Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 5 Karoon Ave, Canley Heights 2166

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: Wed, 28 Jan 2026

The Parties

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Name of the Principal(If Applicable):	
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

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

Timber Pest Risk & Recommendations

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

Access Limitations
• A second manhole in the ceiling is recommended to enable complete access to the roof void.
• Subfloor access should be created to allow for future inspections; currently, this area is excluded from the report.

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Carport, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Pergola, Shed
Other Timber Bldg Elements	Internal Joinery, Doors, Door Frames, Architraves, Porch / Patio, Skirting Boards, Fascias, External Joinery, Floating Floor, Veranda Posts
Roof	Pitched, Tiled, Timber Framed, Flat, Iron
Storeys	Single
Walls	Timber Framed and Clad
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

- Fencing

- Interior

- Outbuildings

- Roof Exterior - Part

- Roof Void - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Locked Sheds or Outbuildings.

- Ceiling Cavity - Part.

- Areas of skillion or flat roof - no access

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Subfloor.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- Ceiling linings

- Insulation

- Lack of suitable access or entry point

- Furniture

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings

- Roof framing - not trafficable

- Rugs

- Sarking

- Stored items

- Solar Panels

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

- 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:	Subfloor Ventilation – Access Limitation
Information:	Observation

At the time of inspection, the subfloor areas to both the main dwelling and the granny flat were inaccessible. As a result, a full internal assessment of subfloor conditions, including moisture levels, ventilation effectiveness, and evidence of timber pest activity, could not be undertaken. Observations were therefore limited to the external perimeter of the buildings and any visible ventilation provisions.

External inspection identified perimeter subfloor ventilation openings forming part of a passive ventilation system. To the main dwelling, several vents were observed to be partially covered or obstructed, which may restrict airflow into the subfloor space. To the granny flat, no subfloor vents were observed; fibre cement sheeting has been installed around the perimeter, effectively preventing natural airflow to the subfloor area.

Subfloor ventilation is a critical component in managing moisture levels beneath a building. Adequate airflow assists in drying subfloor soils, particularly following rainfall or in areas with poor surface or site drainage. Insufficient ventilation increases the risk of elevated humidity, which can contribute to fungal growth, timber decay, corrosion of metal fixings, and deterioration of structural elements.

From a timber pest perspective, subterranean termites are attracted to damp, humid environments. Poorly ventilated subfloor spaces can therefore create termite-conducive conditions and may reduce the effectiveness of visual termite inspections.

While no obvious external signs of moisture distress or timber pest activity were noted at the time of inspection, the actual condition and performance of the subfloor ventilation system could not be confirmed due to access restrictions. Blocked vents, inadequate airflow, elevated moisture levels, or concealed defects may be present but remain undetected.

Implication

Restricted or absent subfloor ventilation may lead to ongoing moisture accumulation beneath the building. If left unmanaged, this can result in progressive deterioration of timber elements, increased risk of termite activity, and potential long-term structural issues. The inability to access the subfloor represents a limitation to the inspection and increases uncertainty regarding the overall condition of these areas.

Recommendation

It is recommended that the subfloor areas to both the main dwelling and the granny flat be reinspected once safe and practical access is made available, to allow for a comprehensive assessment of internal conditions, including moisture levels, ventilation effectiveness, and signs of timber pest activity.

A suitably qualified builder, ventilation specialist, and licensed pest inspector should be engaged to:

• Assess the adequacy and performance of the existing subfloor ventilation system

• Remove obstructions to existing vents where applicable

• Install additional passive vents or mechanical ventilation, where required

• Confirm that the subfloor environment is suitably managed to minimise moisture build-up and reduce termite-conducive conditions

• Identify and rectify any defects or deterioration identified within the subfloor space

Early assessment and rectification, where necessary, is recommended to reduce the risk of concealed defects and future maintenance costs.

