Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 5 James Ruse Cl Windsor, NSW, 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, 27 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
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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: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• A second manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning
• Due to:
• Lack of a chemical termite management system,
• Low clearance or restricted access to parts of the roof void and subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Recommend obtaining records and maintenance history from the previous owner.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some 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. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

- Fencing

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- 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:

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Areas of skillion or flat roof - no access

- Fixed ceilings

- Lack of clearance - subfloor

- Furniture

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Insulation

- Landscaping

- Rugs

- 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:	Bathrooms
Finding:	Damaged Shower Screen Glass Panel.
Information:	Major Defect – Bathroom Shower Screen (Cracked Glass Panel)

Observation:

During the inspection of the bathrooms, the shower screen glass panels were observed to have sustained visible and significant cracking. The cracking is clearly evident and extends through the glass panel, indicating that the integrity of the glass has been compromised. Based on the condition observed at the time of inspection, the damage is considered major. Any additional stress, vibration, or minor impact may cause the crack to propagate further or result in sudden and complete failure of the glass panel.

Implication:

Cracked shower screen glass presents a serious safety hazard. Tempered or toughened glass, when compromised, can fail without warning and shatter into multiple fragments, creating a high risk of personal injury to occupants. Continued use of the shower in its current condition significantly increases the likelihood of glass failure. In addition, deterioration of the crack over time is likely, which will ultimately require full replacement of the shower screen assembly rather than minor repair.

Recommendation:

It is strongly recommended that a qualified glazier be engaged as a matter of urgency to assess the extent of the damage. The cracked glass panel should be repaired or, more likely, fully replaced to restore the shower screen to a safe and compliant condition. Until appropriate remedial works are completed, occupants should exercise extreme caution and avoid using or coming into contact with the affected shower screen to minimise the risk of injury.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Bathroom
Finding:	Major Defect – Dampness and Mould to Shower Alcove, Toilet Area and Associated Building Elements
Information:	Observation:
	At the time of inspection, dampness and active mould growth were evident to the wall

linings within the shower alcove and to the wall behind the toilet. Elevated moisture meter readings were recorded in these areas, confirming the presence of excessive moisture within the wall structure. Mould growth was also observed forming within the grout joints, which is indicative of prolonged moisture exposure rather than a short-term or surface-level issue.

Further evidence of moisture-related defects was identified beyond the internal wet areas. Mould growth and localised elevated moisture readings were also noted to the external masonry wall in the corresponding location. In addition, damp conditions and water pooling were observed within the subfloor area, indicating that moisture is migrating through the building fabric and affecting multiple building elements. Damaged drainage pipes was also noted.

Implication:

Dampness, including structural damp, refers to the presence of unwanted moisture within the building structure. In shower recesses and wet areas, this condition is most commonly associated with leaking pipes, failed waterproofing membranes, defective grout or sealants, or leaking plumbing fittings. The extent and distribution of dampness observed strongly suggest an ongoing leak or moisture ingress issue rather than isolated condensation.

If left unmanaged, damp conditions are likely to promote ongoing mould and fungal growth and contribute to the deterioration and decay of associated building materials, including wall linings, framing, and finishes. There is also a high likelihood that further concealed damage exists behind wall linings, within floor structures, and in the subfloor area. The presence of moisture in multiple areas elevates this issue to a major defect requiring urgent attention.

Recommendation:

It is strongly recommended that a licensed plumber be engaged to investigate for leaking pipes, fittings, or other plumbing defects contributing to the damp conditions. In addition, consultation with a qualified bathroom renovation specialist or building professional is recommended to assess the condition of waterproofing systems and associated finishes. Invasive investigation may be required to fully determine the extent of concealed damage. Appropriate remedial works should be carried out as a matter of priority to устранate the moisture source, rectify any damaged building materials, and prevent further deterioration and mould growth.

Finding 2.02

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Major Defect – Deteriorated Masonry Wall.
Information:	Observation:

At the time of inspection, the masonry retaining wall in this area was found to be defective and showing signs of deterioration. Cracking and visible movement were noted, which are consistent with long-term site and drainage-related issues. While only limited further deterioration may be occurring at present, the wall supports a small landing adjacent to the rear sliding door, and any ongoing movement is likely to adversely affect the stability of this structure.

