Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 1 Burraneer St, Leumeah NSW 2560, Australia

Contents

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 24 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1 Burraneer St, Leumeah NSW 2560, 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: This report does not comment on common areas.
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.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Part Slab and Part Subfloor, Suspended Timber Frame, Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Carport, Driveway, Pergola, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Fascias, Internal Joinery, Landscaping Timbers and Construction, Doors, Door Frames, Architraves, Floating Floor, Window Frames, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

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.

- Subfloor due to lack of access.

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

- Roof Exterior - 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:

- Ceiling linings

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Decking

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Evidence of recently painted walls or ceilings

- Furniture

- Gutter Guards

- External finished ground level

- Floor coverings

- Insulation

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

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

- 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

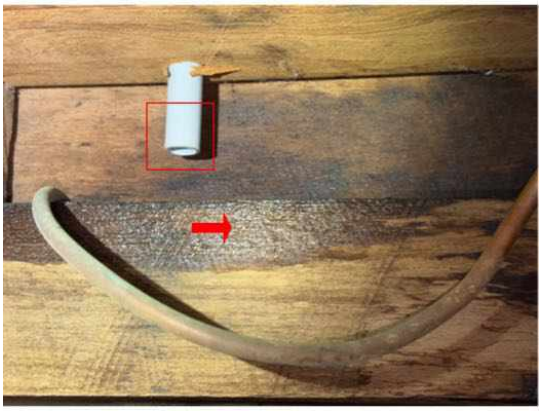
Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Subfloor
Finding:	Overflow - Not plumbed for drainage
Information:	The overflow is not plumbed or connected to suitable drainage, which can 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, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a licensed plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Multiple areas
Finding:	Air vents - Blocked or inadequate
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation.

The cause of this inadequate ventilation is the state of the air vents to the subfloor area. Where air vents are insufficient in number or are blocked, either fully or partially, subfloor ventilation is decreased.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould/fungi and mildew (which can lead to major respiratory issues or safety hazards for occupants, particularly the elderly, the very young and those with existing illnesses).

All air vents should be cleared of blockages to promote adequate air flow to the area. Where ventilation is still insufficient, retrospective installation of air vents may be required. Appointment of a licensed builder may be required to perform these works as necessary.

Finding 3.02

Building:	Main Building
Location:	
Finding:	Paving — Uneven
Information:	Sections of the external paved area are uneven, which may develop into a trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation.

Left unmanaged, the May develop into a safety hazard due to trip and fall.

Re-paving of the area is required to remedy this situation. Further consultation with a specialist concreter is advised.

Finding 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Cracked roof tile - Sealed (defective)
Information:	Cracked roofing tile was noted to have been sealed. This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Further deterioration will inevitably cause cracking ato the seal allowing moisture penetration. All cracked or damaged tiles must be replaced rather than repaired.

Finding 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in

gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

Finding 3.05

Building:	Main Building
Location:	Carport , alfresco
Finding:	Roof sheets - Rusted
Information:	Metal roofs generally comprise numerous individual sheets, which join and overlap. These intersections are particularly prone to lift at the edge and consequently rust at these points.

Upon inspection of the exterior roofing structure, evidence of rust to these sections was identified. If left unmanaged, these degrading joins can allow water ingress to the internal roofing structures, potentially leading to secondary damage of building elements. Accelerated deterioration of the roofing sheets and any associated building elements is also likely to occur.

A roofing contractor should be appointed immediately to assess the damage to the roofing sheets and to perform remedial works as necessary. Works may include replacement of severely affected roofing sheets or minor works such as the application of rust-retardant surface protectors.




Finding 3.06

Building:	Main Building
Location:	Multiple areas
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.




Finding 3.07

Building:	Main Building
Location:	Roof Exterior RHS
Finding:	Roof plumbing - Missing
Information:	Some sections of the roof are not adequately drained via gutters and downpipes. Gutters and downpipes that are not installed adequately are likely to result in excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Excessive moisture creates an environment which accelerates the deterioration of building elements in the area, as well as being conducive to termite and pest infestation. Such an environment is likely to necessitate repair and/or replacement of building elements, which are prone to sustaining wood rot, rust or corrosion.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials.

Finding 3.08

Building: Main Building

Location: All Wet Areas

Finding: Sealant and grouting - Missing or damaged

Information:

It was noted on inspection that sealant or grout is degraded to this area.

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

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

A sealant specialist should be appointed to complete these works as soon as possible.