Finding 2.02

Building: Main Building
Location: Bathroom - Retreat/Sleepout
Finding: Major Defect – Dampness to Shower Alcove
Information: Observation

Evidence of dampness was identified within the shower alcove at the time of inspection. Elevated moisture meter readings were recorded to the wall on the right-hand side of the shower, with additional elevated moisture readings detected behind the shower area. No visible water staining, surface deterioration, or obvious signs of active water damage were observed at the time of inspection; however, moisture levels were above what would be expected for dry internal wall linings.

The presence of elevated moisture readings in this location is indicative of moisture ingress or retention within the wall structure. Likely contributing factors may include leaking plumbing pipes or fittings, failed or inadequate waterproofing to the shower recess, deteriorated sealants, or water penetration through wall linings and junctions.

Damp (also referred to as structural damp) is defined as the presence of unwanted moisture within building elements. In wet areas such as showers, dampness is most commonly associated with internal water leaks or ineffective waterproofing systems rather than external moisture sources.

Implication

If left unmanaged, ongoing dampness within the shower alcove is likely to result in the development of mould and fungal growth and may lead to the progressive deterioration of wall linings, framing timbers, fixings, and adjacent building materials. Prolonged moisture exposure can compromise the structural integrity of concealed elements and may result in costly repairs, including partial or full bathroom strip-out, to rectify underlying waterproofing failures.

The concealed nature of moisture-related defects means that the full extent of damage may be greater than what was visible at the time of inspection.

Recommendation

It is recommended that this matter be treated as a major defect and further investigated as a priority. A suitably qualified and licensed plumber and/or bathroom or waterproofing specialist should be engaged to:

- Identify the source and extent of moisture ingress
- Assess the condition and compliance of the existing waterproofing system

• Check plumbing pipes, fittings, and fixtures for leaks

• Undertake necessary remedial works, which may include repair or replacement of waterproofing membranes, plumbing components, or affected building materials

Prompt rectification is advised to prevent further deterioration, reduce health risks associated with mould growth, and limit the potential for more extensive and costly structural repairs in the future.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Covering – Access & Limitations
Information:	Access & Limitations

The roof covering was partially accessible at the time of inspection. Access was limited to areas that were visible and safely reachable, with the inspection undertaken from ground level and accessible roof sections only, in accordance with appropriate safety precautions. Certain areas of the roof were not inspected closely due to solar panels obstructing, height restrictions and general safety considerations. As a result, concealed defects, deterioration, or installation issues may exist in uninspected areas and cannot be ruled out.

Roof Covering Type

The roof covering consists of concrete roof tiles, as confirmed by visual inspection from accessible locations.

General Condition of Roof Covering

Based on the areas observed, the roof tiles were found to be in generally sound condition. Tiles appeared well seated, with no widespread cracking, displacement, or missing tiles noted at the time of inspection. Some isolated areas may exhibit minor wear and surface weathering consistent with the age of the roof and normal environmental exposure.

Tile Fixing & Alignment

Tile alignment appeared generally uniform across the visible roof planes. Minor deterioration to bedding or pointing was observed at ridge and/or hip cappings in some locations. While not considered urgent at this stage, such deterioration can reduce the overall weatherproofing performance of the roof over time if left unmanaged.

Ridge & Hip Cappings

Ridge and hip cappings were observed to be generally intact. Minor cracking and

weathering to bedding and pointing were noted in places. Routine maintenance, including re-pointing where required, is recommended to maintain long-term weather resistance and reduce the risk of water penetration.

Valleys & Drainage Channels

Valley irons and drainage channels appeared clear and functional at the time of inspection, with no significant blockages observed. Minor surface corrosion may be present, which is common for elements exposed to the weather. Regular cleaning and maintenance is recommended to prevent debris build-up, water overflow, and potential moisture ingress. Application or maintenance of protective coatings may assist in extending service life.

Moisture & Water Entry

No visible signs of active water leaks or moisture penetration were observed during the inspection. It should be noted that inspection conditions were dry, and roof performance may vary during or following heavy rainfall or adverse weather events.