Implication:

The condition of the wall indicates it has been compromised and may continue to deteriorate if left unmanaged. Progressive movement or failure of the wall could affect the supported landing and present a potential safety risk to occupants. As the wall contributes to the support of an access area, this issue is considered a major defect.

Recommendation:

It is recommended that a qualified bricklayer or suitably experienced building

contractor be engaged to assess the wall and carry out necessary remedial works. Prompt attention is advised to maintain structural stability, limit further movement, and reduce potential safety hazards.

Minor Defect

Finding 3.01

Building: Main Building
Location: All External Areas
Finding: Ceiling Linings – Uneven or Sagging Surfaces.
Information: Observation:

Uneven sagging ceiling linings were observed in this location, the condition appeared to be minor and cosmetic in nature, however, repairs are recommended.

Cause:

This is a common occurrence in homes of similar age and construction, often caused by the gradual deterioration or loosening of original fixings, such as nails, screws, or adhesives used to secure ceiling sheets.

Recommendation:

• Remedial works may be recommended to improve appearance and prevent further sagging. These may include:

Further investigating Structural roofing elements

• Re-gluing or re-adhering the ceiling sheeting

• Re-securing sheets using appropriate modern fixings

• These works can be carried out by a qualified plasterer or painter,

• Ongoing monitoring is advised to detect any worsening of the condition or further movement over time.

Finding 3.02

Building:	Main Building
Location:	Exterior walls - front
Finding:	Subfloor ventilation - Too low.
Information:	Subfloor Ventilation and Ground Levels – Moisture Risk

Observation

Subfloor wall vents in the inspected locations were found to be positioned too low due

to substandard external landscaping and ground levels. The external ground raised adjacent to the building perimeter, increasing the likelihood that rainwater can enter the subfloor via the vents during wet conditions.

Implication

Ongoing moisture ingress into the subfloor can result in persistently elevated moisture levels. If left unrectified, these conditions may promote fungal growth, timber decay, deterioration of mortar and brickwork, and cracking or subsidence of supporting piers. Elevated moisture levels also increase the susceptibility of the property to termite and other timber pest activity. Secondary water damage is likely to occur over time if the issue remains unmanaged.

Recommendation

Perimeter landscaping and ground levels should be rectified to expose and ensure adequate airflow through vents and fall away from the building. As a general guide, paved surfaces should fall away from the structure by a minimum of 25 mm over the first metre, and bare ground should fall away by approximately 50 mm over the first metre. This will assist in preventing moisture from pooling against the building and entering the subfloor.

Where site drainage is inadequate or rectification is complex, a qualified plumber and landscaping contractor should be engaged to further assess the site and undertake appropriate remedial works to achieve and maintain a dry subfloor environment.

Finding 3.03

Building:	Main Building
Location:	Exterior - Rear and Right side
Finding:	Overhanging Trees and Gutter Maintenance – Observations & Recommendations.
Information:	Overhanging tree branches were observed above the roofline, contributing to the accumulation of leaf litter and debris within the gutters. This condition can adversely affect the performance of the roof plumbing system, particularly during periods of heavy rainfall.

Blocked or restricted gutters impede the effective discharge of stormwater, increasing the likelihood of water pooling or overflow. This may result in accelerated rusting and corrosion of gutters and downpipes, as well as the creation of damp conditions that

are conducive to termite activity and other pest issues.

Recommendations

To mitigate these risks and maintain effective stormwater management, the following actions are recommended:

• Prune or remove overhanging tree branches to minimise debris accumulation.

• Clean all gutters and downpipes to restore full drainage capacity.

• Consider the installation of gutter guards as a preventative measure, particularly in heavily treed areas.

General gutter cleaning may be undertaken by the homeowner; however, pruning of larger branches should be carried out by a suitably qualified arborist or landscape contractor. A licensed roof plumber should be engaged to assess the condition of the guttering system and undertake any necessary remedial works. Regular maintenance will assist in preserving roof plumbing components, protecting the building envelope, and reducing the risk of moisture-related damage or pest activity.

