Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 10 Stephen St, Urbenville NSW 2475, 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, 19 Feb 2026
Modified Date:	Fri, 20 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	10 Stephen St, Urbenville NSW 2475, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Dean Huxley Ph: 0410 535 121 Email: Yamba@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Yamba)
Company Address and Postcode:	Yamba 2464
Company Email:	Yamba@jimsbuildinginspections.com.au
Company Contact Numbers:	0410 535 121

Special conditions or instructions

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

The following apply: This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

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
Company or Strata title	No
Floor	Brick Stumps or Piers, Concrete, Timber with concrete areas, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North East
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Fence - Post and Rail Construction, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Timber Wall Panelling, Veranda Posts, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
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

- Landscaping Timbers

- Posts

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- The Site

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - Part.

- Subfloor - Part.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Above safe working height

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

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Landscaping

- Overhanging vegetation

- Rugs

- Solar Panels

- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

- Subfloor area - Limited access due to restrictive crawl space

- Vegetation

- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where

ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Bedroom
Finding:	Small Crack To Bedroom Glass Window Pane
Information:	A small crack was identified to the glass pane of the bedroom window. This type of defect is commonly caused by minor impact, thermal stress or age-related movement. In plain terms, the bedroom window glass is cracked. Even small cracks can expand over time and may compromise the integrity and safety of the glazing. Preventative measures include timely replacement to avoid further cracking or potential breakage. A qualified glazier should assess and replace the affected pane as deemed necessary. Repair is recommended at the owner's discretion to maintain safety, weatherproofing and security.

Finding 1.02

Building:	Main Building
Location:	External walls
Finding:	Damaged External Wall Cladding To Several Areas – Possible Asbestos Containing Material
Information:	Damage was identified to the external wall cladding at several locations. Based on the age and appearance of the material, the cladding may contain asbestos; however, confirmation is outside the scope of this visual inspection and laboratory testing would be required to verify. In plain terms, parts of the external wall sheeting are damaged and could be made from older asbestos-type material. Damaged cladding may allow moisture ingress and, if asbestos-containing, may pose a health risk if disturbed and fibres become airborne. Preventative measures include avoiding disturbance of the material and maintaining it in good condition. A licensed asbestos assessor and/or appropriately licensed removal contractor should be engaged to test and repair or

replace the affected cladding as deemed necessary. Rectification is recommended at the owner's discretion with appropriate safety controls in place.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Bathroom
Finding:	Elevated Moisture Readings And Water Staining To Subfloor With In The Bathroom Vicinity.
Information:	Higher than normal moisture meter readings were obtained around the top edge of the bath tub, with water staining observed to subfloor timber in the bathroom vicinity. This condition may be associated with failed or deteriorated silicone seals, plumbing leaks, splash-back from showering or bath use, or compromised waterproofing. In plain terms, elevated moisture levels were detected near the bath and there are signs that some water has reached the timber underneath. Ongoing moisture exposure can contribute to timber deterioration, mould growth and potential structural damage if left unaddressed. Preventative measures include maintaining effective sealing to bath edges and ensuring plumbing connections are watertight. A licensed plumber should investigate for leaks and a qualified bathroom or waterproofing contractor should assess and rectify as deemed necessary. Prompt investigation and repair is recommended at the owner's discretion to prevent further moisture-related damage.

Finding 2.02

Building:	Main Building
Location:	Laundry
Finding:	Laundry Plumbing Appears Unprofessionally Installed
Information:	The laundry plumbing installation appeared to be of a substandard and unprofessional standard, with poor alignment, inadequate support and/or untidy workmanship noted. This condition may be associated with non-licensed installation or previous DIY modifications. In plain terms, the plumbing under or around the laundry area looks poorly done. Poor workmanship can increase the risk of leaks, blockages or premature failure of fittings over time. Preventative measures include ensuring all plumbing work is carried out by a licensed plumber in accordance with relevant standards. A licensed plumber should assess the installation and rectify any non-compliant or defective work as deemed necessary through out the property. Rectification is recommended at the owner's discretion to ensure reliability, compliance and long-term serviceability.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen In Fair Condition However Poor Installation Workmanship Noted
Information:	The kitchen was observed to be in generally fair condition; however, defects including the unsealed cut end of the timber benchtop and poor silicone application to tap penetrations and benchtop junctions indicate substandard installation workmanship. Exposed timber ends are susceptible to moisture ingress which may result in swelling, delamination or premature deterioration. In plain terms, parts of the benchtop have not been properly sealed and the silicone work is messy and inadequate, suggesting the kitchen was not finished to a high standard. Poor sealing around taps and junctions can allow water to enter cabinetry and surrounding materials over time. Preventative measures include properly sealing all exposed timber surfaces and ensuring neat, continuous silicone to wet area junctions. A qualified cabinet maker, carpenter or kitchen installer should assess and rectify the defective workmanship as deemed necessary. Repairs are recommended at the owner's discretion to prevent moisture damage and improve overall finish and durability.

