



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 25 Munmorah Ave, Charmhaven NSW 2263,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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: Fri, 20 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable): Sarah Ollson

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Job Address: 25 Munmorah Ave, Charmhaven NSW 2263, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: James Burke Ph: 0401 739 991  
Email: Charlestown@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Charlestown)

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Company Address and Postcode: Charlestown 2290

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Company Email: Charlestown@jimbuildinginspections.com.au

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Company Contact Numbers: 0401 739 991

## 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: Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means. This is highly recommended prior to purchase. It is expected that once the wall linings are removed there may be extensive damage to the timber.

A high quality moisture meter was used along the bottom of the internal walls and up the sides of the windows and doors wherever possible.

Any area that has been highlighted as being conducive to the concealed entry of timber pests should be rectified.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with major and minor defects found.

### Overall Condition (Timber Pest)

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

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Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Porch, Shed
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Architraves, Fascias, Veranda Posts, Window Frames
Roof	Timber Framed, Tiled
Storeys	Single
Walls	Timber Framed and Clad, Fibre Cement Sheets
Weather	Overcast

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## 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.

- Interior
- Gardens
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Landscaping Timbers
- The Site
- Posts
- Wall Exterior
- Stumps
- Subfloor - Part
- Trees

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Subfloor - Part.

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

areas accessible wherever possible for re-inspection.

## Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Areas of skillion or flat roof - no access
- Debris in gutters
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Gutter Guards
- Insulation
- Mould - Health Hazard
- Porch
- Sarking
- Stored items
- Vegetation
- Wall linings

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

## Undetected defect risk (Building)

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

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

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

### **Undetected defect risk (Timber Pest)**

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building: Main Building  
Location: Bedroom > Front, Centre  
Finding: Mould - Present  
Information: Mould appeared was evident to the front centre bedroom wall at the time of the inspection. Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a builder or qualified carpenter.





**Finding 1.02**

Building: Main Building  
Location: Exterior walls - rear > Rear Right  
Finding: Asbestos - Suspected ACM Identified on Site  
Information: Broken asbestos cladding was evident to the rear right of the building. 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.





### Finding 1.03

Building:	Main Building
Location:	Eaves > Front
Finding:	Mould - Present
Information:	Mould was present to the eaves at the front of the property at the time of the inspection. Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a builder or qualified carpenter.





## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Roof Void > Front
Finding:	Wood rot - Rafter
Information:	Significant wood rot was found to a rafter in the roof space that showed considerable damage. It was apparent that this area also had termite damage. Based on the rafter being a structural item this is considered a major defect. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

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



## Finding 2.02

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Subfloor Stumps - Subsidence
Information:	Although the floor framing appears to be bearing on the stumps, variations in floor levels internally suggest that some subsidence or settlement may have occurred. No major displacement of framing from supports was observed; however, uneven floor levels were noted throughout.

Settlement or subsidence can occur due to soil movement, stump deterioration, moisture variation, or long-term structural movement. If progressive, this may lead to further floor unevenness, cracking to internal linings, misalignment of doors and windows, and additional structural stress.

A builder should inspect the subfloor structure and stump condition to determine the extent and cause of movement. Depending on findings, a structural engineer may be required to assess and specify rectification works. This should be investigated prior to purchase or in the short term to determine structural stability and likely repair costs.



### Finding 2.03

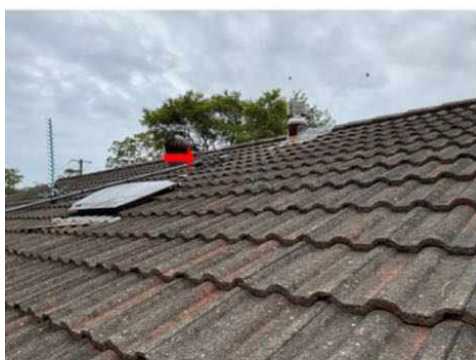
Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance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

Isolated areas of mortar have come to the ridge and edges and minor cracking is also present. Re-pointing and re-sealing the 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. This may already be happening with moisture evident to a number of walls.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





### Finding 2.04

Building:	Main Building
Location:	Roof Exterior > Centre,Rear
Finding:	Roof Tiles - Broken
Information:	Roof tiles were observed to be broken, consistent with impact damage. Moisture intrusion associated with these damaged tiles is evidenced by elevated moisture readings and staining to the kitchen ceiling below.

Broken roof tiles compromise the weatherproofing of the roof covering and allow direct water entry during rainfall. Ongoing ingress may result in deterioration of ceiling linings, insulation, and roof framing timbers, and may contribute to mould growth if not rectified promptly.

