Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 1 Gwynne St, Gwynneville NSW 2500, 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, 27 Mar 2026
Modified Date:	Sun, 29 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1 Gwynne St, Gwynneville NSW 2500, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply:

The PreInspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report. The photos at the back of this report are an example of some of the areas that could not be inspected due to the obstructions found on the day of the inspection. This report is a visual inspection and these areas may have concealed defects.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully

accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

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.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required

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

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

For the purpose of this report, the Structure includes the elevated balconies, handrails and stairs.

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 overall with the bathrooms and kitchen areas in poor condition. Safety hazards, major and minor defects were 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	Concrete, Slab - Infill Slab
Furnished	Furnished
No. of bedrooms	6
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Garage
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Timber Framed, Pitched, Tiled
Storeys	Double
Walls	Brick Veneer (Timber Framed), Cavity Brick
Weather	Raining

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Posts

- 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.

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior.

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Subfloor - Part.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Furniture

- No safe point from which to access roof exterior

- Porch

- Roof framing - not trafficable

- Sarking

- Stored items

- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.

- Unsafe to Access Roof - No Fall Protection System

- 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:	Building 1
Location:	Pictured upstairs windows
Finding:	Window opening restrictors missing.
Information:	These pictured windows are missing window restrictors. The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection. Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means all windows above ground level which do not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor. These need to be added urgently for the safety of all persons.

Finding 1.02

Building: Building 1

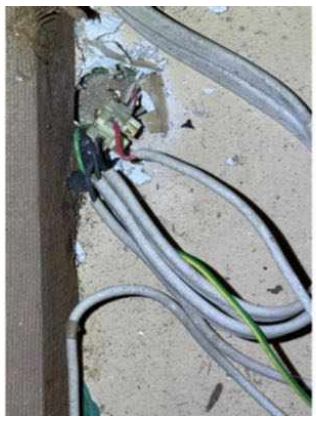
Location: Roof Cavity areas

Finding: Electrical cables missing a junction boxes

Information: The electrical fittings in this roof area was found to be missing a junction boxes at the time of inspection.

This missing fittings and loose cables does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

A Licensed electrician should be appointed to rectify these areas immediately.



Finding 1.03

Building: Building 1

Location: Lower Bathrooms

Finding: Shower screen - Cracked

Information: Cracks were identified in the shower screen in this bathroom. This is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of further cracking and shattering is increased exponentially, providing a safety hazard in the area. A qualified glazier is required to repair the screen as soon as possible.

Major Defect

Finding 2.01

Building:	Building 1
Location:	Both kitchens, toilet, bathroom, garage
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture and moisture damage was found in these 5 areas at the time of the inspection. Medium to high readings of up to 87.8 was recorded.

This high moisture and moisture damage has occurred as a result of leaks from the ensuite roof area, the upper bathrooms through the waterproofing membranes, and in both kitchens and lower bathroom vanity. This moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay.

All these areas show moisture damage includes swelling, wood rot and mould (See these defects in this report).

Where waterproofing membranes are damaged, very costly repairs are required and quotes should be sought prior to purchase from bathroom renovation companies.

In the upper toilet and ensuite where moisture was travelled under and in walls and flooring areas, structural wood rot to wall and floor framing is likely increasing the

costs of renovations and repairs. This damage can only be assessed once renovations begin as internal wall and floor framing cannot be seen.

It is highly recommended that quotes be sought for all damaged areas prior to purchase and all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent this excessive moisture damage being present in the internal property in the future.

Minor Defect

Finding 3.01

Building:	Building 1
Location:	Pictured room
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling linings in this area was evident at the time of inspection. 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 by interior ceilings. 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.

Finding 3.02

Building:	Building 1
Location:	Bathrooms and laundry
Finding:	Waterproofing membranes damaged and none evident in ensuite shower
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation

Certification.

With older propertys where this information is unavailable all wet areas should be monitored. The leaks, water staining and peeling or bubbling of the paint found in the bathrooms indicate these waterproofing membranes have failed.

The ensuite shower wall where the spout is missing, shows no membrane in this area. Other bathroom membranes may also be missing and this can only be determined

with an invasive inspection.

Finding 3.03

Building:	Building 1
Location:	Bathroom
Finding:	Shower screens - Leaking
Information:	Leaking was evident to the shower screens at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould. Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs.