Finding 3.04

Building:	Main Building
Location:	Eaves - Right Side
Finding:	Eaves - Mould present.
Information:	Defect Type: Mould growth and staining

Severity: Minor

Condition: Unsightly, potential moisture ingress

Observation:

Mould growth and associated staining were observed on the eave linings in this area. This is typically caused by elevated moisture levels, which may result from a roof or

gutter leak, or in some cases, excessive condensation within the roof space.

Recommendation:

The source of moisture should be identified and rectified as necessary to prevent further mould development and potential damage. This may involve inspection of the roof covering, flashings, or guttering in the affected area.

Cleaning and/or repainting the eaves to restore appearance is at the client's discretion. A licensed painting contractor may be appointed to carry out such cosmetic works once the underlying cause has been addressed.

Finding 3.05

Building: Main Building
Location: Laundry
Finding: Minor Defect – Leaking Tap
Information:

Observation:

At the time of inspection, the tap in this area was found to be leaking. The leakage was evident during normal operation and indicates that the tap fitting or its internal components, such as washers, seals, or cartridges, are worn or defective. No leaks were observed to the associated drainage components at the time of inspection.

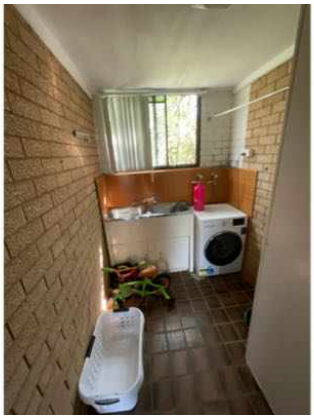
Implication:

A leaking tap, while considered a minor defect, may result in ongoing water wastage and can contribute to deterioration of surrounding building elements if left unmanaged. Prolonged leakage may also indicate secondary issues within the plumbing system, including deteriorated fittings or connections, which may not be readily visible during a non-invasive inspection.

Recommendation:

It is recommended that a licensed plumber be engaged to further assess the tap and

carry out necessary repairs or replacement of defective components. Prompt rectification is advised to prevent ongoing water loss and reduce the risk of moisture-related damage to adjacent building materials.



Finding 3.06

Building:	Main Building
Location:	Living Room
Finding:	Ceiling - Water stained.
Information:	Observation:

Water staining was noted to ceiling linings in the inspected area(s) at the time of the inspection. These stains present as discoloured or patchy areas and may suggest a history of moisture ingress, most commonly associated with roof leaks or plumbing issues.

Implications:

Water staining is typically the result of prolonged exposure to moisture, which allows minerals and other contaminants carried by the water to accumulate on surfaces, leaving visible marks. If ongoing or left untreated, moisture ingress can lead to more serious issues such as:

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

Where the staining is still active (i.e., the leak continues during rainfall), this may indicate a current and unresolved roofing issue. In such cases, prompt attention is required to prevent further internal damage.

Recommendations:

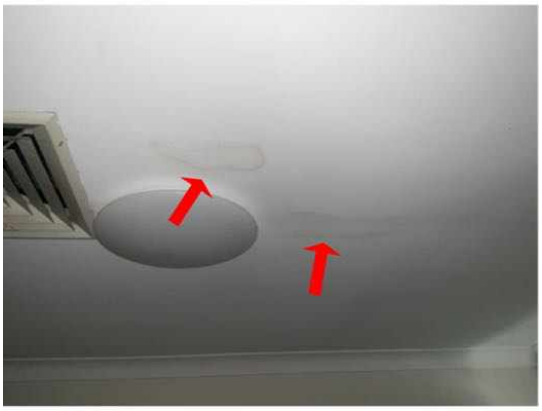
• Where the staining is active or suspected to be active during wet weather, a qualified roofing specialist should be engaged to conduct a more detailed inspection. Their investigation should focus on identifying the exact source of moisture ingress and advising on necessary repairs to the roof coverings, flashings, penetrations, or associated components.

