorated
Information:	Rusting and deteriorating fixings to the exterior roof was noticed on inspection. Rusting/deteriorating fixings can happen over a period of time or if incorrect fixings are used. Recommend engaging a plumber to replace fixings to reduce the risk of water penetration and further deterioration as soon as possible.









Finding 3.07

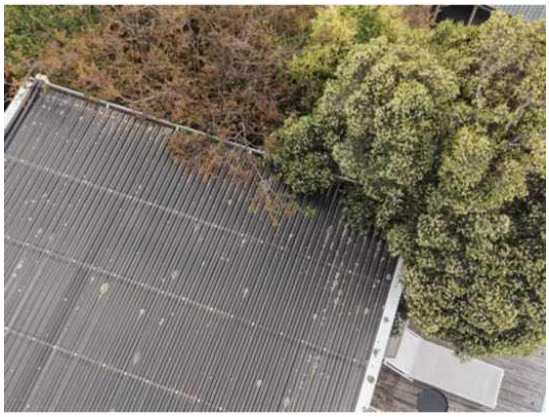
Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters -Partially Blocked with debris
Information:	It was noticed on inspection that some of the gutters were partially blocked with debris. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages.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

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

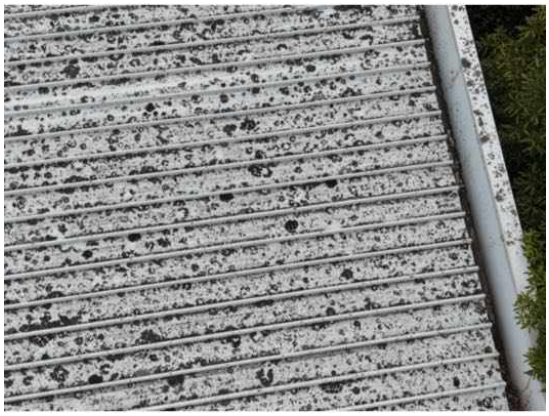
Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be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

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







Finding 3.08

Building: Main Building
Location: Yard - Back
Finding: Loose paving
Information: Some of the pavers to the rear steps are coming loose/cracked. This is likely a result of expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Recommend engaging a landscaper to repair/replace the pavers at the owners discretion to reduce the risk of further deterioration.

Finding 3.09

Building: Main Building
Location: Yard - Back
Finding: Grouting deterioration
Information: The exterior grout in this area is deteriorating and calcifying.

Deterioration of grout joints reduces the effectiveness of the tiled surface in preventing water ingress.

Damaged or missing grout allows moisture to penetrate below the tiled surface.

Prolonged moisture ingress can compromise the waterproofing membrane, lead to leaks into adjoining parts of the building and cause damage to the building structure.

The condition observed indicates that the waterproofing system may be at risk of failure if not rectified.

Recommend engaging a licensed tiler or waterproofing contractor to remove and replace defective grout and sealants as soon as possible.

Finding 3.10

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

Finding 3.11

Building:	Main Building
Location:	Ensuite - Master
Finding:	Ensuite-Shower screen leaking
Information:	Leaking was evident to the ensuite shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of minor impact damage to the shower screen or general ageing of the building elements. Leaking from the shower screen, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

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

Finding 3.12

Building:	Main Building
Location:	Ensuite - Master
Finding:	No Shower screen
Information:	No shower screen fitted to the bathroom.

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

Appointment of a shower screen installer is required to install a shower screen to the shower area. Such works should be performed as soon as possible to ensure that no damage occurs.

Finding 3.13

Building:	Main Building

Location:	Bathroom
Finding:	No Shower screen
Information:	No shower screen fitted to the bathroom.

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

Appointment of a shower screen installer is required to install a shower screen to the shower area. Such works should be performed as soon as possible to ensure that no damage occurs.

Finding 3.14

Building:	Main Building
Location:	Bathroom
Finding:	Tap - Loose
Information:	The tap in the bathroom has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Finding 3.15

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

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

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

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

Finding 3.16

Building:	Main Building
Location:	Various parts of the building
Finding:	Doors/windows, gate and cabinets required maintenance
Information:	Some of the doors, windows cabinets and gate to the building require some maintenance to make them operate more smoothly. This can happen overtime with deterioration or lack of maintenance. Recommend engaging a carpenter to repair/maintain at the owners discretion.

