Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 21 St John St, Adelaide SA 5000, 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:	Thu, 22 Jan 2026
Modified Date:	Fri, 23 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	21 St John St, Adelaide SA 5000, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Daniel Duffy Ph: 0401 268 729 Email: Windsorgardens@jimsbuildinginspections.com.au
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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: Building is in a poor and dilapidated condition with most areas showing advanced wear and tear, deterioration and or damages.

The roof void was not accessible during inspection with no access hatch available. No power or water was available for inspection.

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 poor condition with major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is Very highly susceptible to termite and timber pest, with multiple areas of termite damage identified within the building. Multiple areas of suspected hidden to my damage also found and requires immediate further and invasive investigation.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Timber with concrete areas
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Other Building Elements	
Other Timber Bldg Elements	Skirting Boards, Internal Joinery, Window Frames, Doors, Door Frames, Floorboards, Fascias, Eaves
Roof	Pitched, Timber Framed, Shingles
Storeys	Single
Walls	Solid Masonry
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

- Roof Void - Part

- Roof Exterior - Part

- 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:

- Wall exterior due to obstructions.

- Areas of skillion or flat roof - no access

- Outside of the fencing.

- Roof Exterior - Part

- Roof Void due to lack of access.

- Site - Part.

- Subfloor.

- Majority of yard due to overgrown vegetation.

- Cellar due to stored items.

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:

- Debris in gutters

- Ceiling linings

- Areas of skillion or flat roof - no access

- Above safe working height

- Debris or rubbish

- Degree of roof incline too steep for safe access

- External concrete or paving

- External finished ground level

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Vegetation obscured the majority of the area for inspection.

- Wall linings

- Wallpaper or Wall Coverings

- Subfloor was not able to be inspected - there was no access to this area.

- Stored items

- Solar Panels

- The roof void was not accessible during inspection with no access hatch available.

- No power or water was available for inspection.

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:	Roof Exterior
Finding:	Roofing - Deteriorated
Information:	Upon inspection of the exterior roofing, it was found that the multiple areas show signs of deterioration. The roofing has sustained an array of issues due to the age of the materials and a lack of general maintenance over time.

- Areas of rust were present to the roof sheeting to the rear flat section of the roof.

- The pitched areas of the exterior roof appears to be covered in (suspected) asbestos shingles, whilst the majority of the roof appears to be in a sound condition, multiple shingles have come loose or show signs of lifting and damage.

- Multiple areas of vertical cladding above the roof line show signs of moisture buildup and damages. This is likely due to being unpainted and poorly sealed. It is suspected these areas may be asbestos containing material.

- Multiple areas of the guttering shows some rust buildup, this mostly appears at the joints to the guttering around the pitched roof, however the gutter between the peaks in the centre of the roof shows slightly more advanced deterioration. A licensed roofing contractor should be appointed to assess whether the gutters require replacement and provide advice on the timeframe which that must occur.

Damaged roofing materials 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.

This is not an asbestos report. A qualified asbestos inspector should be appointed to assess the condition of the roof, and confirm the presence of asbestos, in the meantime it is recommended that all suspected asbestos materials be treated as asbestos containing materials until proven otherwise. Caution should be excised when accessing these areas.

Repair and/or replacement of damaged or rusted roof materials is required in the short term in order to reinstate the roof 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 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 2.02

Building:	Main Building
Location:	Bedroom
Finding:	Water Leak Evident on Ceiling
Information:	The roof is suspected to be leaking to the bedroom in front of the left courtyard. Evidence of moisture damage and water staining was present to the walls in this area.

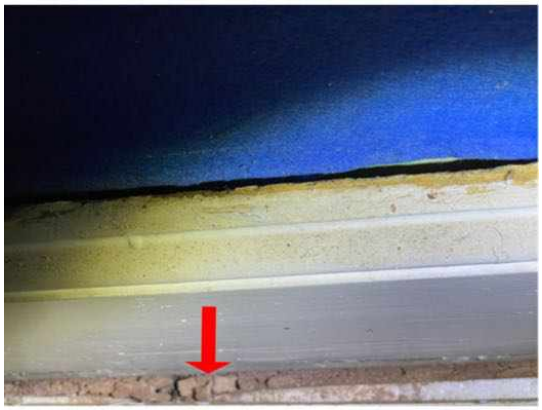
No high moisture was recorded in these areas at the time of inspection, however recent relatively dry weather may hinder the detection of moisture.

