Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Mar 2026

Property Address: 14A Eastern Arterial Rd, St Ives NSW 2075, 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: Tue, 3 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	14A Eastern Arterial Rd, St Ives NSW 2075, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

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

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

- This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected

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

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

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	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Concrete, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Fence - Perforated Materials / Wire Mesh, Footpath, Garage, Water Tanks, Shed
Other Timber Bldg Elements	Architraves, Door Frames, External Joinery, Fascias, Internal Joinery, Doors, Skirting Boards, Window Frames
Roof	Tiled, Pitched
Storeys	Single
Walls	Light Weight Wall Clad, Brick Veneer, Full Brick
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Slab

- Stumps

- 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:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Ceiling linings

- Debris in gutters

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Gutter Guards

- Insulation

- Lack of clearance - subfloor

- Overhanging vegetation

- Pipework

- Roof framing - not trafficable

- Sarking

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Bedroom - Master, Living Room
Finding:	Window - Cracked
Information:	Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Both Bathrooms, Laundry
Finding:	Excessive Moisture - Waterproofing Failed
Information:	At the time of inspection, high moisture meter readings were recorded at the base of the bathroom wall, indicating that the waterproofing system has failed and is no longer performing as intended. The presence of excess moisture suggests ongoing water penetration behind wall finishes, which poses a risk of structural damage, timber decay, tile debonding, and potential mould development if left unresolved. This issue is categorised as a major defect, as the failure of waterproofing compromises the integrity of the bathroom structure and requires specialist attention. It is strongly recommended that the client engage a licensed plumber to assess and rectify any plumbing-related causes contributing to moisture ingress, followed by a qualified waterproofing specialist to remove affected finishes, repair damaged substrates, and reinstate a compliant waterproofing system to current standards.

Finding 2.02

Building: Main Building

Location: All Areas

Finding: Excessive Moisture Throughout Internal Walls

Information: At the time of inspection, elevated moisture readings were recorded to multiple internal wall areas throughout the dwelling using a moisture meter. Readings were noted to be significantly high in several locations, particularly along lower wall sections and adjacent to external walls and window areas.

The property was reported by the real estate agent to have been vacant and closed for an extended period. Lack of ventilation in unoccupied homes can contribute to moisture build-up and condensation internally. However, additional contributing factors were observed externally and within the subfloor area. These include deteriorated roof mortar, gutters filled with debris, evidence of water ponding to eaves areas, inadequate surface drainage around the perimeter of the dwelling, and inadequate subfloor drainage. Poor drainage within the subfloor can allow moisture to accumulate beneath the dwelling, contributing to rising damp conditions and elevated moisture readings internally.

Prolonged elevated moisture levels can result in paint deterioration, mould growth, material breakdown and potential timber decay if not addressed.

The client is advised to:

• Engage a licensed roofer to inspect the roof covering and ridge capping mortar and carry out necessary repairs and/or resurfacing works.

• Arrange for thorough cleaning of all gutters and ensure ongoing regular maintenance.

• Improve surface drainage around the dwelling and rectify subfloor drainage issues to prevent water accumulation beneath the structure.

• Consider installation of mechanical subfloor ventilation to improve airflow and reduce moisture build-up beneath the dwelling.

• Repaint affected internal areas once above sources have been rectified.

• Increase ventilation internally by opening windows periodically to allow airflow through the home.

• Engage a qualified damp-proofing or moisture specialist to further assess and provide recommendations for rectification if moisture levels remain elevated after external issues are addressed.

Addressing both the building envelope defects, subfloor conditions and ventilation improvements will be necessary to reduce moisture levels within the property.


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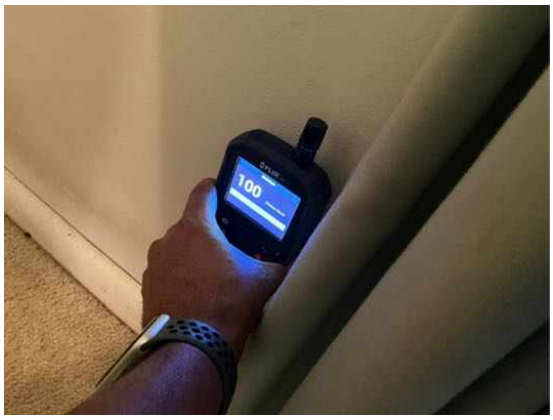
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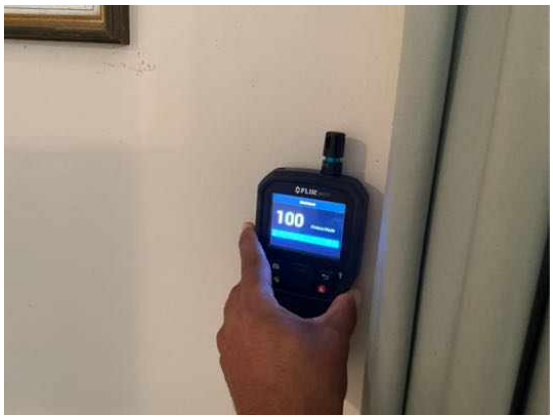
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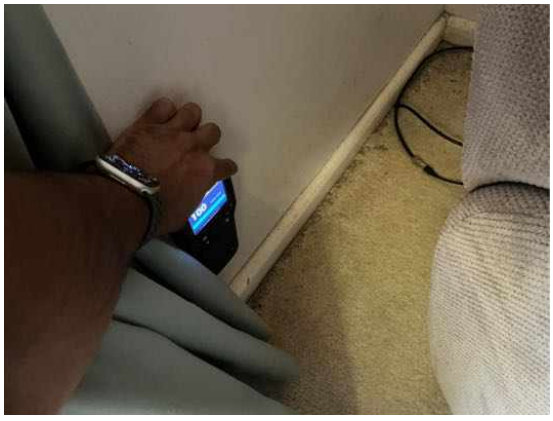


