Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Mar 2026

Property Address: 12 Birkdale Cl, Wantirna VIC 3152, 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:	Fri, 13 Mar 2026
Modified Date:	Sat, 14 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	12 Birkdale Cl, Wantirna VIC 3152, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Andrew Lacey Ph: 0419 824 486 Email: Hawthorn@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Hawthorn)
Company Address and Postcode:	Camberwell 3124
Company Email:	Hawthorn@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 824 486

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: N/A

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 minor defects and maintenance items noted.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is high susceptible to timber pest activity. Several conditions conducive to timber pest attack were noted. Some fungal decay (wood rot) and wood borer damage was noted around the property. A chemical treatment is highly recommended for the property.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete Stumps, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Carport, Fence - Post and Rail Construction, Pergola, Shed
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Timber Framed, Pitched, Tiled
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

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings

- External finished ground level

- External concrete or paving

- Duct work

- Decking

- Debris or rubbish

- Debris in gutters

- Insulation

- Pipework

- Roof framing - not trafficable

- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.

- Vegetation

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

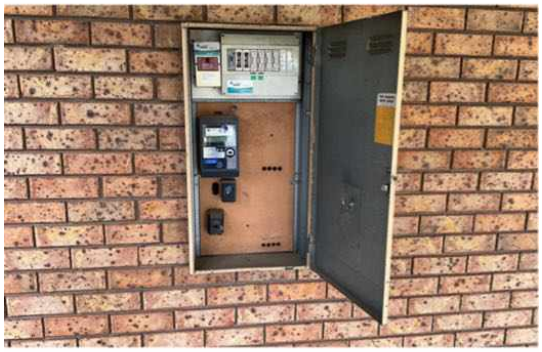
Safety Hazard

Finding 1.01

Building:
Location: Meter Box
Finding: Electrical switchboard - Old ceramic fuses and lack of sufficient safety switches
Information: The electrical switchboard has old ceramic fuses in place and appears to not have the necessary safety switches in place.

It is noted for the clients consideration that a switchboard upgrade will be required in the short to mid term to improve the functionality and safety of the electrical system.

A licensed electrician should 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.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:
Location: All Areas
Finding: Cracking - fine
Information: Some fine cracking was noted throughout the property.

Although fine cracks are quite noticeable, they are often only considered to be an

appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.

Finding 3.02

Building:	
Location:	All Areas
Finding:	Sealant - Missing or degraded
Information:	Sealant is missing or degraded in this area. Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant is missing or degraded , a tiling contractor should be appointed immediately to re-apply any silicone where necessary. Failure to do so may lead to water damage to the surrounding area.

Finding 3.03

Building:

Location: All Areas

Finding: Floor - creaking slightly in some areas

Information: The internal flooring in these areas were creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the floorboards or the subfloor structures are coming loose from the supporting structure that they are installed on.

The areas should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause . The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.








Finding 3.04

Building:

Location: Bathroom

Finding: Grout and sealant - Missing or degraded within the bathroom area

Information: It was noted on inspection that grout or sealant is degraded to areas within the bathroom.

Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

Different materials move at different rates, generally causing cracking to grout at this point. Build up of moisture in the bathroom can also cause grout and sealants to degrade and become mouldy.

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

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

Finding 3.05

Building:

Location: Laundry

Finding: Window - binding/ jamming

Information: The window in this area was binding/ jamming and slightly 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 create potential for secondary defects to the associated building elements, such as damage to the window frames as well as a potential safety hazard if required for emergency egress from the building.

The most usual causes are swelling of timbers due to moisture, bulging or bowing of frames, or general material degeneration.

Easement will be required, which may involve some sanding and repainting. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state.

A competent handyman or window specialist may be engaged to perform this task.

Finding 3.06

Building:

Location: All Areas

Finding: Carpet stained and deteriorated in some areas

Information: At the time of inspection, the carpet throughout the property was stained and deteriorated. It was observed that several areas were loose and raised. This is consistent with properties of this age.

The carpet may be replaced at the discretion of the homeowner.