A licenced roofing plumber should be appointed as soon as possible to identify any and all sources of the leak and perform rectification works as necessary, ensuring the water damage is restricted, and the chance of further damage nullified.

Once the leak is repaired, consultation with relevant licenced tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Finding 2.03

Building:	Main Building
Location:	Back living room and rear dining area
Finding:	Flooring/ Subfloor structure - termite damage
Information:	Multiple areas of termite damage was found to the skirting boards around the base of the lounge rooms and the back dining room as well as several other areas. Some areas of the flooring in the lounge room and the back dining room are suspected to have undergone extensive termite damage to the floorboards and or subfloor structure. This has been evidence by areas that are extremely soft underfoot with signs of mud buildup and nearby visible termite damage to adjacent building elements. These areas are covered in carpet or vinyl and the floorboards could not be physically observed at the time of inspection. Floor joists are a critical part of the subfloor structure and damage to these areas may cause further strain on other areas of the structure as well as a lack of adequate support to the flooring. Evidence of rising damp and damp conditions to the masonry walls were found in these areas and are likely contributing factor to the presence of termites. As this defect involves a structural element and could not be fully assessed, further invasive investigation by a licenced timber pest inspector is recommended. A licenced structural engineer should also be engaged to assess the condition of the affected subfloor timbers and determine whether any structural remediation is required. Further invasive investigation is highly likely to reveal currently concealed or hidden termite damage and or defects.



Finding 2.04

Building: Main Building

Location: All Areas

Finding: Damp - Rising

Information: Rising damp and evidence of damages likely caused by rising damp was identified throughout the masonry walls of the dwelling at the time of inspection. Although not all areas had high moisture recorded at the time of inspection, recent consistent dry weather may have contributed to a lack of moisture in the walls at this time of inspection. Changes in weather and return of damp or wet weather will likely lead to moisture issues returning in the future if the deteriorating areas are not rectified.

Damp damages were visible to the walls in the left side courtyard area, however this area was not accessible at time inspection. This damage could only be viewed through the window. It is suspected that this area may lack adequate drainage, provision for access should be made so further investigation can be carried out in this area.

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.

The evidence of damp in this building includes areas of high moisture, a white salt line to several walls which is suspected to be an indicator of the height moisture has reached in the walls, and multiple areas of damaged, bubbling or deteriorating plaster. It is suspected that rising damp has been highly contributive to termite damage around these areas.

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 older 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 Damp proof specialist is advised immediately to identify the cause of the damp and perform remedial works as required.




Finding 2.05

Building:	Main Building
Location:	All Areas
Finding:	Windows and Doors - Damaged
Information:	The building is in a poor condition at the time inspection with advanced deterioration, wear and tear damages, as well as physical vandal damages to most doors, door frames, window and window frames.

Damaged and deteriorated doors and windows will impair the weather tightness of the building, creating potential for water leaks.

Where replacement of the windows and doors is required a licenced builder or carpenter should be engaged. Please be advised that any persons coming into contact with broken glass windows should do so with due caution to avoid any personal injury that may ensue.

Finding 2.06

Building:	Main Building
Location:	Hallway
Finding:	Damaged flooring - rot
Information:	The timber floors to the hallway directly outside the bathroom area showed dark staining likely to be signs of wood rot, indicating suspected damp either from the subfloor area or seeping through from the bathroom directly adjacent the area.

The deterioration has created discolouration and rot, it is possible further deterioration as well as potential compromise of the structural integrity of the section of floor could be present. Where moisture is present around timber, a highly conducive environment for termite activity is created. As termite damage was found to flooring in other areas it

is highly recommended that invasive inspection be performed to the subfloor section of this area to assess for termite damage and rot to the subfloor structure.

The damage to this area appears to be limited to the area closest to the bathroom door, however as the subfloor is not accessible in this area, the extent of the damage is not readily identifiable. Further, likely invasive inspections and quotes to repair should be sought from a licenced building contractor.

Finding 2.07

Building:	Main Building
Location:	Roof Exterior
Finding:	Guttering- Debris
Information:	Varying degrees of debris build up was identified throughout the guttering at the time of inspection.