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Finding 2.03

Building:	Main Building
Location:	Driveway
Finding:	Uneven Concrete Driveway Sections
Information:	At the time of inspection, sections of the concrete driveway were noted to be significantly uneven, with differential movement between adjoining slabs. The affected areas present visible height variation and displacement, which may pose a trip hazard and could potentially worsen over time if ground movement continues. Uneven driveway slabs can occur due to soil movement, inadequate compaction, tree root activity, or long-term settlement. If not addressed, further movement may lead to cracking, water ponding and additional deterioration of the concrete surface.

The client is advised to engage a qualified concrete specialist to inspect the driveway and provide a quotation for rectification works, as repairs to concrete driveways can be costly depending on the extent of movement and the method of repair required.

Possible rectification options may include:

• Concrete grinding in minor cases where height variation is minimal.

• Slab lifting or pressure grouting (also known as mudjacking) to re-level sunken sections.

• Polyurethane foam injection levelling systems.

• Removal and replacement of affected concrete sections where movement is significant or ongoing.

A specialist assessment will determine the most appropriate and cost-effective solution.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Yard - Front
Finding:	Inadequate Site Drainage - Exterior Areas
Information:	At the time of inspection, inadequate site drainage was observed around the perimeter of the building, which can lead to water pooling and insufficient runoff management.

This condition may result in moisture being absorbed by the foundation or lower walls, potentially leading to rising damp, cracks in brickwork, erosion of the soil around the building, or structural issues over time. Water pooling can also create ideal conditions for mould growth, contribute to the deterioration of exterior materials, and act as conducive conditions for termite activity, as termites are attracted to areas with elevated and persistent moisture levels.

It is recommended that proper site drainage be installed, such as redirecting water flow away from the building or incorporating drainage systems, to prevent further damage and ensure the long-term stability of the structure.

To address the inadequate site drainage, a qualified landscaper or drainage specialist should be engaged to design and install appropriate drainage solutions, such as grading the ground away from the building or installing French drains, surface drains, or downspout extensions. If more complex issues are present, such as damage to the foundation or moisture entering the walls, a structural engineer may need to assess the situation, and a builder may be required for repairs.

Finding 3.02

Building:	Main Building
Location:	Garage
Finding:	Water Pooling
Information:	At the time of inspection, the external surface drain located in front of the garage was observed to be completely blocked. As a result, stormwater is unable to discharge effectively, leading to water pooling into the garage.

Evidence of standing water was noted within the garage, indicating that the blocked

drain is contributing to internal flooding during rainfall events. Prolonged water exposure can lead to deterioration of internal finishes, damage to stored items, and potential moisture-related issues to surrounding building elements.

It is recommended that a licensed plumber be engaged to clear the blocked drain and inspect the associated stormwater line to ensure it is free-flowing and functioning as intended. Ongoing maintenance and regular clearing of surface drains is also advised to prevent recurrence.

Finding 3.03

Building:	Main Building
Location:	Garage
Finding:	Areas - Not Sealed
Information:	At the time of inspection, certain areas were found to be unsealed, which may allow moisture ingress, pest entry, or air leaks. Gaps and unsealed sections can contribute to deterioration over time and reduce the overall integrity of the structure. It is recommended to seal the affected areas to prevent potential damage and ensure better protection against environmental factors.

Finding 3.04

Building:	Main Building
Location:	Garage
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.
	To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.
	Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.

Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Carpet - Buckling, Stained & Damaged
Information:	At the time of inspection, the carpet was noted as stained in several areas and also

showing signs of buckling, creating uneven surfaces. Some damaged areas were also noted. These conditions detract from the overall appearance of the flooring and may present a trip hazard if left unaddressed.

It is recommended that a professional carpet cleaner be engaged to treat and clean the stained areas. In addition, a qualified carpet specialist should be engaged to re-stretch or otherwise repair the carpet to eliminate the buckling and restore a safe, even surface. A client is advised to to get quotations on new carpet which can be expensive.

Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Sealant/Grouting - Missing or Damaged
Information:	At the time of inspection, areas of missing and/or deteriorated sealant and grout were noted in this area. This condition can allow water to penetrate behind finishes, which may lead to moisture ingress, deterioration of waterproofing membranes, mould growth, and potential leaks into adjoining areas over time. If left unaddressed, this may result in costly repairs and hidden water damage.

It is recommended that a licensed plumber (or suitably qualified tradesperson experienced in wet area sealing) be engaged to assess the affected areas and

reinstate compliant waterproof sealant and grout as required, ensuring all junctions are properly sealed to prevent further water ingress.

Finding 3.07

Building:	Main Building
Location:	Ensuite - Master
Finding:	Peeling Paint - Bathroom
Information:	During the inspection, it was observed that the paint in the bathroom is peeling in several areas.