Finding 3.04

Building:	Building 1
Location:	Lower Bathroom & Both Kitchens
Finding:	Swollen and damaged cabinetry
Information:	One vanity and both kitchens cabinetry have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The structural integrity of swollen building elements cannot be guaranteed, and further damage is possible if these areas are left unmanaged. Both kitchens are extremely damaged, the under sink areas are water damaged with mould present. Very high moisture of 80.1 was recorded under the lower kitchen sink indicating water leaks present. Repair or replacement of swollen building elements should be conducted by a qualified carpenter or cabinet maker after a plumber has repaired any leaks.

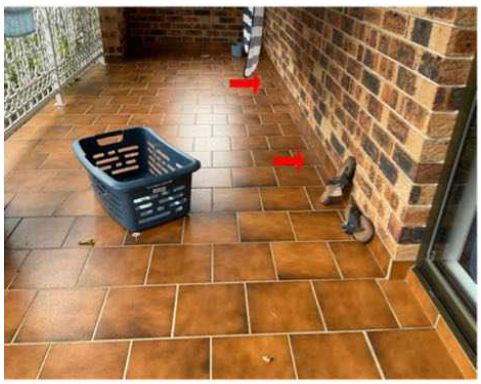
Finding 3.05

Building:	Building 1
Location:	Fence, verandahs, bathroom
Finding:	Tiles cracked
Information:	Cracked tiles were evident in these pictured areas at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or impact damage. Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of kitchens and bathrooms, it can lead to water damage of adjoining walls and floors. Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.


Lower internal shower

Finding 3.06

Building:	Building 1
Location:	Verandah Areas
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process. Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting. Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.07

Building:	Building 1
Location:	Roof Void
Finding:	Exhaust fans vented into the roof causing mould
Information:	On inspection of the roof void, it was observed that the exhaust fans to the wet areas do not exhaust directly to the outside of the building, which is required by the National construction code if sarking has been fitted, as it has in this home. This is causing mould development and unhealthy conditions inside the roof void. These fans need to be redirected by a plumber or air conditioning technician into the external environment to stop this mould further developing. NCC 3.8.5.1 states: An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhaustsâ€" (i) directly to outside the building by way of ducts or (ii) into a roof space thatâ€" (A) is adequately ventilated by open eaves, and/or roof vents or (B) is covered by roof tiles WITHOUT SARKING or similar materials which would prevent venting through gaps between the tiles.

Finding 3.08

Building:	Building 1
Location:	Ensuite - Master
Finding:	Exhaust fan - not operating
Information:	The exhaust fan in this area is not operating. If left unmanaged, a lack of general maintenance is likely to lead to the development of more significant defects, such as water damage to surrounding building materials from inadequate ventilation. If left unattended for a prolonged period of time, poor ventilation in this area may also be conducive to the development of mould. Where no secondary damage has developed, the Homeowner may undertake minor cleaning of the area and consider replacement of the exhaust fan. Alternatively, consultation with a Licensed Electrician is required to check for any secondary or concealed damage and consider repair or replacement. Please be advised that a cabinet maker or qualified carpenter may also be required if water damage has occurred and that an additional specialist mould inspection may be required if severe mould has resulted.

Finding 3.09

Building:	Building 1
Location:	Kitchen
Finding:	Rangehood settings not working
Information:	Some rangehood settings were not working at the time of inspection.

Without a fully functional fan, a build-up of grease and evaporative moisture is likely to accelerate deterioration of the range hood and associated flue.

A licensed electrician should be appointed to repair the fan on the range hood to restore it to a fully operational state.

Finding 3.10

Building:	Building 1
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This 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.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Finding 3.11

Building:	Building 1
Location:	Pictured fence and upper toilet areas
Finding:	Wood rot on fencing and due to water leaks
Information:	These pictured areas show evidence of wood rot. If the bathroom and kitchen water leaks have been occurring for many years, there may be wood rot to wall framing that could not be seen by this inspector during this inspection. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a

necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 3.12

Building:	Building 1
Location:	Many window areas
Finding:	Windows - Stiff to slide
Information:	Some windows were difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

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

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

Finding 3.13

Building:	Building 1
Location:	Pictured areas
Finding:	Building elements - Missing or Damaged
Information:	Evidence of minor missing or damaged areas was identified at the time of the inspection. These include -

1. The left rear tap and left downpipe are loose requiring refixing.

2. The lower laundry drain needs clearing of debris.

3. The ensuite shower screen door is damaged and the shower spout has been removed, likely because of the water damage in the lower garage.