Finding 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Cupboard/vanity - Swollen/Water Damaged
Information:	Water damage was identified inside the vanity/cupboards in this area and it was also found to be swollen. Water damaged/swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. A licensed plumber should be engaged to assess where the moisture is coming from and carry out any rectification as soon as possible. Replacement of the vanity/cupboards is also advised by a licensed cabinetmaker.

Finding 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Sink/basin - slow draining
Information:	The sink/basin drain appeared to be partially blocked at the time of inspection. Blockages here are usually caused by hair and other debris. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials.

A licensed plumber should be appointed to remove the blockage at the client discretion.

Finding 3.11

Building:	Main Building
Location:	Hallway
Finding:	Building element - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.12

Building:	Main Building
Location:	Multiple areas

Finding: Door - Striker plate misaligned

Information: The striker plate to this door appears to have become misaligned and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter.

Finding 3.13

Building: Main Building

Location: Laundry

Finding: Tiles - Damaged

Information: Damage was evident to the tiling in this area at the time of inspection.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

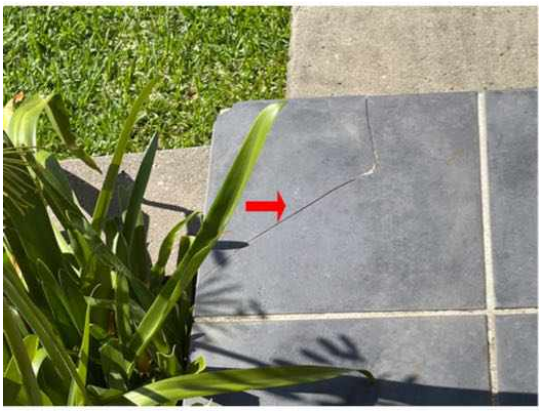
Finding 3.14

Building:	Main Building
Location:	Porch
Finding:	Cracked floor tiles
Information:	

Cracking 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 minor settlement or shrinkage.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A licensed tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



Finding 3.15

Building: Main Building
Location: Laundry
Finding: Fitting or fixture - Loose sink
Information:

The laundry sink in this area is loose and can be moved with minimal force applied by hand. The sink should be fixed firmly to the wall and/or floor.

If left unmanaged, the sink may move and cause damage to pipes, fitting and finishes.

A licensed plumber should be appointed to perform these rectification works.

Finding 3.16

Building: Main Building
Location: Laundry
Finding: Plumbing fitting or fixture - Loose
Information:

The fitting in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A licensed plumber should be appointed to perform these rectification works at discretion of the client.

Finding 3.17

Building:	Main Building
Location:	Multiple areas
Finding:	Paint cracking and peeling
Information:	Cracking and ultimately flaking of paint can occur for a variety of reasons. Often these failures are due to the fact that the paint has inadequate adhesion and flexibility, both common problems with lower quality exterior flat paints.

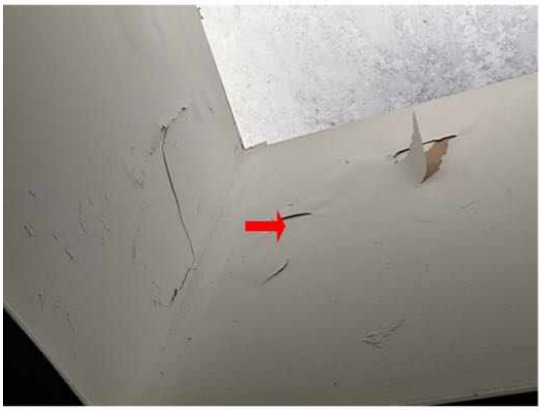
When timber is involved, moisture intrusion results in swelling of the wood surface followed by contraction as the wood dries. The expansion and contraction cycles, can result in cracking and subsequent paint failure by flaking and peeling.

Cracking and flaking can also result when paint is applied too thinly due to overspreading (higher-than-recommended spread rate) or excessive thinning. These practices tend to diminish the paint's final film thickness, so that it is more vulnerable to cracking and flaking.

Inadequate surface preparation can also cause these failures, especially when paint is applied to bare wood or a very porous surface without first applying a primer.

A qualified painter should be appointed to rectify the problem.



Finding 3.18

Building:	Main Building
Location:	Carport
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways 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.