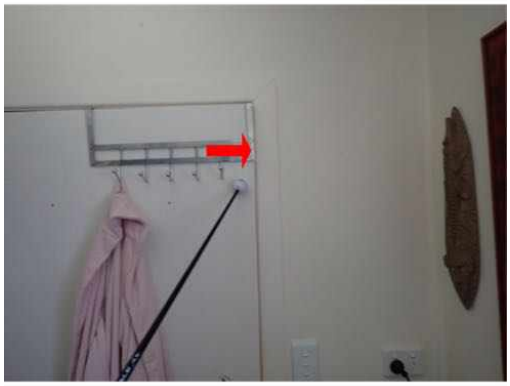
Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Several Cracks Identified To Internal Wall And/Or Ceiling Cladding
Information:	Several cracks were identified to the internal wall and/or ceiling cladding surfaces. This is commonly associated with normal building movement, material shrinkage and age-related settlement and is considered a common defect for a property of this age. In plain terms, there are visible cracks in the internal lining boards or plaster surfaces. While often cosmetic, cracking can worsen if movement continues and may indicate minor substrate movement. Preventative measures include monitoring for further movement and maintaining stable internal conditions. A qualified plasterer or painter should assess and carry out patch repairs and repainting as deemed necessary. Repairs are recommended at the owner's discretion to maintain appearance and prevent further deterioration.




Finding 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Door Catching On Frame Due To Damaged Hinge
Information:	The bathroom door was observed to be catching on the door frame during normal operation, likely due to a damaged or worn hinge. This condition may be caused by hinge wear, loose fixings, minor door/frame movement or age-related deterioration. In plain terms, the door does not open and close properly because the hinge is damaged. Continued use in this condition may result in further damage to the door, frame or hardware. Preventative measures include ensuring hinges are properly secured and replaced when worn. A qualified carpenter or handyman should assess and repair or replace the damaged hinge and adjust the door as deemed necessary. Repairs are recommended at the owner's discretion to restore proper function and prevent further damage.




Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Poor Silicone Work Around Shower Plumbing Fittings
Information:	Poor and inadequately applied silicone sealant was identified around the shower plumbing fittings. This is commonly caused by substandard workmanship or previous patch repairs and is considered a maintenance-related defect. In plain terms, the sealing around the shower fittings is messy and not properly finished. Inadequate sealing in wet areas can allow water to penetrate behind wall linings, potentially affecting waterproofing and causing concealed moisture damage over time. Preventative measures include ensuring neat, continuous and properly bonded silicone to all wet area penetrations. A qualified plumber, tiler or handyman should remove and reapply the silicone sealant as deemed necessary. Rectification is recommended at the owner's discretion to prevent moisture ingress and maintain waterproof integrity.

Finding 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Poorly Applied Paint Finish To Bath Tub – Cosmetic Defect
Information:	The bath tub was observed to have a poorly applied paint finish, with visible inconsistencies and cosmetic imperfections noted. This is typically associated with substandard preparation or application during resurfacing works. In plain terms, the bath has been painted but the finish is rough and does not look professionally done. While primarily cosmetic, poorly applied coatings may wear prematurely or peel over time. Preventative measures include proper surface preparation and application by a suitably qualified contractor. A bath resurfacing specialist or licensed painter should assess and refinish the bath as deemed necessary. Rectification is recommended at the owner's discretion to improve appearance and durability.

Finding 3.06

Building:	Main Building
Location:	Bedroom
Finding:	Bedroom To Garage Door In Poor Condition
Information:	The door between the bedroom and garage was observed to be in poor condition, showing signs of wear and deterioration. This may be associated with age-related damage, moisture exposure or general use over time. In plain terms, the door is worn

and not in good shape. Continued deterioration may affect operation, security and overall serviceability. Preventative measures include maintaining door hardware and ensuring the door is properly aligned and sealed. A qualified carpenter or licensed builder should assess and repair or replace the door as deemed necessary. Rectification is recommended at the owner's discretion to maintain functionality and security.