Finding 3.07

Building:

Location: Bedroom 2

Finding: Ceiling marked - no current moisture noted

Information: At the time of inspection, there appeared to be some marks to the ceiling in this area. It is unclear how the marks have occurred. It is suspected that there may have been some patching and repainting carried out to the ceiling.

At the time of the inspection, there was no moisture within the marked area of the ceiling when tested with a moisture meter.

It is recommended that the area be monitored for any changes or increase in marks. Should this occur, consultation with a roofing plumber should be undertaken to determine the source of the leak and make necessary repairs.

Should no changes occur, the area may be repainted at the discretion of the homeowner.

Finding 3.08

Building:

Location: All Areas

Finding: Floor tiles - Cracked/ chipped

Information: Cracking and chipping in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement

in the floor foundations may also have caused movement and resulted in the cracking of tiles in this area. Impact damage to the area may also be a cause.

Cracked / chipped tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked/ chipped floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder specialising in re-stumping may be required.

Finding 3.09

Building:

Location: Kitchen

Finding: Tap - Leaking

Information: The tap in the kitchen was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the tapwear.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Please note this defect should not be left unattended. Failure to repair this leaking tap may result in further deterioration of the property.

Finding 3.10

Building:

Location: Kitchen

Finding: Tap - Loose

Information: The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

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

Failure to act on this defect may cause the the tap to further deteriorate and cause leaking.

Finding 3.11

Building:

Location: All Areas

Finding: Timber - exposed to weather

Information: Timbers that are frequently exposed to harsh weather conditions or ongoing moisture require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an

accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future.

Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Please note: other timbers around the property may be weathering slightly but not showing here

Finding 3.12

Building:

Location: Yard - Front

Finding: Brick pillar at front of property - leaning

Information: It was noted at the time of inspection that the brick pillar at the front of the property had subsided and was leaning slightly.

Typically brick walls such as this deteriorate due to age and or wear, which is generally expected for a structure of this age. Sometimes inadequate installation or poor drainage around the pillar can be to blame. Impact damage can also be a cause.

The pillar should be monitored for further changes.

Should further damage occur, repair of the pillar may be required. Replacement may also be a consideration.

A licensed bricklayer should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.13

Building:

Location: All External Areas

Finding: Noticeable Cracking - External Concrete Paving

Information: Noticeable cracks were identified in the concrete paving at the rear of the property.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the concrete may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Noticeable cracks may also be due to subsidence of soils.

The area should be monitored for any changes that may occur and potentially cause tripping hazards. Should this occur, repair and likely replacement of the concrete paving may be necessary.

Finding 3.14

Building:

Location: Shed

Finding: Shed Roof - Rusted

Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

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

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

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

Finding 3.15

Building:

Location: All External Areas

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. Significant wood rot was noted in sections of the fencing.

If left unattended, it is likely that further damage will occur. It is suspected that repair and replacement of several elements of the fencing will be required.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.16

Building:

Location: Shed

Finding: Fine Cracking - concrete floor within shed

Information: Fine cracks were identified in the concrete flooring of the shed . Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage.

Generally the cause of a fine crack in existing concrete paving is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.17

Building:

Location: All External Areas

Finding: Distinct subsidence to concrete paving

Information: Subsidence was identified to the concrete paving in this area.

Subsidence is generally found in older paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of defect. However, damage may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing over a sustained period of time.

Damage to this degree may also be due to poor original installation of the pavers . Factors such as poor compaction of the sub surface may create cracking, subsidence and other secondary defects.

Repairs and/or replacement will be to be required to prevent further damage and to reduce hazards associated, such as tripping. A landscaper should be engaged to inspect the pavers and repair / rectify the subsided and cracked pavers.

Monitoring of the area should be conducted frequently.

Always contact a building inspector should subsidence increase.








Finding 3.18

Building:

Location: Eaves

Finding: Eave linings - Water stained

Information: At the time of inspection, there appeared to be some water staining to various areas of the eaves linings around the property .

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.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed. It is suspected that the staining in this instance may be from overflowing gutters due to being blocked with leaves and other vegetation.

Where water staining is active, a licensed 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 damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. All gutters should be cleared to allow for correct operation.

Finding 3.19

Building:

Location: All External Areas

Finding: Beads - Damaged

Information: Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has come loose. This deterioration is suspected to have been caused by general ageing and frequent exposure to weather, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.