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

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

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

It is highly advised that blocked gutters be removed by the homeowner or a general handyperson in the short term.

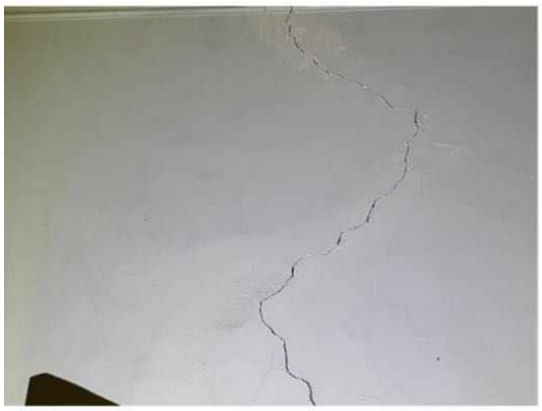
Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas >
Finding:	Damage to Masonry Walls (Cracks)- Category 2
Information:	It has been observed that damage to masonry walls, likely to have been caused by movement of slabs, footings, or other causes, appears to have occurred. Multiple cracks and or crack repairs have been found throughout the internal and external masonry walls of the building.

The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect requiring rectification, such as minor repairs and repointing. Always contact your building inspector should cracks widen, lengthen, or grow more numerous.








Finding 3.02

Building:	Main Building
Location:	Out house
Finding:	Bathroom - Poor condition
Information:	The rear toilet access by the backyard was in an extremely poor condition at the time of inspection. This area appeared to be used as a storeroom and as such no access was available to test function of the toilet. The door and walls surrounding the area are all in a poor condition. This bathroom is unlikely to function correctly and extremely likely to lead to further defects or deterioration of surrounding building elements.

Full renovation is likely required and should be performed before the building is occupied, its is recommended that further invasive inspection to the internals of the walls should be conducted to asses the condition of the walls.

Consultation with a licenced builder is required immediately.

Finding 3.03

Building:	Main Building
Location:	Verandah
Finding:	Verandah posts - Damaged
Information:	The front verandah posts to the left corner is heavily twisted. Such damage will likely compromise the structural integrity of the verandah. A replacement of the damaged post may be required in this area to prevent the possible future failing of the front verandah.

A qualified carpenter or registered builder is required to repair or replace affected building materials as soon as possible.

Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Shower sealant and or grout deterioration
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Although no high moisture was recorded in this area at the time of inspection, the dwelling appears unoccupied and the shower may not have been used for a period of time. Deteriorating sealant and grouting makes a shower alcove significantly more prone to moisture ingress. Changes in use of the shower or further deterioration will likely lead to moisture issues in the future if the deteriorating areas are not rectified.

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

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

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





Finding 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Several noticable cracks, separation cracks and or crack repairs were identified throughout the internal ceiling areas of the property at the time of inspection.
	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

Finding 3.06

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen- Poor condition
Information:	Upon inspection of the kitchen the cabinetry was found to be in a poor condition at the time of inspection.

Damage and deterioration to cabinetry as well as evidence swelling due to moisture ingress was present.

Renovation should be a consideration of the client.

Finding 3.07

Building:	Main Building
Location:	Porch
Finding:	Porch Heritage Tiling
Information:	Uneven areas to the surface of the porch tiling were identified at the time of inspection. This movement could have occurred for several reasons, these could include substandard instillation, tree roots, reactive clay soils and storm water issues.

Evidence of movement to some of the concrete border pieces was noted.

Multiple damaged tiles were also noted.

With reactive clay soils, it is extremely important to ensure that all storm water flows including roof and ground flows, contained and continually maintained. High moisture also creates an environment that is conducive to termite attack.

A licensed Plumber should be appointed at the discretion of the client to ensure that the storm water pipework is in tact and adequate, and the area should be monitored for further movement.

A specialist tiling contractor specialising in heritage tiling may be required at the clients discretion to porch area.

Finding 3.08

Building:	Main Building
Location:	Yard - Front
Finding:	Tree in close proximity to the building
Information:	Trees are located in close proximity to the building.

The proximity of the trees poses several risks to the building. Falling branches can cause structural damage to the building. Additionally, the root system may affect the building's foundation.

Established trees can also be a haven for termite activity, and should be checked and assessed regularly by a licenced pest controller.