A licensed roofer should replace the damaged roof tiles immediately and inspect surrounding tiles and flashing for further impact-related damage. Once the roof covering is made watertight, a builder or plasterer should repair any affected internal ceiling materials. This is considered a short-term priority repair to prevent further damage.



## Minor Defect

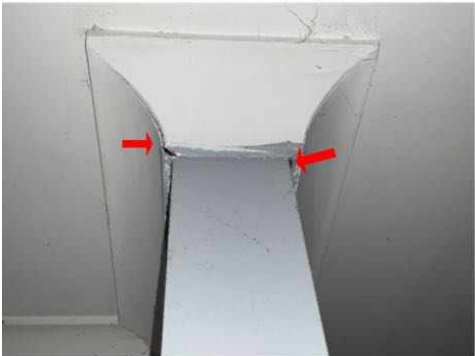
### Finding 3.01

Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Cracking was evident to the cornice. 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. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

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 3.02

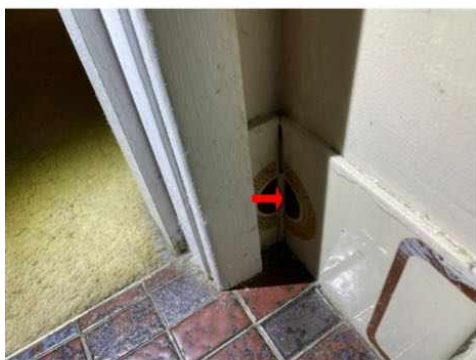
Building:	Main Building
Location:	Toilet (WC) > Rear
Finding:	Tiles and Sealant - Drummy
Information:	Tiles within the toilet area sounded drummy when tapped, and sealant was missing at skirting tile junctions.

Drummy tiles may indicate loss of adhesion and may become loose or crack over time. Missing sealant increases the risk of moisture ingress into wall and floor junctions.

A qualified tiler should assess and re-fix affected tiles and reinstate sealant. Repairs

should be undertaken in the short to medium term.





### Finding 3.03

Building:	Main Building
Location:	Bathroom > Rear
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to areas of the bathroom.

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

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

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





### Finding 3.04

Building:	Main Building
Location:	Laundry > Rear Right
Finding:	Weather damage - Laundry Door
Information:	The laundry door shows significant signs of weather-related deterioration. This appears consistent with ongoing exposure to moisture and general ageing of the painted timber door.

If not addressed, ongoing water ingress to the laundry is likely to cause a number of secondary items.

It is recommended that a suitably qualified carpenter or handyman assess the damage and replace as required.



### Finding 3.05

Building:	Main Building
Location:	Living Room, Dining Room > Front,Rear Left
Finding:	Walls - Water stained
Information:	Water staining to sections of the walls to the living and dining room and the rear right bedroom, this was evident to the top of the walls coming from behind the cornice. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged. No elevated moisture levels were evident on the moisture meter at the time of the inspection.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by wall linings.

Where water staining is active, a roof plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.





### Finding 3.06

Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Flooring - Uneven
Information:	The internal flooring throughout the building is out of level and uneven between 5mm-15mm. Also several rooms appeared to have a significant bow in the floor, this was apparent in the living space, the kitchen and the bathroom. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a builder specialising in re-stumping.





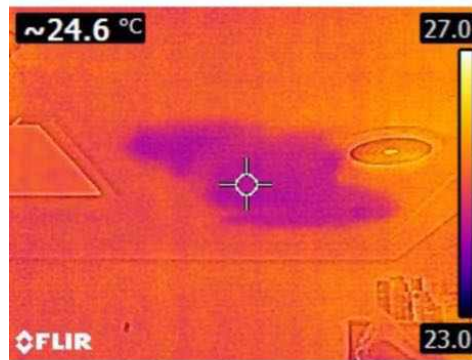


### Finding 3.07

Building:	Main Building
Location:	Kitchen > Rear, Centre
Finding:	Water leak - Active
Information:	Elevated moisture readings were detected to the kitchen ceiling, and a broken roof tile was observed above this area.

Ongoing water ingress can cause deterioration of ceiling linings, insulation, and roof framing timbers, and may contribute to mould growth if not addressed promptly.

A licensed roofer should replace the broken tile immediately to prevent further water ingress. Damaged ceiling materials should be repaired by a plasterer once the leak source is confirmed rectified. This should be repaired immediately.



### Finding 3.08

Building:	Main Building
Location:	Kitchen > Rear, Centre
Finding:	Kitchen Joinery - Defects
Information:	The kitchen joinery shows water damage to lower cupboard doors and kickboards, deteriorated sealant, and general wear and tear.