Finding 3.07

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet Vanity Tap Poorly Fitted
Information:	The vanity tap to the toilet WC was observed to be poorly fitted, with movement and/or inadequate securing noted at the base. This is commonly due to substandard installation or loose fixings over time. In plain terms, the tap is not properly secured and may wobble during normal use. A loose tap can allow water to penetrate around the base and potentially cause damage to cabinetry or surrounding materials. Preventative measures include ensuring taps are firmly secured and properly sealed at installation. A licensed plumber should assess and refit or secure the tap as deemed necessary. Rectification is recommended at the owner's discretion to prevent moisture damage and ensure proper operation.

Finding 3.08

Building:	Main Building
Location:	Store room
Finding:	Store Room Cladding Poorly Fitted
Information:	The cladding within the store room was observed to be poorly fitted, with misalignment and/or inadequate fixing noted. This condition is typically associated with substandard installation or lack of proper securing to the framing. In plain terms, the wall lining in the store room has not been installed properly and does not sit or fix correctly. Poorly fitted cladding may loosen over time and affect the overall finish and durability of the wall surface. Preventative measures include ensuring cladding is properly aligned and securely fixed in accordance with manufacturer guidelines. A qualified carpenter or handyman should assess and refit or secure the cladding as deemed necessary. Rectification is recommended at the owner's discretion to improve finish and long-term performance.

Finding 3.09

Building:	Main Building
Location:	Laundry
Finding:	Damaged External Door Architrave To Laundry
Information:	Damage was identified to the external door architrave at the laundry. This condition is commonly caused by moisture exposure, impact damage or age-related deterioration.

In plain terms, the timber trim around the laundry door is damaged. If left unrepaired, exposed timber can absorb moisture and lead to swelling or wood rot over time. Preventative measures include maintaining protective paint coatings and ensuring effective sealing around door frames. A qualified carpenter or handyman should assess and repair or replace the damaged architrave as deemed necessary. Repairs are recommended at the owner's discretion to prevent further deterioration and maintain weather resistance.

Finding 3.10

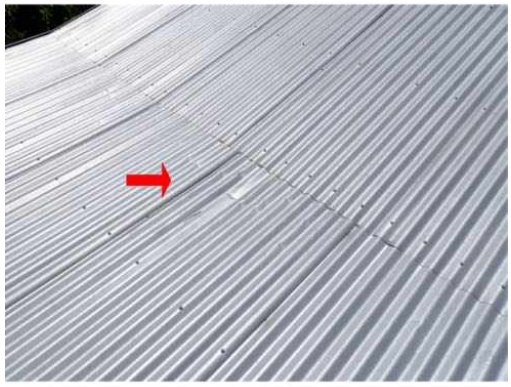
Building:	Main Building
Location:	Laundry
Finding:	Crack Identified To Laundry Concrete Floor
Information:	A crack was identified to the concrete floor within the laundry area. This is commonly associated with shrinkage during curing, minor ground movement or age-related settlement and is considered a common defect in concrete slabs of this age. In plain terms, there is a visible crack in the laundry floor. While minor cracking can be typical, cracks may allow moisture ingress and gradual deterioration over time if left unsealed. Preventative measures include sealing cracks and maintaining adequate drainage to the area. A qualified concreter or builder should assess and seal or repair the crack as deemed necessary. Repairs are recommended at the owner's discretion to prevent further deterioration.

Finding 3.11

Building:	Main Building
Location:	Roof
Finding:	Surface Rust Identified To Gutters
Information:	Surface rust was identified to sections of the roof gutters. This condition is typically caused by prolonged moisture exposure, debris build-up and age-related deterioration of protective coatings and is considered a common defect for gutters of this age. In plain terms, the gutters are starting to rust on the surface. While currently superficial, untreated rust can progress and lead to perforation and water leakage over time. Preventative measures include regular cleaning of gutters and application of rust treatment and protective coatings. A qualified roofer, gutter contractor or handyman should assess and treat the affected areas or replace sections as deemed necessary. Repairs are recommended at the owner's discretion to prevent further corrosion and maintain effective stormwater drainage.