4. The external right wall exhaust fan grill is damaged requiring replacement.

A carpenter and plumber would be the trades responsible for rectification of these areas when convenient.

Finding 3.14

Building:	Building 1
Location:	Stairs
Finding:	Efflorescence
Information:	Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, may be considered a defect if it is due to defective or missing flashings, membrane, a damp proof course DPC or faulty design and needs to be investigated to identify the cause. Activities of others, such as owners watering plants, may also contribute to the efflorescence, which may not be attributed to the work of the builder.

Finding 3.15

Building:	Building 1
Location:	Pictured fences
Finding:	Fences damaged - leaning
Information:	Evidence of damage to the pictured side fences was identified at the time of the inspection. The likely cause of this fence leaning is not enough concrete used in the post footings. If left unmanaged this fence may deteriorate further. It is suggest a fencing contractor be engaged for rectification when convenient. The cost of repairing some fences is often shared between neighbours.

Finding 3.16

Building:	Building 1
Location:	Front verandah
Finding:	Concrete spalling
Information:	This verandahs has suffered Concrete Spalling. This is the breakdown of concrete via natural weathering and/or chemical reaction that results in sections of cement chipping off the main body – often resulting in fractured, compromised concrete. Spalling looks

like pitted acne scarring and breaks off in flecks which can expose rebar.

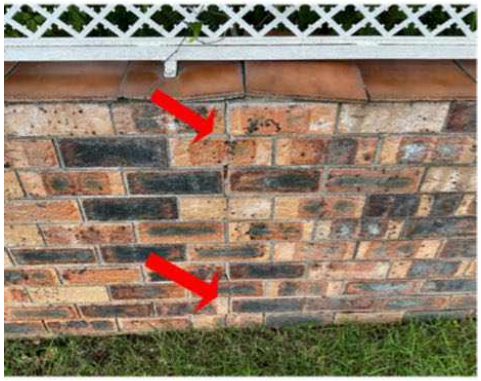
A concreting contractor can provide advice on repairs of this damaged concrete when convenient.

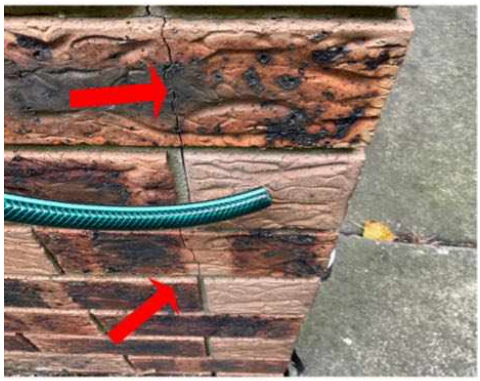
Finding 3.17

Building:	Building 1
Location:	Exterior wall and fence
Finding:	Step cracking to brickwork (minor)
Information:	Step cracking was identified to the brickwork in these areas at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 3.18

Building:	Building 1
Location:	Subfloor
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.

Finding 3.19

Building:	Building 1
Location:	Driveway
Finding:	Electric gate - Damaged
Information:	Evidence of damage was identified to the electric gate. This does not work. A gate installer is required to repair or replace the motor and / or swing arm.

Finding 3.20

Building:	Building 1
Location:	Pictured areas
Finding:	Building elements - Rusted or corroded
Information:	This areas shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future. Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment. Rusting and corrosion should be managed by ideally removing or limiting the affected

surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

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:	Building 1
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. 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, no durable notice was evident and it appeared as though no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since the property was built.

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

Finding 6.02

Building:	Building 1
Location:	Exterior walls
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Building 1
Location:	Fence and toilet door frame
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures from 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. In this case, the affected timber element is in a decaying state and will need replacement by a carpenter or licensed builder. Note - See ALL wood rot photos in building defects above, all these show fungal decay.

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 Electrician

- Licensed Plumber

- Structural Engineer

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

- SUMMARY

The building compared to others of a similar age and construction appears to be in fair condition. The wet areas of bathrooms, both kitchens, the toilet etc are in poor condition due to failed waterproofing membranes and water leaks and damage to two ceilings and some walls and flooring. Internal wall and floor framing damage is likely and could not be assessed as it could not be seen at the time of the inspection.