Ongoing moisture exposure may continue to degrade cabinetry and may indicate past or present plumbing leaks.

It is recommended that plumbing connections be checked for leaks and that damaged joinery components be repaired or replaced as required.





### Finding 3.09

Building:	Main Building
Location:	Kitchen > Rear, Centre
Finding:	Kitchen Flooring - bouncy
Information:	The kitchen flooring exhibited noticeable movement and deflection under load.

Excessive movement may indicate inadequate subfloor support, loose flooring substrate, or deterioration of structural members. Continued deflection may lead to cracking of tiles, damage to cabinetry, and structural stress.

A licensed builder should inspect the subfloor framing and flooring substrate. Rectification may include additional support or replacement of damaged elements. This should be assessed in the short term.



### Finding 3.10

Building:	Main Building
Location:	Toilet (WC) > Rear
Finding:	Toilet Pan - Loose
Information:	The toilet pan was observed to be loose when tested.

A loose toilet can compromise the pan collar seal, resulting in concealed leakage, potential water damage to flooring and subfloor framing, and hygiene concerns.

A licensed plumber should re-secure the toilet and inspect/replace the pan seal as required. This should be rectified promptly.



### Finding 3.11

Building:	Main Building
Location:	Bedroom 3, Dining Room > Front,Rear Left
Finding:	Glazing - cracked
Information:	Cracked glazing was observed to windows in the front centre bedroom and dining room.

Cracked glass reduces safety and weather tightness and may deteriorate further.

It is recommended that damaged glazing be replaced by a qualified glazier.



### Finding 3.12

Building: Main Building  
Location: Hallway > Centre  
Finding: Cupboard Doors - Missing  
Information: Cupboard doors to the hallway linen closet were missing at the time of inspection.

This affects functionality and presentation and may indicate incomplete or removed fittings.

It is recommended that replacement doors be installed at the clients discretion.



### Finding 3.13

Building: Main Building  
 Location: Kitchen - Outdoor > Rear  
 Finding: Rear Security door - Gap  
 Information: A gap was observed at the top of the rear security door.

Gaps may reduce weather tightness and security and may indicate door frame movement or misalignment.

It is recommended that the door and frame be adjusted or repaired to ensure proper fitment.



### Finding 3.14

Building: Main Building  
 Location: Bathroom, Toilet > Rear  
 Finding: Doors - Damaged  
 Information: The toilet and bathroom doors show damage including delamination.

Delaminating door skins may worsen over time, particularly in high-moisture areas.

It is recommended that damaged doors be repaired or replaced.



### Finding 3.15

Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Window - Stiff to slide
Information:	The majority of the windows throughout was jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

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

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A builder or general handy person will be required to repair the window.

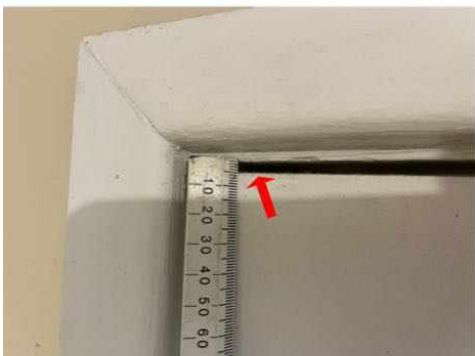
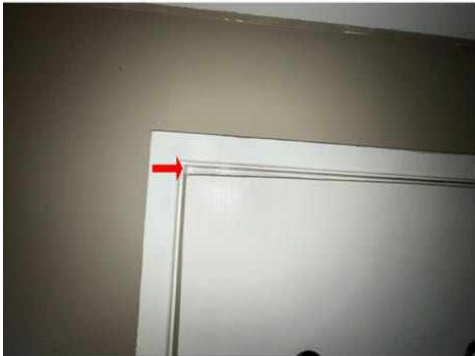


### Finding 3.16

Building: Main Building  
 Location: Bedrooms > Front Right, Centre Right, Rear Right  
 Finding: Door - Gap  
 Information: Uneven gaps were identified between the door and door frame in this area. Where large gaps to the head or foot of door frames appear, it may indicate a variety of defects, ranging from uneven framework, sagging hinges or uneven flooring.

A gap to the head of the door may also indicate movement of the foundation of the property, which is a common occurrence and does not indicate structural damage.

A qualified carpenter should be appointed to perform remedial works to restore the door to a fully operational level.





### Finding 3.17

Building:	Main Building
Location:	Bedroom - Front right > Front Right,Front
Finding:	Excessive moisture - identified
Information:	Excessive moisture was evident to the front right bedroom and the front centre bedroom at the time of the inspection. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.