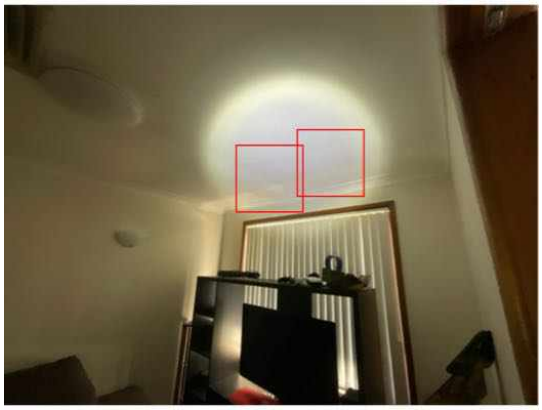
• Where the staining appears to be historical (i.e., dry and showing no recent progression), reparation of affected ceiling materials (such as repainting or patching) may be carried out at the client's discretion, subject to confirmation that the source of the leak has been effectively addressed.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it is not possible to conclusively determine whether water staining is active or inactive at the time of inspection. Further assessment under a special-purpose inspection is recommended if a more detailed diagnosis is required.

Additionally, it is important to note that even minor damage to roofing materials—such as lifted flashings, cracked tiles, or poorly sealed penetrations—can allow water ingress that may lead to costly internal damage. Close-up inspection by a roofing contractor is advised to assess the condition of the roof coverings and associated fixtures more accurately.





Finding 3.07

Building: Main Building
Location: Living Room
Finding: Ceiling Linings – Uneven or Sagging Surfaces.
Information: Observation:

Uneven sagging ceiling linings were observed in various areas throughout the property. At the time of inspection, the condition appeared to be minor and cosmetic in nature.

Cause:

This is a common occurrence in homes of similar age and construction, often caused by the gradual deterioration or loosening of original fixings, such as nails, screws, or adhesives used to secure ceiling sheets.

Recommendation:

• Remedial works may be recommended to improve appearance and prevent further sagging. These may include:

Further investigating Structural roofing elements

• Re-gluing or re-adhering the ceiling sheeting

• Re-securing sheets using appropriate modern fixings

• These works can be carried out by a qualified plasterer or painter,

• Ongoing monitoring is advised to detect any worsening of the condition or further movement over time.







Finding 3.08

Building: Main Building
Location: Bathroom 2
Finding: Door - Binding on Floor Covering (insufficient clearance).
Information: Observation:

Binding or rubbing was observed between the bottom edge of the door and the floor covering during normal operation. The door does not open or close freely due to insufficient clearance.

Possible Cause:

This issue is commonly caused by:

• Swelling or warping of the door

• Changes in flooring height (e.g. new carpet, tiles, or floating floors)

• Minor misalignment of door hinges or frame

Implications:

If left unresolved, continued friction may:

• Damage the door or floor surface

• Lead to wear of associated hardware (e.g. hinges)

• Restrict proper function and ease of access

Recommendation:

The bottom edge of the door should be trimmed or planed to provide adequate clearance, and the edge sealed appropriately after adjustment.

Rectification can be carried out by a qualified carpenter or general handyperson, depending on the extent of adjustment required and at the client's discretion.

Finding 3.09

Building: Main Building
Location: Toilet (WC)
Finding: Minor Defect – Plumbing Fixture (Tap Non-Operational)
Information: Observation:

At the time of inspection, the tap was tested and found to be non-operational. No water flow was achieved when the tap was turned on. This condition indicates a fault with the tap assembly or the associated plumbing system. Possible causes include a seized or failed internal cartridge or washer, an isolated or closed water supply valve, internal blockage, or a defect within the connected pipework. No further invasive testing was carried out as part of this visual and functional inspection.

Implication:

A non-operational tap does not meet normal expectations for household functionality and may indicate deferred maintenance. While considered a minor defect, the issue can inconvenience occupants and, if related to an underlying plumbing fault, may conceal other issues such as deteriorated fittings, internal corrosion, or isolation problems within the plumbing system. If left unresolved, further deterioration of components may occur, potentially increasing repair costs over time.