Hairline 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 3.19

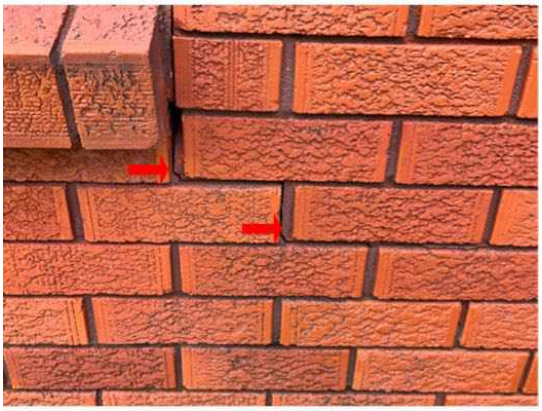
Building:	Main Building
Location:	Front left corner
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common 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.

The degree of damage falls within Category 1, described as fine cracks, which are less than 1.0mm in width limit, and that do not need repair.

Damage of this category is not considered a defect for rectification.

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. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Live Timber Pest Activity

No evidence was found

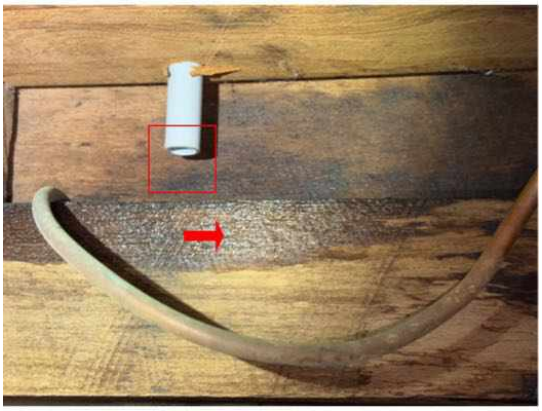
Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Subfloor
Finding:	Overflow - Not plumbed for drainage
Information:	The overflow is not plumbed or connected to suitable drainage, which can 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, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a licensed plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



Finding 6.02

Building:	Main Building
Location:	Multiple areas
Finding:	Air vents - Blocked or inadequate
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation. The cause of this inadequate ventilation is the state of the air vents to the subfloor

area. Where air vents are insufficient in number or are blocked, either fully or partially, subfloor ventilation is decreased.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould/fungi and mildew (which can lead to major respiratory issues or safety hazards for occupants, particularly the elderly, the very young and those with existing illnesses).

All air vents should be cleared of blockages to promote adequate air flow to the area. Where ventilation is still insufficient, retrospective installation of air vents may be required. Appointment of a licensed builder may be required to perform these works as necessary.

Finding 6.03

Building:	Main Building
Location:	Multiple areas
Finding:	Bridging or breaching of termite barriers - damp course level
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.
	Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

Damp proof course (DPC) is a barrier of impervious material built into a wall or pier to prevent moisture form moving to any part of the building. Where external ground levels are built up over this barrier ingress is provided for moisture from the exterior grounds into the base brickwork or other building material and allowed to rise.

Such conditions attract termites into these damp areas which is likely to lead to infestation if left untreated.

While retrospective fitting of DPC is considered to be impractical works are required in order to prevent the extraction of moisture from the external environment into exterior brickwork or wall materials. Landscaping or re-paving of external grounds may be considered by the client. Regular annual inspections are strongly advised.

Finding 6.04

Building:	Main Building
Location:	Meterbox
Finding:	Termite Management System - no evidence of 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.

Finding 6.05

Building:	Main Building
Location:	Fencing & Landscaping
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.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

Finding 6.06

Building: Main Building

Location: Subfloor

Finding: Stored timbers - subfloor space or external area

Information: The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.07

Building: Main Building

Location: External toilet

Finding: Slab Edge - Exposure

Information: Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection

zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage. Does the slab edge inspection zone fully comply?

Not able to comment. A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2 or AS 4349.3.

Finding 6.08

Building:	Main Building
Location:	External toilet
Finding:	Service penetrations
Information:	Services into home can allow for concealed termite entry without additional or adequate termite protection.

Finding 6.09

Building:	Main Building
Location:	Porch
Finding:	Vegetation - Abutting property

Information: Vegetation against external wall may have an invasive root system. If there are weak points in the brick work or concrete slab, it is possible for the roots to gain entry into these areas. Once the roots have gained entry, it is possible for termites to gain concealed entry via these roots. It is recommended to remove the vegetation and root system where possible.

Finding 6.10

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

Finding 6.11

Building: Main Building
Location: Roof Exterior RHS
Finding: Roof plumbing - Missing
Information: Some sections of the roof are not adequately drained via gutters and downpipes. Gutters and downpipes that are not installed adequately are likely to result in excessively damp conditions against the exterior surfaces and around the base

perimeter of the building.