This peeling paint could be indicative of underlying issues such as moisture intrusion or inadequate surface preparation prior to painting. If left unaddressed, it can lead to further deterioration of the paint and potential damage to the underlying wall surfaces. It is recommended that the affected areas be properly assessed and repaired, including addressing any moisture sources, before repainting to ensure a durable and aesthetically pleasing finish. Regular maintenance of painted surfaces is essential to prevent similar issues in the future.

The client is advised to engage services of a professional painter to fix the issue.

Finding 3.08

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

Finding 3.09

Building: Main Building
Location: Bedroom 2
Finding: Door(s) - Binding/Jamming
Information: At the time of inspection, it was noted that the door was binding or jamming in this area.

Several factors could contribute to this issue, including swelling due to moisture, which can cause wooden doors to expand and fit tightly in the frame. Misaligned or loose hinges may also result in the door sagging or becoming misaligned, making it difficult to close. Over time, wooden doors may warp due to fluctuations in temperature or humidity, leading to improper closure.

It is recommended that a qualified carpenter or handyman be engaged to carry out the necessary repairs to ensure proper door operation.

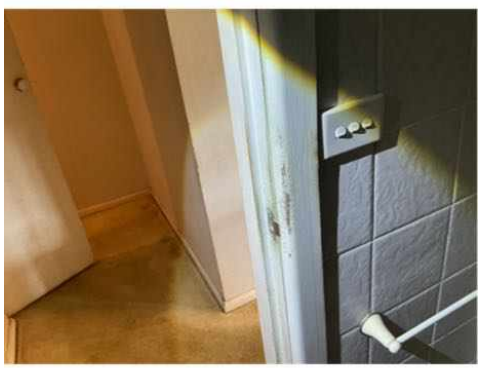
Finding 3.10

Building: Main Building
Location: Hallway
Finding: Exhaust - Return Air - Needs Cleaning
Information: Upon inspection, it was noted that the return air exhaust is significantly dirty. The

accumulation of dust and debris on the exhaust grill suggests it has not been cleaned for an extended period. This condition can impair the efficiency of the HVAC system, potentially leading to reduced air quality and increased energy consumption. It is recommended to have the return air exhaust cleaned professionally to ensure optimal performance and maintain a healthy indoor environment. It is always recommended to get the HVACs serviced regularly.

Finding 3.11

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



Finding 3.12

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Cabinetry – General Wear and Tear
Information:	At the time of inspection, general wear and tear was noted to the kitchen cabinetry, including surface scuffing, edge deterioration and aged finishes. These conditions are consistent with normal use over time; however, deterioration to protective surfaces can allow moisture penetration and further damage if left unaddressed. While the defects are not considered structurally significant at this stage, rectification or refurbishment may be required to restore functionality and improve overall appearance. It is recommended that a kitchen renovation specialist or a qualified carpenter be engaged to assess the cabinetry and advise on suitable repair, resurfacing, or replacement options as required.

Finding 3.13

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Exhaust - Not Extracted Outside
Information:	It was noted at the time of inspection, the kitchen exhaust has not been vented outside.

If the kitchen exhaust fan is not vented to the outside, several issues can arise. The primary concern is that it will recirculate air back into the kitchen rather than removing it, leading to a buildup of moisture, heat, and cooking odors. This can create an unpleasant living environment and may contribute to the growth of mold and mildew due to increased humidity. Additionally, grease particles and other contaminants will not be effectively removed, potentially causing residue buildup on kitchen surfaces and appliances, which can be difficult to clean and may pose a fire hazard over time. Proper ventilation is crucial to maintain air quality, ensure safety, and preserve the condition of the kitchen and home.

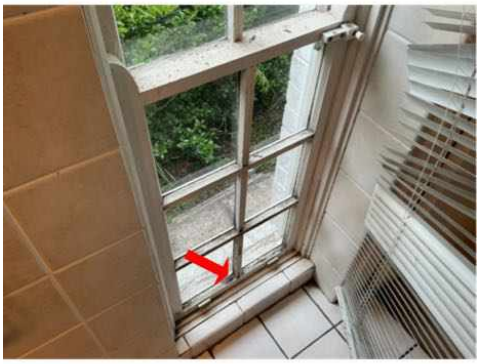
Client is advised to hire a qualified electrician to get a quote of installation and install it as soon as possible.

Finding 3.14

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

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

Consider hiring a window specialist or carpenter to fix or replace the window or getting a quotation from a Painter if the windows can be repainted.



Finding 3.15

Building:	Main Building
Location:	Laundry
Finding:	Laundry Tap Leak & Inadequate Sealing to Vanity
Information:	At the time of inspection, the laundry tap was observed to be leaking from the top when in operation. Ongoing leakage from the tap can result in water running down the wall and cabinetry, contributing to moisture damage and deterioration of surrounding finishes.

It was also noted that there is no adequate seal between the vanity unit and the adjoining wall. Due to the absence of proper sealing, water is able to track down behind and beneath the sink cabinet, as evidenced by moisture staining and deterioration within the cupboard area below. Prolonged exposure to moisture may lead to swelling of cabinetry, mould growth and potential damage to adjoining materials.

The client is advised to engage a licensed plumber to repair the leaking tap. If the tap cannot be effectively repaired, replacement is recommended. In addition, the junction between the vanity and the wall should be properly sealed with a suitable waterproof sealant to prevent further water ingress.