Recommendation:

It is recommended that a licensed plumber be engaged to further investigate the cause of the fault. The plumber should inspect the tap fitting and associated plumbing, service or replace internal components, and repair or replace the tap as required to restore full functionality. This will ensure the fixture operates as intended and confirm there are no underlying plumbing defects contributing to the issue.

Finding 3.10

Building: Main Building
Location: Roof Void

Finding: Sarking was found to be damaged in this area.

Information: Damaged Roof Sarking

Defect Classification: Minor Defect / Maintenance Item

Condition Overview:

Sarking is a laminated aluminium foil applied beneath the roof covering that provides thermal insulation and acts as a vapour barrier to protect the roof void and interior spaces.

Where sarking is damaged, its ability to insulate and prevent moisture ingress is compromised. This may reduce the property's energy efficiency and increase the risk of moisture penetration, particularly from condensation or leaking roof tiles.

Recommendations:

Any holes or damaged sections of sarking should be repaired or replaced to restore full functionality. These works should be completed by a roofing contractor or other suitably qualified tradesperson.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Yard - Front
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water discharge from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and/or air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Finding 6.02

Building:	Main Building
Location:	Exterior walls - front
Finding:	Subfloor Ventilation Issue: Wall vents adjacent ground.
Information:	Findings:

• Subfloor vents were found to be too low due to substandard landscaping around the property.

• Low-lying vents can restrict airflow and may allow moisture ingress into the subfloor area.

• Moisture accumulation in the subfloor creates a damp environment, which is highly conducive to termite activity and other timber pests.

Potential Risks:

• Moisture Accumulation: Damp conditions in the subfloor can lead to wood rot, fungal growth, and an ideal habitat for termites.

• Termite Attraction: Subfloor moisture is a primary attractant for subterranean termites, which need damp conditions to forage, nest, and thrive. Low ventilation can worsen this risk.

• Structural Damage: Prolonged moisture can degrade the structural integrity of timber components in the building, leading to costly repairs if termite or moisture damage becomes extensive.

Recommendations:

1. Improve Subfloor Ventilation:

• Regrade the landscaping around the property to allow adequate airflow through the subfloor vents. This will help ensure that the vents are not obstructed and allow for proper air circulation.

• Additional vents may be required if regrading does not provide sufficient airflow. Consider installing higher or more strategically placed vents around the perimeter to improve subfloor ventilation.

2. Moisture Control:

• Ensure that drainage around the property directs water away from the building to prevent moisture from accumulating in the subfloor.

• Seal any gaps or cracks in the subfloor area to prevent water ingress. This can be done through the use of appropriate moisture barriers and sealants.

3. Monitor for Termite Activity:

• Given the potential for increased moisture, it is important to regularly inspect the subfloor area for signs of termite activity. This can include:

• Checking for mud trails or tunnels.

• Monitoring for any wood-damaging signs.

• Using a moisture meter to check for excess moisture levels.

4. Install a Termite Barrier:

• If termites are a significant concern, installing a chemical termite barrier around the perimeter and under the subfloor may be necessary. This will help protect against termite entry and minimize the risk posed by moisture-laden subfloors.

Conclusion:

The low subfloor vents and substandard landscaping are creating an environment that could promote moisture buildup, which in turn encourages termite activity. To mitigate this risk, subfloor ventilation should be improved, and moisture control measures should be put in place. These actions will reduce the likelihood of termite infestation and ensure a dry, healthy environment under the building.

Refer to (Subfloor ventilation - Too low) in the building section of the report for further information and recommendations.

Finding 6.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor – Timber Formwork & Termite Risk..
Information:	Observation: Presence of Timber Debris and Leftover Formwork Timber in Subfloor

During the inspection, formwork timbers and timber props were observed within the subfloor area. These appear to have been left in place following the concrete construction phase, and are not part of the structural design.

Timber Pest Risk Assessment:

Formwork timber is a temporary construction material used to shape and support concrete while curing. When left behind, especially in moist or poorly ventilated subfloor environments, it creates conditions highly conducive to timber pest activity, including:

• Termite Attraction: Timber in contact with soil or exposed to elevated moisture provides a food source and nesting site for subterranean termites.