### Finding 3.18

Building:	Main Building
Location:	Roof Void > All Areas
Finding:	Sarking - Damaged
Information:	Some areas of sarking show some damage, including penetrations that has not been taped. 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 builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



### Finding 3.19

Building:	Main Building
Location:	Roof Void > Centre,Rear
Finding:	Skylight - water damaged shaft
Information:	The skylight section within the roof space shows visible signs of water staining and moisture-related deterioration to surrounding timbers and lining materials. Discolouration and marking were noted to framing elements adjacent to the skylight penetration.

Water ingress at skylights commonly results from failed flashing, deteriorated seals, or inadequate installation detailing. Ongoing moisture intrusion can lead to timber decay, insulation deterioration, mould growth, and potential ceiling damage below if not

rectified.

A licensed roofer should inspect the skylight flashing and surrounding roof detailing to determine the source of ingress and undertake repairs as required. Any water-affected framing or linings should be assessed by a builder and repaired if necessary. This issue should be investigated in the short term to prevent further deterioration.



### Finding 3.20

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Subfloor Site Drainage - Inadequate
Information:	The site drainage within the subfloor area was found to be inadequate at the time of inspection. The exterior ground level was higher than the ground level within the subfloor creating damp brickwork and a moist subfloor area to the front of the building thus creating potential for subsequent water damage to associated building elements. This is also apparent as there appears to be some subsidence to the soils within the subfloor space. Poor site drainage can also lead to subsidence of the stumps which based on the floor levels may have happened to some degree.

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

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



### Finding 3.21

Building:	Main Building
Location:	All External Areas > All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	The external cladding the flooring below the wet areas, the laundry and eaves are likely to be asbestos. 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.





Finding 3.22

Building:	Main Building
Location:	Meter Box > Front Right
Finding:	Electrical switchboard - Old ceramic fuses
Information:	The electrical switchboard while appearing to have adequate safety switches installed has old ceramic fuses in place.

While this on its own on is not considered a defect it is noted for the clients consideration that a switchboard upgrade may be required in the short to mid term to improve the functionality of the electrical system. A licensed electrician could be appointed to provide quotation for the works at the client's discretion which may in turn expose other required works to bring the system up to a compliant state.

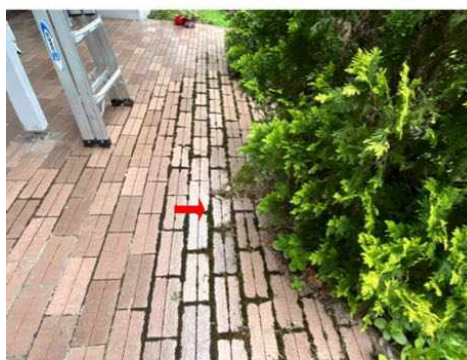


### Finding 3.23

Building:	Main Building
Location:	Porch > Front
Finding:	Porch Tiling - Defects
Information:	The tiling to the front porch area shows multiple cracked tiles, isolated missing tiles, and significant moss growth within mortar joints/grout lines. Some tiles appear uneven and there are open joints where grout has deteriorated or is missing.

Cracked and missing tiles may allow water penetration beneath the tiled surface, potentially leading to further tile lifting, substrate deterioration, or concrete spalling over time. Moss growth indicates ongoing moisture retention, which can accelerate surface degradation and create a slip hazard, particularly in wet conditions.

A qualified tiler or builder should assess the tiled area, remove and replace cracked or missing tiles, re-grout affected joints, and clean/treat the surface to remove moss. Rectification should be undertaken in the short term to prevent further deterioration and reduce safety risks.



## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

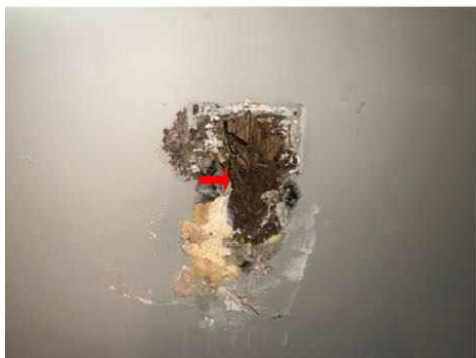
### Finding 5.01

Building:	Main Building
Location:	Bedroom > Front Right
Finding:	Evidence of termite damage - structural
Information:	Despite no live termite or timber pest activity being identified, previous termite damage was found in the the front right bedroom. It is expected the hole in the wall was due to a bait station being installed to manage a termite infestation. This damage is considered to be major and structural in nature based on the amount of damage to this timber. Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution

should be taken by all people coming into contact with these building elements and this area.