It is highly advised that the trees be assessed by a qualified arborist as soon as possible to determine the health of the trees and limit potential damage. Removal of the trees may be required to ensure safety and prevent damage to the building.

Where the trees has affected areas of the building, repair and/or replacement of any affected building elements may also be required where the extent of the damage necessitates. Consultation with a structural engineer is recommended if there are concerns about foundation damage.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	All External Areas

Finding: Damage Consistent With Termite / Timber Pest Activity

Information: Damage consistent with that of termite / timber pest activity was present on the property.

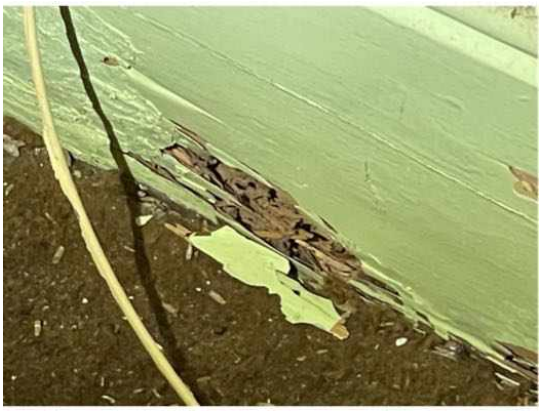
Termite or timber pest damage is suspected to be present to the tree stumps, loose logs, and timber gardening in the rear yard.

Damage from termites or timber pests can be more serious and extensive than what may be visible to the naked eye. Given the conducive conditions to inaccessible areas of the building (poor roof void clearances and wall cavities), the risk of undetected current, previous or future activity is high and also likely. Further inspection of external and internal areas is required in order to fully identify the extent of termite / timber pest activity and will likely require works of an intrusive nature.

It should be noted that where termite activity occurs in close proximity to the building the risk of termite activity within the main building becomes greatly increased, particularly where inspection is obstructed, or in inaccessible areas such as the subfloor and parts of the roof.

A termite management system appears to have been installed however regular inspections are generally required, and no information was available as to when the last inspection was performed. A licensed timber pest technician should be appointed to further inspect inaccessible areas and update the termite management system that appears to be in place.

It is recommended that this be an immediate priority of the client.



Conditions Conducive to Timber Pest Activity

Finding 6.01

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

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

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

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds and Bare Ground Against Building
Information:	The presence of bare ground / garden beds against the building creates conditions conducive to excessive moisture, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity. There is also a high likely hood of the damp proof course being bridged or breached by garden materials.

Perimeter bare ground levels should fall away from the house by 50mm in the first meter. This standard ensures that water cannot pool against the sides of the building.

Where ground levels do not have adequate fall, a licensed paving contractor should be appointed to install pavement to a correct fall. Garden beds should be removed from close proximity to the building.

Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Evidence of current or previous excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

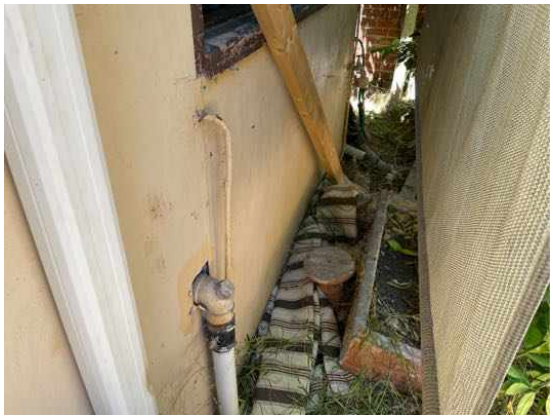
Excessive moisture is generally caused by deterioration or leaking to wet areas, inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Timber - In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. This includes but is not limited to, tree stumps, timber sleepers, loose branches, timber pallets and loose timbers, firewood piles and timber elements of external structures. Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