• Fungal Decay: If the timber is untreated, it is highly susceptible to wood rot and fungal decay, further increasing the risk of termite infestation and compromising the air quality and condition of the subfloor.

Recommendation:

It is strongly recommended that all residual formwork timber and loose timber debris be immediately removed from the subfloor and surrounding areas of the property.

Preventative action—such as maintaining a clean, dry, and well-ventilated subfloor—is significantly more effective and less costly than dealing with active termite infestation or structural timber damage at a later stage.

Finding 6.04

Building: Main Building
Location: External Areas
Finding: Subfloor - Excessive moisture conducive conditions..
Information: Observation:

Excessive moisture was noted in isolated areas in the subfloor area during the inspection. Elevated moisture levels were evident within the soil and surrounding buildings elements. These conditions create an environment that is highly conducive to timber pest activity, particularly subterranean termites, as well as fungal growth and mould formation.

Persistent moisture provides a stable environment that supports termite survival and concealed movement within and around the subfloor. Prolonged dampness can also encourage the development of fungal growth that may spread across timber and masonry surfaces.

Cause:

The excessive moisture is most likely the result of leaking plumbing pipes and fixtures, poor site drainage and/or inadequate subfloor ventilation, allowing water to accumulate and remain stagnant beneath the dwelling. Contributing factors may include:

• Sloping ground levels directing surface runoff toward the dwelling.

• Limited subfloor clearance restricting natural airflow and evaporation.

Implications:

If left unresolved, these moisture conditions can:

• Create a high-risk environment for termite infestation.

• Encourage fungal and mould growth in subfloor timbers and soil.

• Prolong damp conditions that sustain pest activity.

Risk Assessment:

High – Conducive to concealed termite activity and fungal growth and should be rectified promptly.

Evidence of fungal decay activity and/or damage

No evidence was found

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

- Licensed Plumber

- As identified in summary and defect statements

- Registered Roofing Contractor

- Sub Floor Ventilation Specialist

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in fair condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Several minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• Significant dampness and mould growth were identified to the shower alcove and wall behind the toilet, with elevated moisture readings indicating an active moisture ingress issue and a major defect. Associated moisture was also evident externally and within the subfloor, suggesting leaking pipes and/or failed waterproofing, and urgent investigation and rectification by a licensed plumber and bathroom specialist is recommended.

• The masonry retaining wall supporting the rear landing shows cracking and movement, indicating deterioration and a major defect with potential safety implications. It is recommended that a qualified bricklayer or building contractor be engaged to assess and carry out remedial works to prevent further movement and maintain stability.

SAFETY HAZARDS

• The shower screen glass panel in the bathrooms were found to be significantly cracked, which is considered a major defect and presents a serious safety hazard due to the risk of sudden glass failure. It is recommended that a qualified glazier be engaged urgently to replace the damaged panel, and the shower should be used with extreme caution or avoided until repairs are completed.

BUILDING REPORT SUMMARY

Yard / Drainage
• Site drainage appeared below average, water is entering under the house.
• Some low-lying areas should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes were in serviceable condition with no active leaks noted.

Recommended actions:
• Clean gutters and remove debris.
• Cut back overhanging tree branches.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in average condition overall
• Roof not fully accessible due to height and safety limitations
• Due to limitations a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• External masonry walls appeared generally sound.
• Structural cracking observed to rear wall

Building Perimeter
• Ensure that surface water drains away from the building at all times.
• Garden beds and vegetation should be cleared from direct contact with external walls to reduce moisture retention and limit pest access.

Subfloor
• Excessive moisture under wet areas due to drainage and plumbing leaks

• Some evidence of previous water pooling – ongoing monitoring during heavy rainfall is advised.
• Inadequate ventilation due to substandard landscaping
• Recommended actions:
• Improve subfloor drainage
• Expose subfloor vents
• Engage drainage specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• Significant leaks noted.
• Further plumbing assessment advised

Interior Linings
• Walls and ceilings were generally in average condition with minor wear and tear.
• Evidence of ceiling leaks or water damage observed at the time of inspection.