Finding 3.16

Building:	Main Building
Location:	Living Room
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

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

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

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

Finding 3.17

Building: Main Building

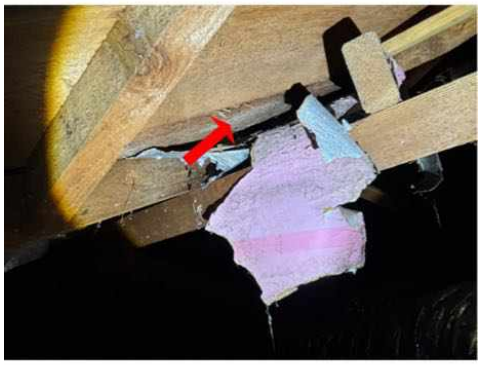
Location: Roof Void

Finding: Sarking - Damaged

Information: Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered roofer should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



Finding 3.18

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

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

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

Finding 3.19

Building:	Main Building
Location:	Porch

Finding: Tiles Coming off & Deteriorating Sealant/Grout

Information: At the time of inspection, sections of tile were noted to be coming loose, with missing or deteriorated grout and sealant in the affected area. This condition may allow water to penetrate beneath the tiles, leading to potential moisture damage, mould growth, or further tile displacement. Rectification by a qualified tiler is recommended to resecure the loose tiles and reapply grout to restore the integrity of the surface.

Finding 3.20

Building: Main Building

Location: Eaves

Finding: Eaves - Water Ingress (Debris Above)

Information: At the time of inspection, bubbling was noted on the eaves lining, which appears to have been caused by previous water ingress from the roof area above. The gutters in this section were observed to be blocked with debris, restricting proper water flow and likely contributing to the moisture damage seen. If not addressed, trapped moisture can lead to deterioration of the eaves material, staining, or mould growth over time.

It is recommended that the gutters be thoroughly cleaned to prevent further water overflow and that the affected eaves area be repaired and repainted once dry. A lawn maintenance company should be engaged for ongoing gutter cleaning, and a qualified roofer or painter should inspect and rectify any moisture damage to restore the integrity of the eaves.

Finding 3.21

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

and clear the gutters, ensuring proper drainage. In addition, a gutter guard specialist should be engaged to repair or replace the damaged gutter guards to restore adequate protection and prevent recurring blockages.

Finding 3.22

Building:	Main Building
Location:	All Areas
Finding:	Roof Tiles - Weathered, Mortar, Cracked & Slippage Identified
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of tiles have come loose in the valleys and cracking of mortar is also present. Re-pointing and re-sealing the tiles may be considered as an interim solution by the client to help preserve and extend the life span of the tiles. Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

The client is advised to engage services of a professional roofer for further consultation.

Finding 3.23

Building:	Main Building
Location:	Hallway
Finding:	Stains (Dry) - Wall
Information:	At the time of inspection, stains were noted on the internal wall surfaces; however, the areas were dry and no active moisture ingress was detected. These stains are likely the result of a previous moisture event, such as an historic roof leak or past water penetration during heavy rain, which may have since been repaired. The affected areas appear cosmetic at this stage, but the client is advised to monitor the walls over time, particularly after periods of heavy rainfall, and if staining worsens or moisture reappears, a roofing or waterproofing specialist should be consulted to further investigate. Repainting may be considered once it is confirmed that the issue is no longer active.

Finding 3.24

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Site Drainage - Inadequate
Information:	At the time of inspection, inadequate site drainage was observed under the subfloor, allowing water to accumulate and fail to drain effectively, creating a hazardous condition. This is a common defect in houses constructed on brick stumps, where poor site grading and limited subfloor ventilation can contribute to ongoing moisture retention. The resulting water pooling may lead to structural deterioration from prolonged dampness, mould and mildew growth, and create conditions conducive to termite activity. These issues can also impact indoor air quality and pose safety risks to occupants. The client is advised to engage a licensed plumber or builder experienced in drainage and foundation work to assess and implement suitable solutions, such as improving site grading, installing appropriate drainage systems, and enhancing moisture barriers. In addition, the installation of mechanical subfloor ventilation is recommended to improve air circulation, assist with moisture control, and reduce the risk of ongoing damp-related issues.

Finding 3.25

Building:	Main Building
Location:	Subfloor
Finding:	Subsidence - Brick Stump/Pier
Information:	At the time of inspection, one of the brick stumps supporting the subfloor structure was observed to be uneven and out of plumb, likely due to localised subsidence. While the issue appears to be isolated and has not yet resulted in significant structural distortion, it may compromise the long-term stability of the floor framing in the affected area. It is recommended that a licensed builder with experience in re-stumping or subfloor rectification be engaged to assess the extent of movement and carry out any necessary re-levelling or replacement works to restore proper support.

Finding 3.26

Building:	Main Building
Location:	Yard - Front
Finding:	Fencing & Gate - Leaning/Damaged
Information:	At the time of inspection, sections of the boundary fencing were noted to be leaning and damaged. The gate was also damaged. This condition may compromise the structural integrity and intended function of the fence, including privacy and security.

Progressive movement or failure is likely if not addressed. Rectification or replacement by a licensed fencing contractor is recommended to restore proper alignment and stability.