Roof Sarking / Underlay

Roof sarking was observed where visible from within the roof space. Based on limited visibility, the sarking appeared to be in average condition. Due to restricted access and lining coverage, the full extent and continuity of the sarking could not be confirmed.

Guttering & Downpipes (Viewed in Association)

Guttering and downpipes, viewed in association with the roof covering, appeared generally functional at the time of inspection and were mostly free of visible obstructions. Ongoing maintenance, including regular cleaning, is recommended to prevent water back-up, overflow beneath roof tiles, and potential moisture damage to fascia and eaves.

General Condition Summary

Overall, the tiled roof covering and associated components were assessed as being in satisfactory condition for their age based on the areas inspected. Minor maintenance

is recommended to preserve weatherproofing performance and extend the serviceable life of the roof.

Additional Information

Photographs were taken at the time of inspection for reference purposes. Roof condition may vary depending on weather conditions, seasonal exposure, and areas not readily visible at the time of inspection. Further assessment by a roofing contractor is recommended, maintenance may be required in the future.

Inspector's Comments

The tiled roof covering was observed to be in generally sound condition at the time of inspection, with no evidence of active leaks noted. Minor maintenance, particularly to ridge and hip cappings, is recommended to maintain effective weatherproofing. Due to access limitations related to roof height and pitch, the inspection was restricted to safely accessible areas only. Regular maintenance, including cleaning of valleys and gutters and periodic re-pointing of ridge tiles, is advised to help extend the overall service life of the roof covering.

Finding 3.02

Building: Main Building
Location: Pergola
Finding: External Timber Elements – Weather Exposure and Maintenance.
Information: Findings:

• External timber components of the building, which are frequently exposed to harsh weather conditions, show signs of wear and lack adequate protective treatment.

• In areas where timbers have not been properly painted or sealed, deterioration is likely to progress at an accelerated rate due to constant exposure to moisture, UV radiation, and temperature changes.

• Without timely intervention, the condition of these timbers may continue to degrade, potentially requiring replacement in the short-term future.

Recommendations:

1. Protective Treatment:

• External timbers should be adequately treated—either painted or sealed—to protect against further weathering.

• A licensed painting contractor or experienced handyman should be engaged to carry out the necessary surface preparation and treatment.

2. Repair or Replacement:

• Where timber elements have already deteriorated beyond restoration, repairs or replacement will be necessary.

• A qualified carpenter should be appointed to assess and carry out any required structural or cosmetic timber repairs.

Conclusion:

To prolong the life of external timber elements and prevent further degradation, prompt treatment and ongoing maintenance are essential. Untreated or poorly protected timbers will continue to deteriorate under environmental exposure, leading to avoidable replacement costs if not addressed in a timely manner.

Finding 3.03

Building:	Main Building
Location:	Laundry
Finding:	Laundry Tub Unit – Installation and Sealing Issues.
Information:	Findings:

• The laundry tub unit is not securely fixed to the wall, which presents a potential risk of movement.

• If left unattended, this movement could dislodge or strain the plumbing connections, potentially leading to leaks or water damage.

• Additionally, sealant is missing at the wall junctions around the unit, leaving gaps that may allow moisture ingress, promoting mould growth and damage to surrounding cabinetry or wall surfaces.

• The drainage plumbing pipes are leaking, rust or corrosion was noted to the bottom of the cabinetry indicating an ongoing maintenance issue.

Implications:

• Unsecured fixtures can compromise the integrity of plumbing connections, potentially resulting in leaks or costly water damage.

• Lack of sealant may lead to ongoing moisture exposure, which can deteriorate cabinetry materials and create an environment conducive to mould and mildew.

Recommendations:

• A qualified plumber should be engaged to:

• Secure the laundry tub unit firmly to the wall to prevent movement and ensure

plumbing stability.

• Apply appropriate waterproof sealant to all wall junctions and gaps around the unit to prevent moisture ingress.