Finding 3.20

Building:

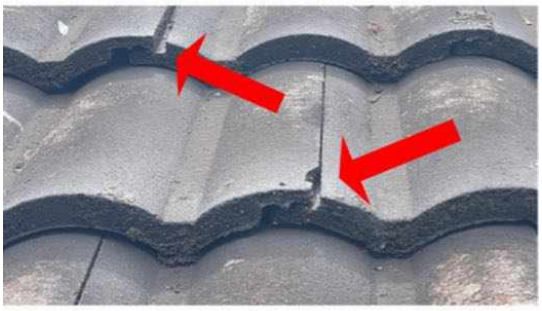
Location: All Areas

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.

Areas of minor chipping of tiles was noted. Some tiles had also moved slightly from their original placements (this is quite common) which can result in gaps being evident between tiles that may allow moisture to enter the roof space. Cracking to the mortar around the ridge and hip capping was also observed. Repairs are required.

Consultation with a roofing contractor is highly advised to gain advice on remedial works that will be required . Where left unmanaged, damage can likely to lead to a number of secondary defects, including water leaks and weather exposure to internal roofing structures.



Finding 3.21

Building:

Location: Roof Exterior

Finding: Gutters - require cleaning

Information: The gutters to various areas around the property were blocked and require cleaning.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

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

It is highly advised that blocked gutters be cleared by the homeowner or a general handyperson as a matter of urgency. Failure to do so may result in moisture entering the property causing more significant damage.








Finding 3.22

Building:

Location: All Areas

Finding: Additional Photos - minor defects

Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.

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:
Location: All External Areas
Finding: Garden Beds - Conditions Conducive to Termites
Information: Garden beds were found to be evident around and against the property. These garden beds can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress.

Plants against or very close to buildings can also provide cover/ shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing this from occurring.

Where removal of any such materials that may be conducive to termite activity is not possible or practical regular monitoring of the areas should be carried out to minimize the risk of potential termite attack.

Finding 6.02

Building:
Location: All External Areas
Finding: Building materials in direct ground contact - conducive to termites

Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness, they become conducive to termite activity. Whether timber is used as a building element, part of a fencing structure or stored as an unused item, they can provide an environment that is attractive to termite infestation.

When met with excessive moisture, timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.

Finding 6.03

Building:
Location: Exterior walls - right side
Finding: Hot Water System Overflow - Not plumbed for drainage
Information: The overflow from the hot water system is not plumbed or connected to suitable drainage, which may result in the surrounding area becoming excessively damp.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements or the formation of fungal decay. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is recommended that a qualified plumber be appointed to install adequate drainage to the overflow or that it be diverted away from the edge of the building. These works will ensure that the area remains dry and free of any secondary defects.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

Finding 8.01

Building:

Location: All External Areas

Finding: Evidence of wood borer activity identified

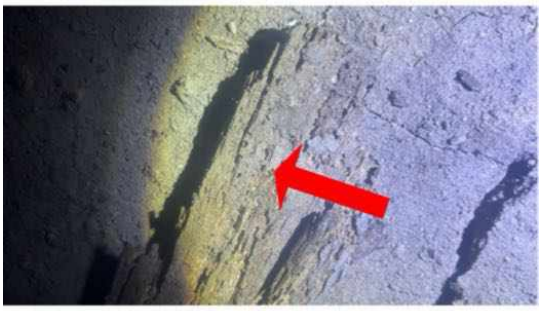
Information: At the time of inspection, some previous wood borer damage was noted to some timbers around the property.

Wood borers are small beetles that colonise in exposed timber elements and 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 in large numbers and 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.

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.

Please note, there is a high chance that undetected wood borers may be within some of the subfloor timbers. Borers lay their eggs within the timber prior to the timbers being used, and may lay dormant for many years within the timbers. They can then develop and bore their way out of the timber leaving pin holes and minor damage to the timber. They are not as destructive as termites and generally only cause superficial damage (termites will keep eating the timbers and cause major damage)



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

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

D5 Conclusion - Assessment of overall condition of property

- The property at the time of inspection presented in a fair condition when compared with properties of a similar age and a characteristic.