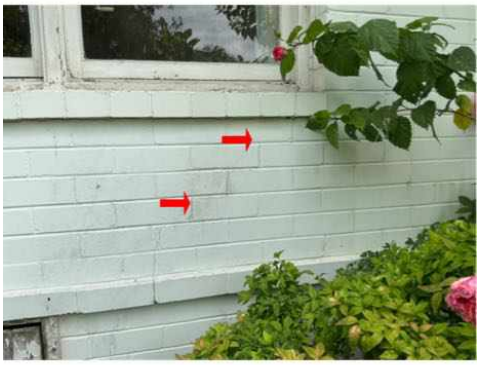
Finding 3.27

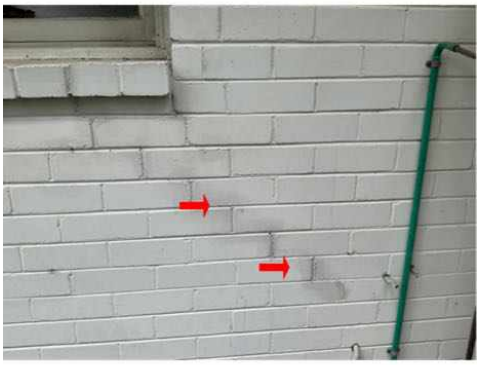
Building:	Main Building
Location:	All Areas
Finding:	Brickwork Cracking – External Walls
Information:	At the time of inspection, cracking to the external brickwork was noted to multiple elevations of the dwelling. Step cracking following the mortar joints was observed, consistent with movement within the structure. The cracks appear to fall within Category 2 classification, with widths assessed to be up to approximately 5mm in some areas.

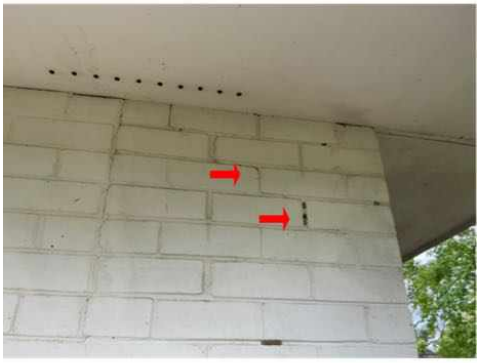
Category 2 cracking is generally considered minor to moderate and is commonly associated with normal building movement, settlement, or seasonal ground moisture changes. At this stage, the cracking does not appear to indicate imminent structural failure; however, movement should be monitored over time.

The client is advised to monitor the cracks periodically. If the cracks increase in width beyond 5mm, continue to extend, or if additional movement becomes evident, a qualified builder and/or bricklayer should be consulted for further assessment and recommendations.

In the interim, the existing cracks may be filled or repointed with appropriate mortar to reduce moisture penetration and maintain the integrity of the brickwork.







Finding 3.28

Building: Main Building
Location: Garage
Finding: Gutters - Damaged
Information: The gutters were noted as damaged in this area at the time of inspection. Gutter damage can occur due to a range of factors, including prolonged exposure to weather conditions such as heavy rainfall, strong winds, or intense sunlight, which can cause warping, corrosion, or joint separation over time. Debris accumulation from leaves, twigs, and dirt can add extra weight, restrict water flow, and lead to sagging or overflow. Thermal expansion and contraction may also cause gutter joints or fasteners to loosen gradually. In some cases, improper installation, insufficient fall, or inadequate brackets can result in poor water drainage and early deterioration.

Regular cleaning, correct installation, and timely maintenance can help prevent these issues and extend the gutter's lifespan. It is recommended that a licensed roof plumber be engaged to inspect, repair, or replace the damaged sections to ensure proper drainage and avoid potential water ingress or structural damage.

Finding 3.29

Building: Main Building
Location: All Areas

Finding: Door Stopper(s) - Missing

Information: At the time of inspection, it was noted that a door stopper was missing in this area.

The absence of a door stopper can lead to potential damage to the door, wall, or surrounding finishes, as the door may swing open too far and impact the wall or adjacent objects. Over time, this can cause dents, scuffs, or even structural damage to the wall or door. It is recommended that a door stopper be installed to prevent further damage and ensure the protection of both the door and the surrounding area.

The client is advised to engage services of a handyman to install the door stopper.

Live Timber Pest Activity

Finding 4.01

Building: Main Building

Location: Yard - Front

Finding: Live Termite Activity – Garden Trees

Information: At the time of inspection, live termite activity was observed within trees located in the garden area of the property. Active termite movement was noted, and a termite nest was identified at the upper section of one of the trees.

No live termite activity or termite damage was noted within the dwelling at the time of inspection. However, the presence of an active colony within close proximity to the structure significantly increases the risk of termites migrating to the building.

It is important to note that termite activity within concealed areas of a dwelling may not be immediately visible. In some cases, it can take several months for signs of termite damage to become apparent internally. Due to the hidden nature of termite movement within wall cavities, subfloors, or roof voids, damage may only become evident once materials are opened up or deterioration becomes visible.

The client is strongly advised to engage a licensed pest control professional immediately to assess the infestation and implement an appropriate treatment

program. Installation of a professional termite baiting system is recommended to eliminate the colony and reduce the risk of spread toward the dwelling.

Ongoing monitoring and routine termite inspections are also recommended to ensure early detection should activity occur within the structure in the future.