Conclusion:

The laundry tub unit requires immediate attention to secure its position and prevent further plumbing or moisture-related issues. Rectification by a suitably qualified tradesperson will help maintain the longevity and functionality of the laundry area.

Finding 3.04

Building:	Main Building
Location:	Rear Elevation
Finding:	Downpipe – Unsealed Connections to Stormwater.
Information:	During the inspection, it was noted that the roof plumbing (downpipes) are not sealed at the connection points to the stormwater drainage system on-site. Evidence of water staining to nearby paving suggests ongoing leakage, indicating this may be a persistent issue.

The installation of the roof drainage in this area may need to be further investigated, or at minimum, monitored over time.

Key concerns:

• Unsealed or poorly connected downpipes commonly result in water leakage or pooling during periods of heavy rainfall or when surface drains are blocked or unmaintained.

• Leaking or overflowing roof plumbing can lead to stagnant water accumulating around the base of the building, potentially allowing water ingress beneath the structure.

• This may create damp conditions, increasing the risk of:

• Subfloor moisture issues

• Pest activity

• Timber decay

• Brick and mortar damage

Recommendations:

• Further inspection by a licensed plumber is advised to assess the adequacy of the current roof drainage setup.

• Where necessary, repairs or replacements should be undertaken, and proper stormwater drainage connections installed.

• Ongoing monitoring and regular cleaning of surface drains is recommended to prevent blockages and reduce the risk of pooling or overflow.

• Remedial works should be carried out to ensure stormwater is being efficiently diverted away from the building perimeter to avoid long-term structural or moisture-related defects.

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:	Studio
Location:	Bathroom - Sleepout
Finding:	Timber Pest Report – Moisture Conditions Noted..
Information:	Excessive moisture was detected in some building elements during the inspection. High moisture levels can create conducive conditions for timber pest activity, particularly subterranean termites, and can also lead to fungal growth and timber decay.

Moisture issues may result from inadequate drainage, poor ventilation, plumbing leaks, or rising damp. It is essential that moisture sources be identified and addressed promptly to reduce the risk of timber pest infestation and structural deterioration.

Refer to the following related defect(s) in the Building Section of this report for further details and recommendations:

• Major Defect – Dampness to Shower Alcove

Recommendation:

Further evaluation by a licensed plumber or drainage specialist is advised to investigate and remediate moisture ingress. Ongoing monitoring of these areas is also recommended.

Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Ventilation – Conducive Conditions for Termite Activity..
Information:	Observation: Inadequate Subfloor Ventilation

Findings:

• Inadequate ventilation to the subfloor will prevent any excess moisture from evaporating, which may result in persistently damp conditions that are highly conducive to timber pest activity and timber decay.

• The lack of effective airflow allows moisture to accumulate, increasing the risk of fungal growth, wood rot, and structural deterioration over time.

Implications:

• Damp, humid conditions are ideal for subterranean termites, which rely on moisture-rich environments to thrive.

• Prolonged exposure to excess moisture can compromise the structural integrity of flooring timbers, potentially leading to costly repairs and safety concerns if not addressed.

Recommendations:

Improving subfloor ventilation is crucial to reducing moisture buildup and lowering the risk of termite and fungal activity. It is recommended to engage a licensed builder or ventilation specialist to assess the subfloor and implement appropriate improvements, which may include:

• Unblocking or replacing existing vents

• Installing additional vents to increase passive airflow

• Implementing mechanical ventilation systems, if passive measures are insufficient

• Improving site drainage to prevent moisture ingress into the subfloor area

Related Building Defects:

Refer to the following item(s) in the Building Section of this report for further details and specific recommendations:

• Subfloor Ventilation – Access Limitation

Important Note:

Adequate subfloor ventilation is essential to maintaining a dry and healthy subfloor environment, significantly reducing the risk of termite infestation, timber decay, and related structural issues.

Finding 6.03

Building:	Main Building
Location:	External Areas
Finding:	Plumbing and/or yard drainage - Conducive conditions..
Information:	Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Downpipe – Unsealed Connections to Stormwater.