### Finding 5.02

Building:	Main Building
Location:	Roof Void > Centre Right,Front Right,Rear Right
Finding:	Evidence of termite damage - structural
Information:	Despite no live termite or timber pest activity being identified, previous termite damage was found in this area. This damage is considered to be major and structural in nature. Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution should be taken by all people coming into contact with these building elements and this area.





Finding 5.03

Building: Main Building  
Location: Subfloor, Exterior gate > Front Right  
Finding: Evidence of termite damage - minor  
Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected the gate posts with the termites entering the subfloor space where it appears to enter the wall above. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.





## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Alfresco, Porch > Front, Centre Left
Finding:	Bridging of termite barrier - Concrete Porch
Information:	Bridging is the spanning of a physical termite barrier or inspection zone so that subterranean termites are provided with an entry point over or around that barrier.

The concrete porch and rear concrete alfresco slab abutting was providing a concealed entry point at the time of the inspection. Where the location of the porch is retrospectively installed against an external wall, this provides a concealed entry point for termites.

The client should consider gaining further advice from a timber pest technician as to treatments required in this area. It is recommended that obtaining such advice be a



## Finding 6.02

Building:	Main Building
Location:	Bedroom - Front right, Bedroom - Front centre > Front Right, Front
Finding:	Excessive moisture - identified
Information:	Excessive moisture was evident to the front right bedroom and the front centre bedroom at the time of the inspection. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



### Finding 6.03

Building: Main Building  
Location: Yard - Front > Front  
Finding: Garden Beds - Conditions Conducive to Termites  
Information: Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



### Finding 6.04

Building:	Main Building
Location:	Meter Box > Front Right
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Roof Void > Front
Finding:	Wood rot - Rafter
Information:	Significant wood rot was found to a rafter in the roof space that showed considerable damage. It was apparent that this area also had termite damage. Based on the rafter being a structural item this is considered a major defect. This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

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





## Finding 7.02

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

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

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

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



### Finding 7.03

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

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

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

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

A qualified plumber may be appointed to assess the cause of excessive moisture and

to provide advice on any remedial works as required. A qualified carpenter or builder may also be required to replace affected building materials.



## Evidence of wood borer activity and/or damage

### Finding 8.01

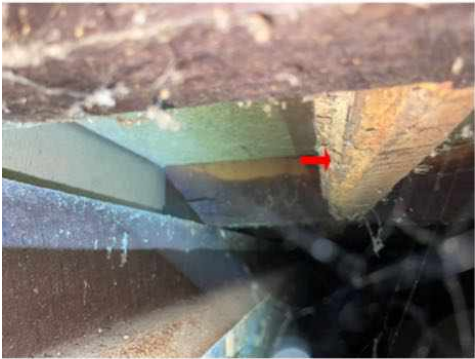
Building:	Main Building
Location:	Subfloor > Front Right
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time.

Replacement of affected timbers may be considered by the client for superficial reasons.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Bricklayer
- Pest Controller
- Registered Roofing Contractor

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Compared to other buildings of a similar age, the 'fibro' dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified. These have been noted in the body of the report and will require addressing.

Serious hazards of asbestos in poor condition/mould etc. were found, urgent attention from an Asbestos Removalist/Hygienist is needed.

Of great concern is the stability of the subfloor stumps with some potential subsidence and some damaged roof structure due to wood rot and termite damage. The relevant professional services should be engaged immediately to clarify further works that are required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

As termite damage was found, a further invasive inspection is required.

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

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

For further information, advice and clarification please contact James Burke on: 0401 739 991

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

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









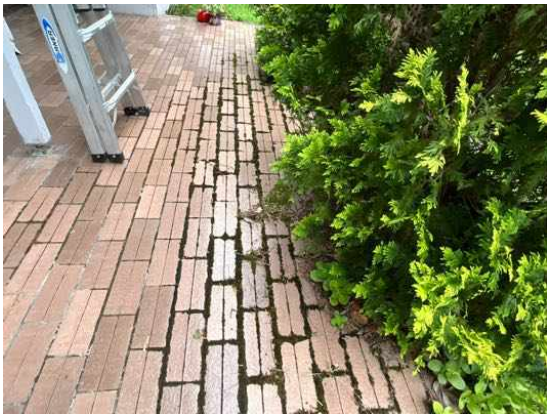


**Noted Item**

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

















**Noted Item**

Building: Main Building  
Location: All Internal Areas > All Areas  
Finding: Moisture Readings  
Information: Moisture readings were taken to the wet areas and below and beside windows.





















## 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 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.