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

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

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

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

Finding 6.02

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging Appliances - Attachment to Buildings
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

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

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

Finding 6.03

Building:	Yard
Location:	Fencing
Finding:	Building Materials in Direct Ground Contact - Conducive to Termites
Information:	Timber elements that are in direct contact with the ground and exposed to moisture or damp conditions are highly conducive to termite activity. This susceptibility arises because timber, when in contact with soil and dampness, creates an environment that is particularly attractive to termites, encouraging infestation and potential structural compromise. Whether the timber is used as a part of the building's construction or incorporated into fencing, its presence near or on the ground can become a pathway for termites to access and damage the property. When exposed to excessive moisture, timber begins to deteriorate, developing conditions such as wood decay and rot. These compromised areas of timber are even more appealing to termites, as they are easier to infest and consume. This is especially true for untreated or non-durable timber, which lacks the protective treatments that can deter or withstand termite attacks. Termites can use these weakened, moisture-laden elements as a bridge into other parts of the structure, creating an entry point for potential infestations that can spread and cause extensive damage if left unchecked. For any timber in direct contact with the external ground, special attention is required. The combination of moisture, untreated wood, and direct ground contact not only accelerates the decay process but also provides subterranean termites with a straightforward means of ingress into the structure. This entry can lead to termites moving undetected into other vulnerable areas, resulting in potentially significant structural issues and costly repairs. To mitigate the risk of termite activity, it is imperative that any such materials or timber elements be appropriately treated or removed as soon as possible. Timbers that are necessary for use should be made durable through appropriate treatments and maintained to ensure they do not create conditions conducive to termites. Additionally, the client is advised to schedule regular termite treatments to maintain an effective barrier against infestations and ensure ongoing protection.

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

Finding 6.04

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

Such leaking creates an environment that is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. These damp conditions can lead to secondary defects such as rot, rust, or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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

Finding 6.05

Building: Main Building
Location: Yard - Front
Finding: Stormwater Drain - Not Connected (Roof Plumbing)
Information: The inspection revealed that the roof plumbing system is not adequately connected to the site's stormwater drainage, reducing its functional efficiency. This disconnection can lead to water pooling around the base of the property, increasing the risk of rust and corrosion to building elements, structural damage, and attracting termites due to the persistent dampness.

Improper drainage can also contribute to mould and mildew growth, affecting indoor air quality and health, and may lead to ground movement, causing cracks in walls and other structural issues.

It is strongly recommended that a licensed roof plumber be engaged to assess the system and ensure appropriate connections to stormwater outlets are installed to effectively redirect water away from the structure.

Finding 6.06

Building: Main Building
Location: Meter Box

Finding: Termite Management System - No Evidence of Installation

Information: The application of a post-construction chemical termite barrier is strongly recommended for all properties, especially if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to seek further advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection.

Additionally, the client may want to consult with the vendor to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.

Finding 6.07

Building: Main Building

Location: All Areas

Finding: Overhanging Trees/Branches/Roots

Information: Overhanging trees and exposed roots were noted near the property, which pose potential risks to the structure and surrounding areas.

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

It is recommended that a qualified arborist be engaged to prune back the overhanging

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

Finding 6.08

Building:	Main Building
Location:	Exterior walls - front
Finding:	Weep Holes - Blocked & At Ground Level
Information:	At the time of inspection, weep holes were observed to be blocked, and on ground level. This condition can trap moisture within the wall cavity and allow concealed termite entry by bridging the inspection zone. Clearing the weep holes and reducing ground levels below the weep holes is required to reduce moisture issues and termite risk. Consider engaging a licensed pest controller to carry out a termite treatment around the perimeter of the building.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Yard
Location:	Fascia
Finding:	Fungal Decay - Present (Localised)
Information:	Fungal decay, also referred to as wood decay or wood rot, typically occurs when timber elements are exposed to excessive moisture for extended periods. This deterioration process is accelerated by temperatures ranging between 5°C and 40°C, as well as the presence of oxygen. Fungal decay is commonly found in timber components used in external environments, particularly when they are exposed to rain or moisture penetration. In this instance, although the timber element shows signs of decay, the visible damage appears to be localized to a specific area and has not yet spread to adjoining structures or other parts of the building element. As a result, the fungal decay is likely to be relatively superficial, with minimal impact on the structural integrity or tensile strength of the timber. However, it is advisable to monitor the affected area to prevent further deterioration and address the underlying moisture issue to mitigate future risk.

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

- Mould Remediation Specialist

- Pest Controller

- Registered Roofing Contractor

- Registered/Licensed Builder

- Sub Floor Ventilation Specialist

- Tree surgeon (arborist)

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

D5 Conclusion - Assessment of overall condition of property

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

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

Key Findings:

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

- The building inspection report for the property at 14A Eastern Arterial Rd, St Ives NSW 2075, identifies numerous defects across safety hazards, major and minor issues, live timber pest activity,

and conditions conducive to pests. Safety hazards include cracked windows in the master bedroom and living room, posing risks of shattering. Major defects encompass failed waterproofing with excessive moisture at the base of bathroom and laundry walls, leading to potential structural damage, timber decay, tile debonding, and mould; widespread elevated moisture on internal walls from poor ventilation and possible roof leaks; and uneven concrete driveway sections creating trip hazards and indicating subsidence or poor installation. Minor defects are extensive, such as inadequate site drainage causing water pooling around exterior areas and garage, unsealed garage areas allowing moisture ingress, category 1 cracks in the garage concrete slab requiring monitoring, buckling and stained carpets throughout, missing or damaged sealant/grout in wet areas, peeling paint in the ensuite due to moisture, water-damaged cabinetry in bathrooms and kitchen, binding doors in bedroom 2, dirty exhaust vents in the hallway, general wear and tear on building elements like architraves and joinery, worn kitchen cabinetry, kitchen exhaust recirculating internally rather than venting outside, deteriorated windows property-wide, leaking laundry taps with inadequate vanity sealing, category 2 cracking in living room walls, damaged roof sarking allowing moisture risks, bathroom vents exhausting into the roof space promoting condensation, loose tiles and deteriorating grout on the porch, water ingress signs on eaves from debris, damaged gutter guards and debris-filled gutters, weathered/cracked/slipped roof tiles with mortar issues, dry stains on hallway walls from past leaks, inadequate subfloor drainage leading to moisture buildup, subsiding brick stumps under the subfloor, leaning/damaged fencing and gates, external brickwork cracking, damaged garage gutters, and missing door stoppers. Live timber pest activity includes active termites in front yard garden trees, necessitating immediate treatment. No direct timber pest damage was found, but conditions conducive to pests involve bridging/breaching of termite barriers near garage flooring and appliances, timber materials in direct ground contact on fencing, disconnected overflows from hot water systems/AC/gas units directing water to foundations, unconnected stormwater drains from roof plumbing, absence of a termite management system, overhanging trees/branches/roots near the structure, blocked weep holes at ground level impeding ventilation and drainage, and localized fungal decay on fascias. Additional noted concerns include suspected mould in various areas, non-functional laundry taps, potential asbestos-containing materials on eaves and garage, and an outdated electrical switchboard with ceramic fuses.

Regarding key recommendations, prioritize addressing moisture-related issues through resurfacing efforts, such as engaging a licensed roofer to inspect and resurface the the roof to prevent leaks exacerbating internal dampness. For the roof tiles, which show weathering, cracking, slippage, and mortar deterioration consistent with the property's age, consult a registered roofing contractor promptly to repair or replace affected sections; regular cleaning and maintenance of gutters will complement this to ensure proper drainage. Repainting the house is advised after resolving underlying moisture sources —start by fixing leaks, improving drainage, and drying out affected areas, then hire a professional painter to repaint internal walls (especially in bathrooms, hallways, and living areas with peeling, stains, or bubbling) and external elements like fascias and eaves for protection and aesthetics, potentially extending the lifespan of surfaces. All wet areas in the house need new waterproofing and it is advised to install new bathrooms and kitchen. To improve ventilation and mitigate condensation, mould, and pest risks, install mechanical subfloor ventilation systems to enhance airflow beneath the structure, reroute kitchen and bathroom exhausts to discharge externally rather than into the roof space or recirculating, ensure weep holes are cleared for cavity wall ventilation, and periodically open windows while considering additional vents or fans in unoccupied periods; a licensed mechanical ventilation

contractor or electrician can assess and implement these upgrades to maintain a healthier indoor environment and reduce susceptibility to timber pests.

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

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

PEST REPORT:

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

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

Noted Item

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







Noted Item

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















Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Windows and Doors were tested for Operation
Information:	During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms. It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available. Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the windows and doors throughout the property. Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Plumbing and Electrical - Outside of the scope of this inspection
Information:	Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently. Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions
Information:	During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference. It is important to note that while a visual inspection of cupboards and cabinetry beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected. Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.

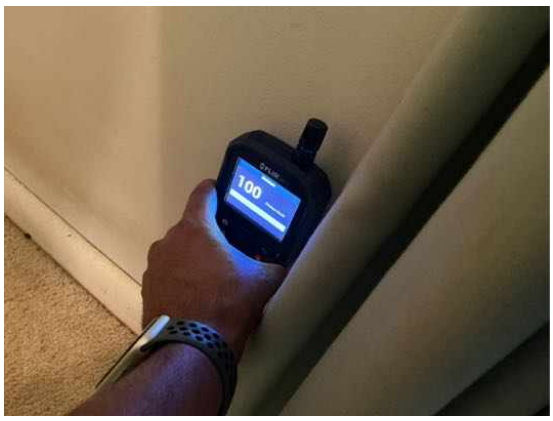
Noted Item

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

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

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


97.2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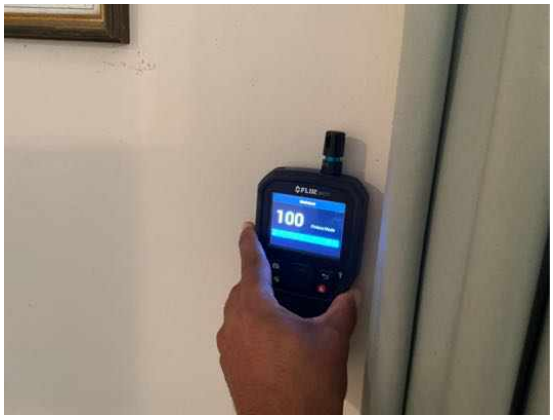
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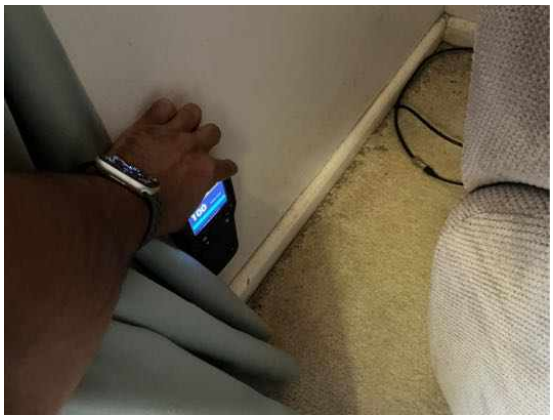
98.7