Finding 6.04

Building:	Studio
Location:	Exterior walls - Sleepout
Finding:	Slab Edge Inspection Zone – Not Maintained..
Information:	Observation:

An inspection zone of at least 75mm should be maintained between the bottom course of brickwork and any adjoining surface (e.g., paving, soil, turf, or concrete) to allow for visual detection of termite activity. This area, known as the exposed slab edge, is a critical part of termite management and monitoring.

Risk:

If the slab edge is concealed by render, landscaping, cladding, soil, or other obstructions, termites may gain undetected access to the structure. Without a clear inspection zone, there is a high risk of concealed termite entry, particularly where no physical or chemical barrier can be confirmed.

Additional Note:

In some cases, determining the type of slab construction (e.g., waffle pod, conventional) may require review of original building plans or advice from a qualified builder or architect.

Recommendation:

• Ensure that the slab edge is kept fully exposed around the perimeter of the building.

• Remove any obstructions such as soil, mulch, paving, or cladding that may hinder visibility.

• Where the slab edge cannot be fully exposed, it is strongly recommended that timber pest inspections be carried out every 6 to 12 months to monitor for termite activity and minimise risk to the structure.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Fungal Decay (Wood Rot) – Conducive Conditions for Timber Pests..
Information:	Findings:

• Fungal decay, commonly referred to as wood rot, occurs when timber and other cellulose-based materials are exposed to ongoing damp or humid conditions.

• Affected materials may include building elements, landscaping timbers, or externally stored timber.

Implications:

• Wood rot not only compromises the structural integrity of affected timbers but also creates ideal conditions for termite activity and other timber pests.

• Damp and decaying timber is particularly attractive to subterranean termites, which prefer moist environments and can use rotting timber as a bridge into the structure.

Recommendations:

• Prompt removal of decayed or untreated timber is recommended to eliminate conducive conditions.

• Where necessary, replace susceptible materials with non-susceptible or treated timber suitable for external use.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• External Timber Elements – Weather Exposure and Maintenance.

Note: Regular maintenance and replacement of deteriorating external timber is essential in reducing the risk of termite activity and ensuring long-term structural durability.

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

- As identified in summary and defect statements

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

- Sub Floor Ventilation Specialist

- Solicitor or Conveyancer

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

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

MAJOR DEFECTS
• Subfloor Ventilation & Access

The subfloor areas to both the main dwelling and the granny flat were inaccessible at the time of inspection, representing a significant limitation. External observations indicate that subfloor ventilation to the main dwelling is partially blocked, and the granny flat appears to have no effective subfloor ventilation due to perimeter fibre cement sheeting. Inadequate or absent subfloor ventilation increases the risk of moisture accumulation, timber deterioration, and termite-conducive conditions. The actual condition of the subfloor areas could not be confirmed, and concealed defects may exist. Urgent further investigation is recommended once access is provided, with rectification of ventilation deficiencies by a suitably qualified contractor.

• Granny Flat Bathroom – Dampness to Shower Alcove

Elevated moisture readings were recorded to the shower alcove walls, indicating the presence of dampness within the wall structure, despite no visible water staining at the time of inspection. The moisture is likely due to leaking plumbing and/or failed or inadequate waterproofing to the shower area. If left unmanaged, this condition may lead to mould growth, deterioration of building materials, and concealed structural damage. Urgent further investigation and rectification by a licensed plumber and/or bathroom waterproofing specialist is strongly recommended.

SAFETY HAZARDS

• None identified at the time of inspection.

BUILDING REPORT SUMMARY

Yard / Drainage

• Site drainage appeared acceptable on the day of inspection..
• Some low-lying areas in particular right/rear of granny flat should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing

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

Recommended actions:

• Regularly clean gutters
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior

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

External Walls

• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed. • Inadequate Ventilation was observed

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Subfloor
• Inaccessible
• This area is not included in this report
• Inadequate ventilation was observed externally only

• Recommended actions:
• Access should be made available and the area reinspected
• Install additional ventilation (passive or mechanical)
• Engage ventilation specialist for site-specific solutions

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in average condition with minor wear and tear.
• No evidence of active ceiling leaks or water damage observed at the time of inspection.