Excessive moisture creates an environment which accelerates the deterioration of building elements in the area, as well as being conducive to termite and pest infestation. Such an environment is likely to necessitate repair and/or replacement of building elements, which are prone to sustaining wood rot, rust or corrosion.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials.

Finding 6.12

Building:	Main Building
Location:	Bathroom
Finding:	Shower damp - Sealant and grout
Information:	Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. There appears to be no sealant around the tap spindles which may be a small contributing factor.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks,degraded materials or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements. It is important to address damp conditions , as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of

respiratory and other health-related problems. Damp conditions also create a conducive environment for termite infestation.

Consultation with a bathroom sealant specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Evidence of fungal decay activity and/or damage

Finding 7.01

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

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

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

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

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

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- This is a visual report as per AS4349.1 & AS4349.3 and as per agreed pre-inspection agreement that you have received from us.
This summary must be read in conjunction with the defects list.
The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

MAJOR DEFECTS

Overflow pipes were found to be discharging into the subfloor space, requiring urgent attention by a licensed plumber.

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following recommendations are highly advised immediately to avoid further damage or deterioration of building elements:
- Ensure wet area sealant and grouting is in serviceable condition
- Treat or replace all rusted roof sheets and plumbing

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of stored items, insulation and garden vegetation meant some areas were obstructed.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.
Please read all the defects and recommendations carefully and read the report in its entirety.

TIMBER PEST SUMMARY

The following items are highly recommended:
- A licensed termite specialist should be appointed for a further assessment based on AS3660.2.2000.
- Installation of a termite chemical barrier is highly recommended
- Lower raised ground levels where necessary and remove any bridging
- Remove any stored or loose timbers
- Clear any blockage to the subfloor vents
- Connect overflow to storm water or away from the edge of the building
- Install adequate roof plumbing and connect all appropriately to stormwater drainage
- Trees over 100mm diameter on the property should be drilled and tested for termite activity
- Regular inspections every 6-months

Additional information:
- Trees within 50m of the house that are on other properties or common grounds were not inspected.

For further information, advice and clarification please contact Terry Masoudi * on: 0420 990 777

Section D Significant Items

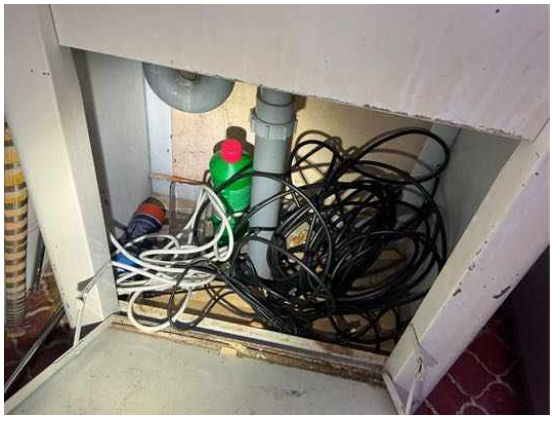
The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Moisture metre
Information:	During the inspection the property was checked for moisture using a moisture metre. This is for information only.

Noted Item

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



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Additional Photos
Information:	

Additional photos are provided for your general reference.

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Additional Photos
Information:	

Additional photos are provided for your general reference.

Noted Item

Building: Main Building
Location: Subfloor
Finding: Additional Photos
Information:
Additional photos are provided for your general reference.

Noted Item

Building:	Main Building
Location:	Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Finding:	Plumbing & Electrical
Information:	Plumbing and electrical inspections including appliances are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.We recommend all other installations be checked also.Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Site drainage
Information:	Unless mentioned as a defect further up this report, site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate.Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

Noted Item

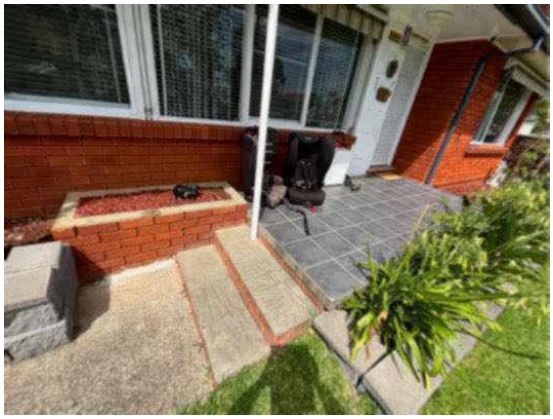
Building: Main Building

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.