There were no major defects noted - just a range of minor defects and maintenance items consistent with a property such as this.

The property has old ceramic fuses within the switchboard. Whilst this inspection does not constitute an electrical compliance inspection (you need a licensed electrician to perform this) it is suspected that there are not the necessary safety switches in place and the property will need a new switchboard installed. Consultation with a licensed electrician should be sorted to determine the necessary improvement.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. Some wood borer damage was noted to some timbers within the subfloor and other external areas. Several conditions conducive to timber pest activity were also noted. No evidence of any previous chemical treatments were observed. The property would be classified as a high risk for timber pest attack. It is highly recommended a termite management treatment be carried out.

There were some areas of the property which are suspected to have asbestos containing material (ACM) present. This inspection is not an asbestos inspection, however these areas are highlighted for your information only. Given the age of the property it is likely ACM will be present (potentially in other areas not shown here). It is highly recommended an asbestos inspection be carried out prior to any renovations being conducted on the property.

Please note: the risk of undetected defects is listed as high due to the lack of ability to inspect all areas of the roof space and subfloor. This doesn't necessarily mean defects are present in these areas, it just means the ability to inspect those areas for defects was not possible due to limitations and obstructions, hence the increased risk of a defect being present.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:

Location: All Areas

Finding: Termite inspection - no termite activity found

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the property at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation. No high levels of moisture were noted in any areas.

Wall paneling, wallpaper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

Building:

Location: Meter Box

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.

Noted Item

Building:

Location: All Areas

Finding: Asbestos - Suspected ACM Identified on Site

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

Please note: given the age of the property, there may be other areas which may contain asbestos material. Caution should be taken if undertaking any renovations. It is highly recommended an inspection and possible testing be carried out prior to any renovations being carried out, particularly in (but not limited to) the kitchen, laundry and bathrooms areas. Consultation with your Jims Building consultant should be undertaken regarding this.

Noted Item

Building:
Location: All Areas
Finding: Additional Photos - for your information
Information: Additional photos are provided for your general reference.

Noted Item

Building:
Location: Balcony
Finding: Elevated structure inspections - load capacity
Information: It was observed that the property had elevated timber decking areas. External timber structures are constantly exposed to weather elements and can deteriorate in an accelerated manner. As a result, ongoing assessments are required.

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

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

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer.

Noted Item

Building:

Location: All Areas

Finding: Insulation - settled and reduced in volume

Information: At the time of inspection, it was noted that whilst there appeared to be a decent coverage, the insulation is older and has a tendency to settle and reduce in volume over time. This settling can reduce the effectiveness of the insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property. The insulation helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

Should you find that the property becomes hot in summer or cold in winter, it is recommended that new insulation be installed within the roof void to improve the thermal efficiency.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

An insulation contractor should be engaged to perform this task at the discretion of the homeowner.

Noted Item

Building:

Location: Yard - Back

Finding: Additional structure - possible non-compliant

Information: The additional structure in the rear yard, may not comply with contemporary building practices and current Australian Standards. While the structure does not currently appear to be unsafe, compliance with such standards ensures the structural integrity of the main dwelling and abutting addition.

As building standards may not have been followed, this area provides a heightened risk of the development of building defects.

This item is listed for your information only as compliance with standards is not covered in pre purchase building inspections.

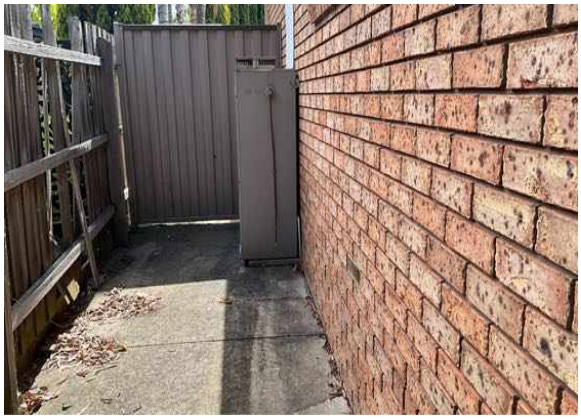
Noted Item

Building:

Location: 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.



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.