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

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

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

Bathroom
• Overall condition below average
• Bathroom recently renovated? consider confirming waterproofing certification.
• Elevated moisture readings were found behind the shower to the granny flat.
• Further investigation is advised
• Recommend replacing sealant and grout, mould growth noted in several areas.
• No signs of active leaks to the main house bathroom; waterproofing assumed intact based on visual

cues. Invasive inspection required for confirmation.

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

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

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

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

Timber Decay
• Wood rot observed in the pergola area.
• Continued exposure to moisture could worsen the decay and increase pest risk.
• All affected timbers should be repaired and replaced with treated or non-susceptible materials.
• Wood Rot is conducive to termite activity and should be addressed urgently by removing and replacing affected timbers with treated or non-susceptible materials.

Moisture Conditions
• Elevated moisture detected in granny flat wet areas, including behind showers, at the time of inspection using a Tramex Moisture Encounter Plus.
• Moisture is conducive or attracts termites, fungal growth/decay and should be promptly rectified.

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

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

KEY RECOMMENDATIONS

- Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
- Make arrangements to access the subfloor and the area reinspected
- Consider installing or confirming a termite management system.
- Engage a roofer for closer inspection of roof tile condition.
- Seek documentation for bathroom and renovations (e.g., waterproofing certificates, council approvals).
- Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Subfloor - Main House & Granny Flat
Finding: Limitations:
Information: We only inspect and report on accessible areas.

We will consider the following areas inaccessible: SUBFLOOR X 2 (main house and granny flat)

• Elevated areas like roofs that are not safely accessible from a 3.6m ladder, using an unobstructed line of sight where building elements are close enough to allow inspection

• Access points (like manholes) smaller than 400mm x 500mm

• Crawl space (like under floors etc) with a clearance of less than 600mm x 600mm

• Where reasonable entry is denied to us, or where we cannot access, are excluded from the inspection.

We will identify in our Report any additional areas that are inaccessible, and you may choose to have a further invasive Inspection Service undertaken.

Any areas which are inaccessible at the time of inspection present a high risk for undetected termite activity and/or damage as well as building defects. The client is strongly advised to make arrangements to access inaccessible areas for a re-inspection.

Noted Item

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

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

Limitations of the Inspection:

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

Recommendation:

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

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

Noted Item

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

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

Recommendation:

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

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

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

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

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

Causes:

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

Consequences:

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

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

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

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

Recommendation

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

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..

Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

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

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

Noted Item

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

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

Recommendation:

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

identify:

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

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

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

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

Summary:

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

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

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

Noted Item

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

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

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

Rationale:

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

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

Preventative Measures May Include:

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

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

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

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

Noted Item

Building: Main Building
Location: Yard - External Areas
Finding: Site/Yard Drainage - Surface Water.
Information: Site Drainage:

• Condition at the Time of Inspection: Site drainage appeared to be acceptable during the inspection, with no immediate concerns noted.

• Ongoing Monitoring: However, it is recommended that the site and yard be monitored during heavy rainfall to assess whether the existing drainage system can handle significant water flow. If the drains fail to cope with large volumes of water, it may be necessary to install additional drains to prevent water pooling around the structure.

• Limitations of Inspection: The general adequacy of site drainage is outside the scope of the Standard Property Inspection Report. During dry periods or when there has been little rainfall, surface water drainage may appear satisfactory. However, it could prove inadequate during heavy rains. Therefore, comments on surface water drainage should be interpreted with caution, as they are relevant only in light of the conditions at the time of inspection.

• Recommendation for Smoke Test: A Smoke Test is recommended to detect illegal connections, blocked, or broken drains. This test will help identify any drainage issues that could cause water flow problems in the future.