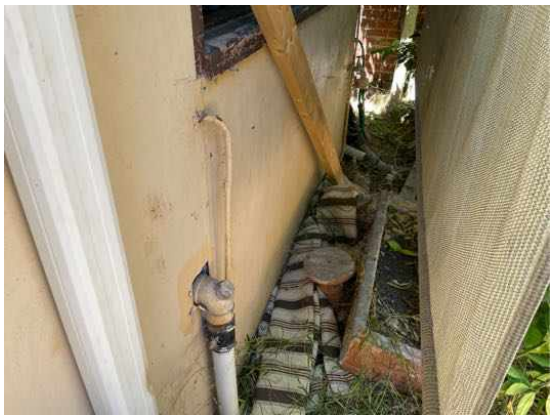



Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Bridging
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.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level, the adjacent internal floor level or weep and ventilation holes, but may also take the form of building elements (ie; gate or fence posts, down pipes, air conditioning units, etc) or stored items covering the span of the inspection zone.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Wood Rot
Information:	Several building elements around the property show evidence varying levels of wood rot.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

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

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 Electrician

- Asbestos Inspector

- As identified in summary and defect statements

- Damp Proofing Specialist

- Other

- Registered Roofing Contractor

- Structural Engineer

- 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

- Please read this report in its entirety and follow recommendations to ensure the longevity of the dwelling.

When compared to properties of similar age that have been reasonably well maintained, this property is deemed to be in an POOR condition with major and minor defects found, and the overall degree of risk of timber pest infestation to this property appears to be - VERY HIGH.** With multiple areas of termite damage found.

TERMITE MANAGEMENT SYSTEM
A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be:

- Immediately and highly recommended.

FUTURE INSPECTIONS.

- Immediate further invasive inspection is required to all inaccessible areas, particularly to the subfloor and roof void.

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, the intervals should be shortened.
Inspections will not stop timber pest infestations, however the damage which may be caused will be reduced if found at an early stage.

BUILDING DEFECTS TO ADDRESS IMMEDIATELY;
- Address areas of poor condition to the exterior roof. Some areas are suspected to be leaking. Further asbestos inspection is required to identify roofing materials.
- Invasive inspection of the roof void and subfloor areas is highly recommended.
- Roof leak to the side bedroom.
- Areas of termite damages to the flooring and potentially the subfloor structure.
- Evidence of rising damp throughout.
- Doors and windows in a poor condition.
- Area of wood rot to the hallway floorboards.
- Gutter debris build up.

Unless otherwise stated, minor defects can be resolved at the client's discretion, however work should not be neglected as further deterioration may occur. Any minor defect may become a major defect if neglected.

Rectification works and further invasive investigations are highly likely to reveal currently hidden defects.

For further clarification on the above defects please refer to the relative sections of the report.

It is highly advised to have all drainage internally inspected upon taking over the property, especially the underground stormwater system. A licenced plumber with specialist equipment can perform this task. All gas appliances need to be serviced and maintained in good order. Similarly, the electrical system should be assessed for safety, compliance and function by a licenced electrician.

Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. 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.

* Several limitations and obstructions impeded the inspection and if it all feasible should be removed so further inspection may be performed. Indicative photos below depict some of the obstructions that we encountered. The roof void was not accessible during inspection with no access hatch available.

No power or water was available for inspection.

**The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within
the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, water leaks, inaccessible areas, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

For further information, advice and clarification please contact Daniel Duffy on: 0401 268 729

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the following areas or building elements containing asbestos.

Including but not limited to;

- Exterior roof shingles and under sheet, exterior claddings to rear walls and to vertical sections above roof line, ceiling in the outhouse, loose pieces in the outhouse, splashback wall of the kitchen sink, backing panel of switchboard, vinyl flooring to the rear dining room(blue room).

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.