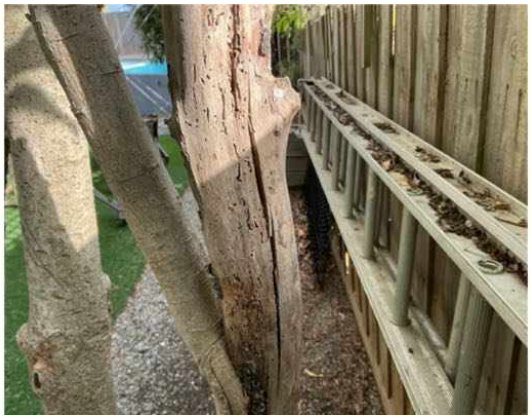
Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

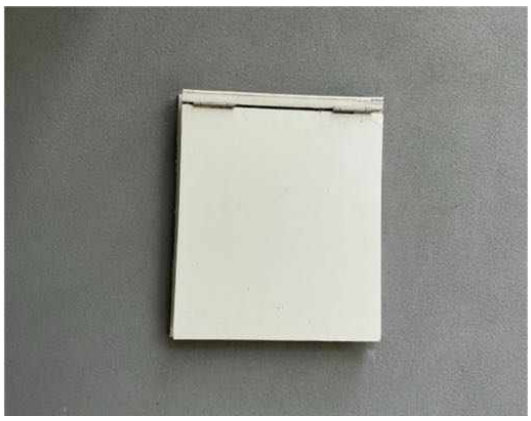
Building:	Main Building
Location:	Yard - Back
Finding:	Trees termite damage
Information:	Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected these trees in the rear yard. This damage is considered to be inactive and is minor in nature. Recommend engaging a pest controller for an invasive investigation on the trees and to install a termite barrier immediately. It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is only considered to be superficial.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External Areas
Finding:	No Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building:	Main Building
Location:	Shed
Finding:	Exterior roof - Insufficient fall
Information:	It was identified that the shed roofing structure has an insufficient fall or angle, which prevents effective water drainage and parts are starting to rust. This defect increases the risk of water pooling on the roof surface and may lead to various secondary building defects including.

Material deterioration, prolonged water exposure can accelerate the breakdown of roofing materials and attract termites and other pests.

Leaks, water accumulation may penetrate joints or seams leading to leaks that could damage internal structures.

Corrosion, metal components of the roofing structure and associated building materials may corrode overtime due to prolonged exposure to moisture.

The angle of the roof is currently inadequate to facilitate the efficient flow of rainwater into the roof plumbing system. If left on addressed these issues will likely worsen overtime leading to more extensive structural damage and costly repairs.

Recommendations

Engage a registered building contractor to assess the roofing structure (potentially including structural changes to the roof)and provide a quotation for rectification works. Modify the roof angle to meet the required minimum fall for proper drainage insuring compliance with relevant building standards and codes. Inspect roof plumbing systems to confirm they are correctly installed and functioning efficiently in conjunction with the roof modifications.

Finding 6.03

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

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

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

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

Finding 6.04

Building: Main Building
Location: Shed
Finding: Downpipe - Rusted or corroded
Information: The shed down pipe shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

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

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

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

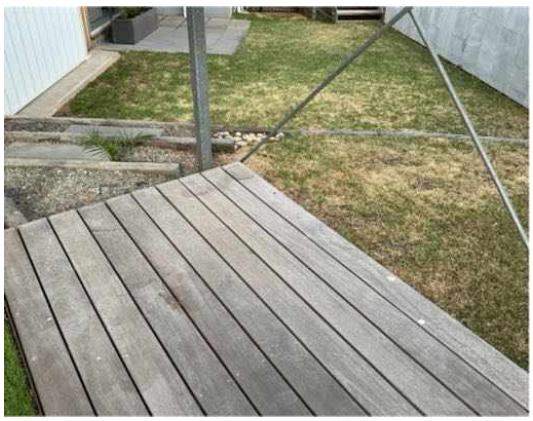
Finding 6.05

Building: Main Building
Location: Yards
Finding: Site drainage - poor/inadequate

Information: The site drainage to parts of the yards was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. Excessive moisture will attract termites.

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

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



Finding 6.06

Building: Main Building

Location: All External Areas

Finding: Bridging attachments to buildings

Information: Bridging occurs when items agaist a buiding provide a concealed entry point for termites into the building or by passing around a termite managment system.