Noted Item

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

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

• Low roof pitch

• Non-trafficable framing

• Inaccessible or obstructed areas

• Presence of insulation

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

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

Important Note:

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

Recommendation:

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

Noted Item

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

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

• No significant water damage was observed, minor water damage to the main house kitchen cabinetry/unit was noted

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

Recommendations:

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

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

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

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






Noted Item

Building:	Main Building
Location:	Laundry
Finding:	Laundry - Taps/Plumbing/Drainage.
Information:	Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

• The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

• As documented the tub/cabinetry is loose

Toilet:

• No leaks were observed during the flushing process.

• The toilet operated normally with no signs of malfunction or abnormal water flow.

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

Recommendations:

• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

• Flexible and mould-resistant sealant should be applied to junctions between the basin and the wall to prevent water ingress that may lead to damage.

• Regular maintenance and prompt replacement of missing or deteriorated sealant is highly recommended, as this is a common wear-and-tear issue.

• Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.

• Where required, a sealant specialist or qualified tiling contractor should be appointed to carry out remedial sealing works.

Noted Item

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

SHOWER:

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

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

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

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

the time of inspection.

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

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

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

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

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

TOILET:

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

VANITY UNIT:

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

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

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

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

IMPORTANT NOTE:

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

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




Noted Item

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

SHOWER:

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

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

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

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

the time of inspection.

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

• The condition of grout appeared to be serviceable.

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

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

TOILET:

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

VANITY UNIT:

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

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

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

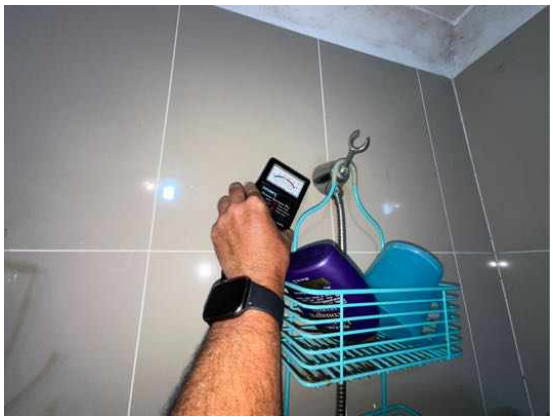
• Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

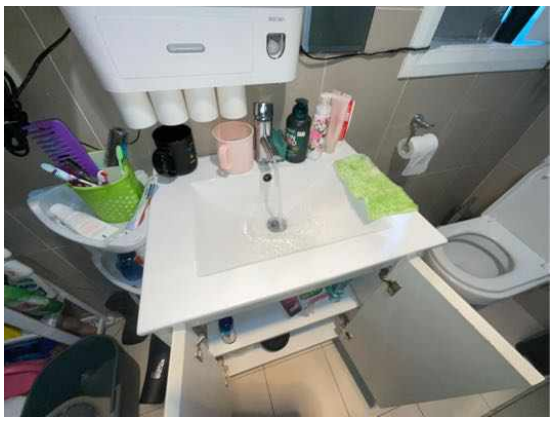
IMPORTANT NOTE:

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

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and

invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.





Noted Item

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

SHOWER:

• Water appeared to drain slowly towards the shower floor waste at the time of inspection, indicating minimal fall. This may result in water pooling or ponding during regular use. Rectification is at the client's discretion.

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

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

• No elevated moisture readings were detected around the tap fittings, however, elevated moisture readings were found in the right shower wall (as documented)

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

• The condition of grout and sealant appeared to be below average , with some areas potentially requiring maintenance or replacement.

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

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

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

TOILET:

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

VANITY UNIT:

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

• Flexi drainage pipes used on the basin is substandard and recommend replacing.

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

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

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

IMPORTANT NOTE:

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

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

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Ceiling Condition & Observations.
Information:	All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

• At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information:	Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

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

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

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

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


BOSCH

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

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

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

• All smoke detectors be tested monthly by the homeowner.

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

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

Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

	particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003* . This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.