WARNING
shager





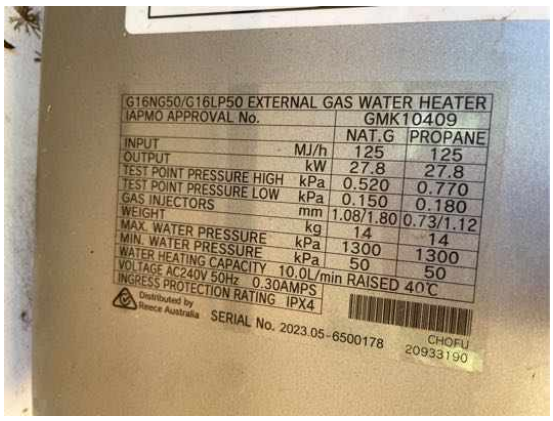


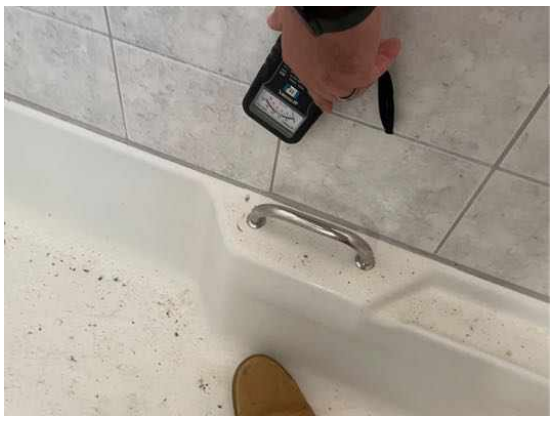

Noted Item

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


WARNING
:hager
NORMAL SUPPLY
MAIN SWITCH


ETSA YA4928


G16NG50/G16LP50 EXTERNAL GAS WATER HEATER
IAPMO APPROVAL No. GMK10409
NAT.G PROPANE
INPUT MJ/h 125 125
OUTPUT kW 27.8 27.8
TEST POINT PRESSURE HIGH kPa 0.520 0.770
TEST POINT PRESSURE LOW kPa 0.150 0.180
GAS INJECTORS mm 1.08/1.80 0.73/1.12
WEIGHT kg 14 14
MAX. WATER PRESSURE kPa 1300 1300
MIN. WATER PRESSURE kPa 50 50
WATER HEATING CAPACITY 10.0L/min RAISED 40°C
VOLTAGE AC240V 50Hz 0.30AMPS
INGRESS PROTECTION RATING IPX4
Distributed by Rinnai Australia
SERIAL No. 2023.05-6500178
CHOFU
20933190

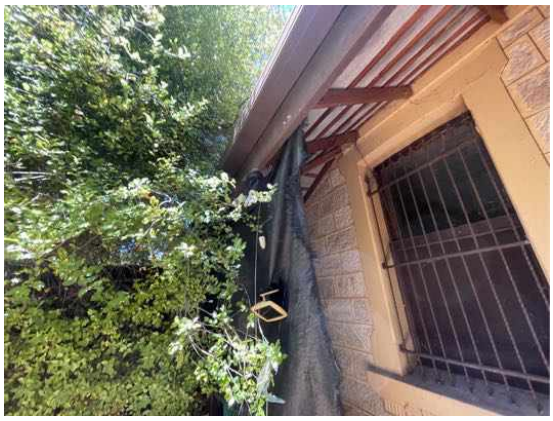







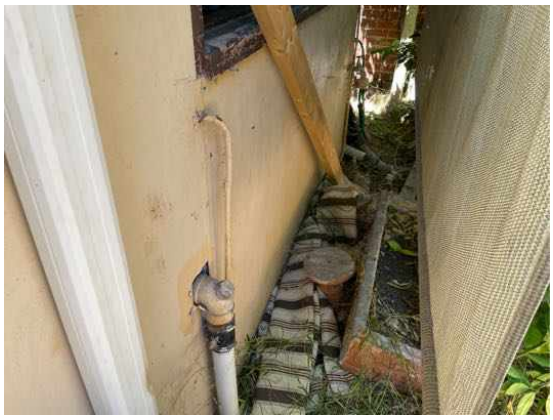
Noted Item

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. The roof void was not accessible during inspection with no access hatch available. No power or water was available for inspection.

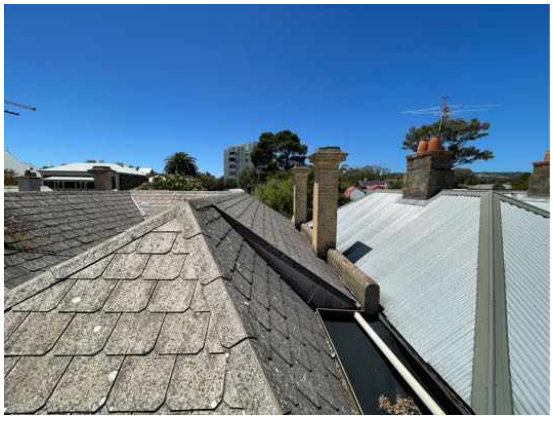










Definitions to help you better understand this report

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.