Some minor unevenness was noted in ceiling surfaces, which is not uncommon in properties of this age and construction. While no signs of major detachment were visible, it's important to note that ceiling panels may become loose or detach over time, and such issues may not be apparent during a visual inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors
• All accessible windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition fair
• Elevated moisture readings and leaks were found
• Recommend further assessment and invasive inspection by a builder.

Kitchen
• The kitchen was in average condition overall with no visible major defects.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of damage from leaks or the condition of waterproofing in wet areas.

• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

Note: Client should ensure any extensions and additions are council-approved.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.
• Tree stumps are highly conducive to infestation and should be removed immediately.

Timber Decay
• No Wood rot observed

Moisture Conditions
• Elevated moisture detected in wet areas at the time of inspection using a Tramex Moisture Encounter Plus.
• Excessive moisture provides conducive conditions for timber pest and/or termite activity and should be rectified soon as possible

Trees & Landscaping
• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.
• Remove any untreated landscaping timbers and timber debris, stumps etc. from around the yard.

Obstructions & Limitations
• Insulation and air conditioning/ductwork in the roof void may conceal termite activity or damage.
• Limited access in some subfloor areas due to low clearance.
• Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.

KEY RECOMMENDATIONS
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Monitor subfloor beneath bathroom for future moisture issues.
• Remove any stored timber, landscaping timbers, and organic debris near the structure.
• Trim or remove trees and vegetation in contact with or close to the home.

- Consider installing or confirming a termite management system.
- Engage a roofer for closer inspection of roof condition.
- Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Garage
Finding: Additional Photos - Obstructions and Limitations
Information: Obstructions & Inspection Limitations

The following photographs illustrate obstructions and restricted areas that impeded full inspection of the property at the time of assessment.

These obstructions—including stored items, fixed furniture, floor coverings, or limited access areas—may conceal defects or conditions not visible during the inspection. It is important to note that significant issues such as moisture damage, termite activity, or structural faults can exist behind or beneath obstructed areas.

Recommendation:

It is strongly advised that all obstructions be removed and a re-inspection be carried out to ensure a thorough assessment of the previously inaccessible areas. This will allow for a more accurate evaluation of the property's condition and the identification of any concealed defects.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this

inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of termite workings / damage was absent at the time of inspection..
Information:	Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3

are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of chemical delignification was not visible at the time of inspection..
Information: Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building: Main Building
Location: All Areas
Finding: Wood borer activity - not identified..
Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: All Areas
Finding: Fungal decay - Absent at the time of inspection..
Information: Fungal Decay (Wood Rot) – Risk Awareness

No visible signs of fungal decay were identified at the time of inspection. Fungal decay occurs when timber is exposed to prolonged moisture in conditions that support fungal growth, including elevated moisture content, poor ventilation, and suitable ambient temperatures.

Recommendation

Continue routine monitoring of all accessible timber elements, particularly those located in areas where moisture may be present. Ongoing maintenance such as maintaining ventilation, managing moisture sources, sealing or coating exposed timber surfaces, and replacing any deteriorated material will help reduce the risk of decay developing over time.

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

- Nesting activity or visible mud tubes

- Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System - Missing Durable Notice..
Information:	Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

• The type of termite management system installed (e.g. chemical barrier, physical barrier, reticulation system, baiting system)

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

Noted Item

Building: Main Building
Location: All Areas
Finding: Proposal for Termite Risk Management – AS 3660.2 Compliance..
Information: Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Limited Accessibility..
Information:	Observation:

Access to the roof void was restricted due to several limiting factors, including:

• Low roof pitch

• Non-trafficable framing

• Inaccessible or obstructed areas

• Presence of insulation

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.

Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sink – Overall Condition & Recommendations.
Information:	Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit

• Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• Flexible, mould-resistant sealant should be applied at wall junctions and other wet-area interfaces to prevent water ingress and potential damage. This is considered routine maintenance, and damaged or missing sealant should be replaced as needed.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained. A sealant specialist or tiling contractor may be engaged to carry out these works where necessary.

• It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.

Noted Item

Building:	Main Building
Location:	Bathroom 2
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout appeared to be serviceable, with some areas potentially requiring maintenance or replacement.