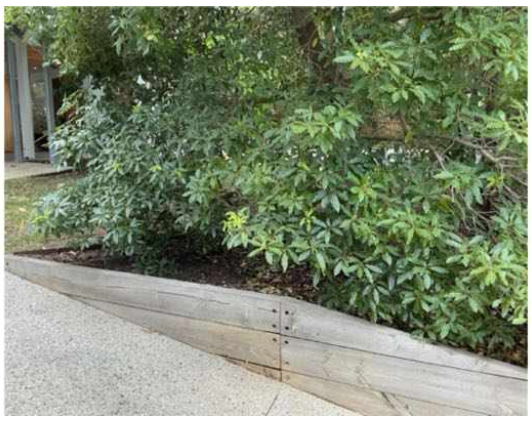
Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the oppurtunity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

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

Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.








Finding 6.08

Building:	Main Building
Location:	Yards
Finding:	Tree roots/stumps and timbers - external area
Information:	Tree roots/stumps and timbers to 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 or stumps 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 6.09

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower base- Water pooling
Information:	Evidence of water pooling around the floor waste in the ensuite bathroom shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles. This pooling is minor overall but is still considered unsatisfactory, as standard practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to termites and mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works. Recommend engaging a tiler to rectify to reduce the risk of further deterioration as soon as possible.

Finding 6.10

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower alcove - Water pooling
Information:	Evidence of water pooling around the alcove area was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower tiles. This pooling is minor overall but is still considered unsatisfactory, as standard practices would not permit this situation to occur. Pooling water can create conditions that are conducive to termites and mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works. Recommend engaging a tiler to rectify to reduce the risk of further deterioration as soon as possible.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Windows - Wood rot
Information:	Wood rot was found to be affecting parts of the external windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.




Finding 7.02

Building:	Main Building
Location:	Shed
Finding:	Window - Wood rot
Information:	Wood rot was found to be affecting parts of the shed window. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.

Finding 7.03

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

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

Finding 7.04

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

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

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

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




Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

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

D5 Conclusion - Assessment of overall condition of property

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

There was evidence of timber pest activity to trees in the rear yard at the time of inspection.
Highly susceptible to timber pests. A termite treatment is required.

Safety hazard 1
The inspection identified that the upper-floor windows in this double-story property do not meet the safety guidelines for openable windows in elevated spaces. Specifically, these windows open wider than the maximum allowable width of 125mm, creating a potential fall hazard. Openable windows in elevated spaces must be restricted in their opening width or fitted with barriers to prevent accidental falls. Installing restrictors or compliant barriers will enhance safety and ensure the property adheres to Australian safety standards, providing a safer environment for all occupants, particularly young children.

Safety hazard 2
Part of the balustrade to the patio facilitates climbing with a horizontal ledge and garden beds, creating a potential fall hazard particularly for children.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.

Safety hazard 3
Damage was noticed to the cladding to the right hand side of the shed.
Broken or deteriorated, asbestos cement sheeting poses a higher risk than intact material, as

disturbance can result in the release of airborne asbestos fibres.

If the material does contain asbestos, broken or disturbed cement sheeting may release asbestos fibres, which pose a serious health risk if inhaled. Long-term exposure to airborne asbestos fibres has been linked to severe illnesses, including asbestosis, lung cancer and mesothelioma.

Do not disturb the damaged cladding. Restrict access to the affected area where possible. Do not attempt repairs or removal without appropriate controls in place. Any works involving the material should comply with WorkSafe Victoria and EPA Victoria require requirements. Removal must be carried out by a licensed asbestos removalist in accordance with Victorian regulations.

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

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

carried out. A re-inspection is recommended once the areas are made accessible.






Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations -no access roof cavity
Information:	The roof cavity was inaccessible at the time of inspection due to no access hole which impeded the inspection of the roof cavity of the main building. This obstructions can hide an array of defects and it is highly recommended that an access hatch be constructed to allow full inspection to be carried out. A re inspection is recommended once the area is made accessible.

Noted Item

Building:	Main Building
Location:	Eaves and meter box
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.
	As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.
	In the interim, the client is advised to act with caution, especially when considering any damage to building materials, general wear and tear,renovations, extensions, demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

Building:	Main Building
Location:	Yards
Finding:	large trees near property
Information:	Some large trees are growing near the structure. Tree roots can cause major foundation and plumbing related issues. Recomend engaging an arborist to further investigate and advise on the severity of the root systems and any rectification works that may be required to reduce the risk of property damage and deterioration.






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.