There are safety defects of loose electrical wiring in the roof void, two cracked shower screens and missing window restrictors to many upstairs windows.

There are numerous minor defects and maintenance issues that will require attention and remedial maintenance. Left unmanaged, some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, stored roof timber and low clearance, etc meant some areas were inaccessible. No safe access was found to the roof exterior or upper walls near eaves. Only a small part of the subfloor was accessible in the left wall manhole. All other areas had no access.

TIMBER PEST SUMMARY

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

The many water leaks on the property as highly conducive to termite activity and damage. Many of these areas are not visible to due building materials, cupboards, wall lining etc covering wall and floor framing.

No evidence of annual inspections have been carried out on the property.

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage. 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 tapping device, visual assessment of materials affected by moisture or signs of deformity, mud 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.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.
Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

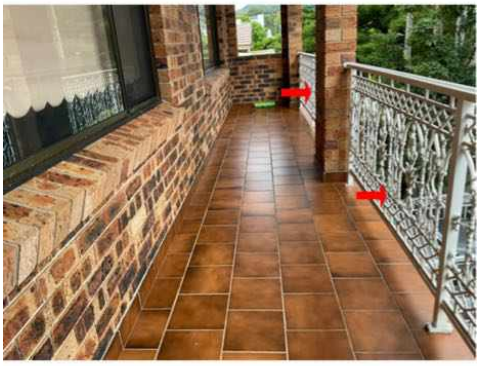
The following items were noted as - For your information

Noted Item

Building:	Building 1
Location:	Front and side decks
Finding:	Elevated structure inspections
Information:	Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

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

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



Noted Item

Building:	Building 1
Location:	Pictured areas
Finding:	Safety Hazards and Major defects require immediate rectification
Information:	All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury.

All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report:

Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect - A defect other than a major defect

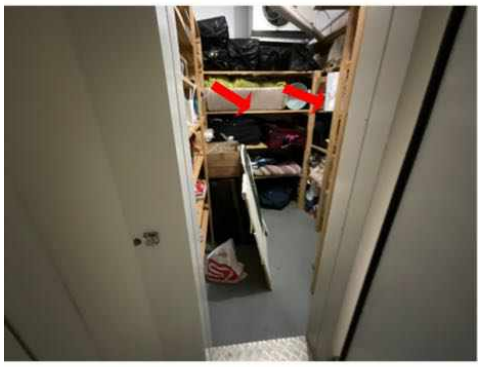
Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be

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

Noted Item

Building:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Building 1
Location:	All Roof cavity areas
Finding:	Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. A re-inspection is recommended once the areas are made accessible. The inspection was also limited to areas with an allowable crawl space of 600mm x

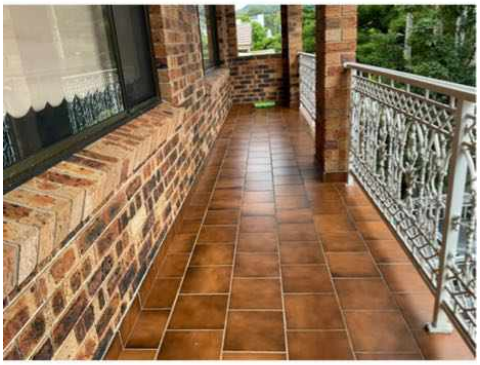
600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.

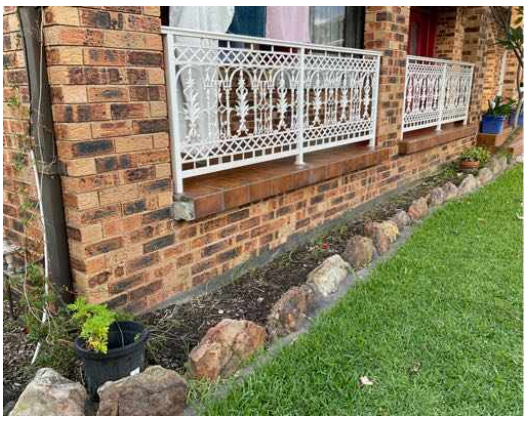
Noted Item

Building:	Building 1
Location:	All Subfloor Areas
Finding:	Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference





Noted Item

Building:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference

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.