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.






Noted Item

Building:	Main Building
Location:	Toilet (WC)
Finding:	Overall Condition: Toilet & Basin.
Information:	TOILET & BASIN ASSESSMENT

Toilet:

- No leaks were observed during the flushing process.
- The toilet operated normally with no signs of malfunction or abnormal water flow.

• The toilet pan was securely fixed to the floor at the time of inspection.

Vanity Basin(s):

• Basin(s) were water tested and inspected, the hot water tap did not operate, no evidence of leaks or blockages identified in the plumbing or drainage systems at the time of inspection.

• Water flow and drainage appeared satisfactory under limited-use testing conditions.

• Regular maintenance of sealant and grouting in wet areas is essential to prolong the life of surrounding materials and reduce the risk of water damage.

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout appeared to be fair , with some areas potentially requiring maintenance or replacement.

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

• Mould growth was noted in some areas of grout/sealant. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.

• The exhaust fan did not appear to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

• The handle to the bathtub is damaged or broken and needs to be replaced

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

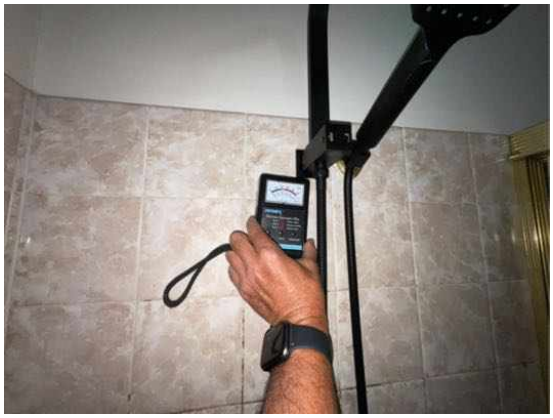
• Water damage was noted to the vanity unit, appearing minor.

• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

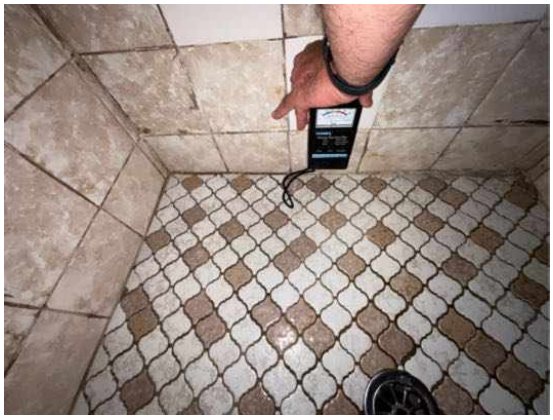
IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

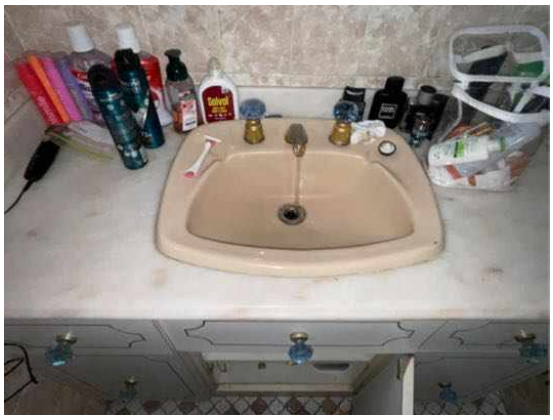
Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.












Noted Item

Building: Main Building
Location: Ensuite
Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information: Overall Condition & Recommendations

SHOWER:

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• Moisture readings (as documented in the report) suggest some retained moisture in the shower walls. Further investigation by a qualified plumber or waterproofing specialist is advised to confirm any underlying issues.

• The condition of grout appeared to be poor , with some areas potentially requiring maintenance or replacement.

• Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.

• Mould growth was noted in some areas of grout/sealant. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• Water damage was noted to the vanity unit, appearing minor.

• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.
	No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.
	Recommendation:
	It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.

Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.

Noted Item

Building: Main Building

Location: All Areas

Finding: Smoke Detectors / Alarms.

Information: Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative

requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

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.