100


100


57.2


70.5


68.7


73.2


75.5


55.4


35.0


45.0


Other side of bathroom


53.9


Other side of bathroom


21.3


16.8


100


86.5


100


92.7


100


93.5


78.5


82.3


100


95.0


100


85.8

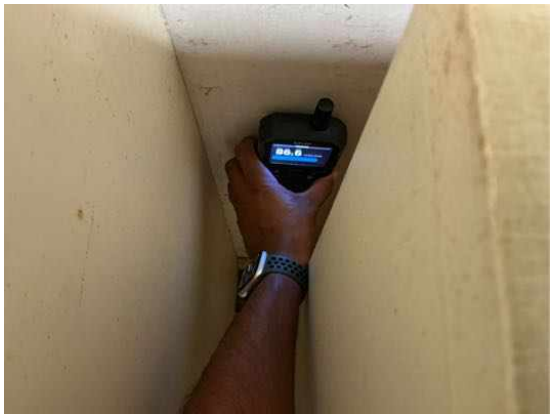

100


98.3


75.4


89.5


68.4



Noted Item

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















Noted Item

Building: Main Building

Location: Meter Box

Finding: Termite Management Recommendation – No Evidence of Chemical Installation

Information: At the time of inspection, there was no visible evidence of a chemical termite management system installed around the property. Chemical barriers are a key component of termite protection and are particularly important in preventing concealed termite entry into timber elements of the structure.

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

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

Noted Item

Building: Main Building

Location: Meter Box

Finding: Subterranean Termite Management Proposal

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

Effective termite management encompasses a multifaceted approach that targets both immediate and long-term mitigation. This may include the identification and removal of conditions that are conducive to termite activity. For instance, timber in direct contact with soil, excess moisture, and unsealed gaps or entry points should be addressed to deter termite intrusion. Creating an environment that is less attractive to termites is an essential first step in any comprehensive pest management plan.

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

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

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

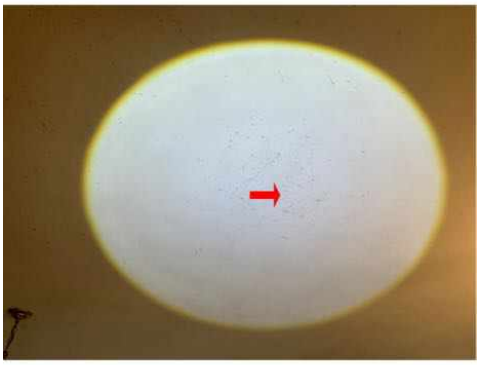
Clients are encouraged to engage licensed pest control professionals to prepare and execute the proposal according to Australian Standard AS 3660. This will ensure that the treatment plan is tailored to the specific needs of the property and complies with the highest standards of pest management. By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

Ongoing monitoring and periodic treatments are recommended as part of a long-term management plan to maintain the effectiveness of these measures and ensure the

property remains protected from future termite infestations.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Suspected Mould - Present
Information:	Where evidence of suspected mould growth was identified during the inspection, there may be associated environmental, biological, or health concerns. In cases where the suspected mould is extensive or where questions regarding air quality, spores, or other related issues arise, it is recommended to engage a suitably qualified mould inspector. The inspector can take samples of the suspected mould, send them to a laboratory for analysis, and confirm whether it is mould and its type, allowing for a more accurate assessment and appropriate remediation. To prevent further mould growth, the client is advised to maintain a dry and well-ventilated environment by addressing moisture and humidity levels within the property. Any suspected mould observed during the inspection should be cleaned promptly by the homeowner or a professional cleaning contractor, depending on the extent of the growth. For building elements severely affected by suspected mould and beyond repair, replacement by a registered builder or qualified carpenter may be required to ensure the structural integrity of the property. Timely action is essential to mitigate potential health risks and prevent further deterioration.



Noted Item

Building:	Main Building
Location:	Laundry Storage
Finding:	Tap - Not Working
Information:	At the time of inspection, one of the taps was found to be non-functional, with no water flow when tested. This may be due to a faulty valve, internal blockage, or disconnection within the plumbing system. The client is advised to engage a licensed plumber to assess and repair the issue to restore proper function.

Noted Item

Building: Main Building

Location: Eaves, Garage

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: Meter Box

Finding: Electrical Switchboard - Old Ceramic Fuses

Information: At the time of inspection, the electrical switchboard appeared to be fitted with safety switches; however, older-style ceramic fuses were also observed.

While the presence of ceramic fuses is not considered a defect in itself, it is noted for the client's consideration that the switchboard may require upgrading in the short to medium term to improve the overall safety, reliability, and functionality of the electrical system.

It is recommended that a suitably licensed electrician be engaged to assess the installation and provide a quotation for any necessary upgrade works. Such an assessment may also identify additional rectification works required to bring the electrical system into compliance with current standards.

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.