Finding 3.12

Building:	Main Building
Location:	Roof
Finding:	Surface Rust To Roof Fixings And Minor Isolated Rust To Roof Cladding
Information:	Surface rust was identified to some roof fixings, along with minor isolated areas of surface rust and localised impact related damage to sections of the roof cladding. This condition is typically associated with age-related deterioration, long-term weather exposure and breakdown of protective coatings and is considered common for roofing materials of this age. In plain terms, some of the screws and small areas of the roof sheeting are starting to rust. While currently minor, ongoing corrosion can lead to loosening of fixings, water ingress and further deterioration of the roof covering. Preventative measures include treating rusted areas, replacing corroded fixings and maintaining protective coatings. A qualified roofer should assess and replace affected fixings and repair or treat rusted cladding as deemed necessary. Rectification is recommended at the owner's discretion to prevent further corrosion and potential leaks.



Finding 3.13

Building:	Main Building
Location:	Roof
Finding:	Rust Identified To Fireplace Flue
Information:	Rust was identified to the metal fireplace flue. This condition is typically caused by prolonged exposure to heat, condensation and external weathering and is common in flue components of this age. In plain terms, the metal chimney pipe is rusting. While surface rust may initially be cosmetic, progressive corrosion can lead to metal thinning, perforation and reduced performance or safety over time. Preventative measures include regular inspection and maintenance, including protective coatings where applicable. A qualified plumber, roofer or fireplace specialist should assess and repair or replace the affected flue sections as deemed necessary. Rectification is recommended at the owner's discretion to prevent further deterioration and ensure continued safe operation.

Finding 3.14

Building:	Yard
Location:	Front timber fence
Finding:	Front Timber Fence In Poor Condition
Information:	The front timber fence, although currently standing, was observed to be in poor condition with signs of age-related deterioration and wear. This is commonly caused

by prolonged weather exposure, moisture and lack of maintenance and is typical for timber fencing of this age. In plain terms, the fence is still upright but is worn and deteriorating. Timber fencing in poor condition may weaken over time and require partial or full replacement if not maintained. Preventative measures include regular sealing, painting and replacement of deteriorated components. A qualified fencing contractor or carpenter should assess and repair or replace affected sections as deemed necessary. Rectification is recommended at the owner's discretion to maintain stability and appearance.

Finding 3.15

Building: Yard

Location: Concrete paths

Finding: Minor Cracks To Concreted Paths

Information: Minor cracks were identified to the concreted paths around the property. This is commonly associated with normal shrinkage during curing, minor ground movement and age-related wear and is considered a common defect for concrete of this age. In plain terms, there are small cracks in the concrete walkways. While generally minor, cracks can allow water ingress which may contribute to gradual deterioration over time. Preventative measures include sealing cracks and maintaining adequate drainage away from the paths. A qualified concreter should assess and seal or repair the cracks as deemed necessary. Repairs are recommended at the owner's discretion to maintain durability and prevent further deterioration.

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:	Yard
Location:	All areas
Finding:	Timber In Contact With Ground Around Yard Area – Conducive To Termite Attack
Information:	Timber elements were identified in contact with the ground around the yard area. This condition is conducive to termite activity as it provides concealed access and a moisture source, increasing the risk of infestation. In plain terms, some timber in the yard is touching the soil which makes it easier for termites to attack. Timber-to-ground contact is a common risk factor in properties of this type and age. Ongoing contact may also contribute to timber decay. Preventative measures include removing soil build-up, maintaining adequate clearances and ensuring a visible inspection zone is present where applicable. A licensed pest control contractor and/or qualified carpenter should assess and separate timber from soil, replace affected sections or remove as deemed necessary. Rectification is recommended at the owner's discretion to reduce the risk of termite attack and further deterioration.






Finding 6.02

Building:	Main Building
Location:	Garage
Finding:	No Slab Edge Exposure – Conducive To Termite Attack
Information:	No visible slab edge exposure was identified around sections of the perimeter, with soil, paving and/or landscaping built up above the slab level. This condition is conducive to termite activity as it can conceal termite entry points and reduce the effectiveness of visual inspections. In plain terms, the edge of the concrete slab cannot be seen in some areas because it is covered, making it easier for termites to enter unnoticed. This is a common risk factor in properties of this type and age. Preventative measures include maintaining a clear and visible slab inspection zone in accordance

with current guidelines. A licensed pest control contractor and/or qualified landscaper or builder should be engaged to lower soil levels and expose the slab edge as deemed necessary. Rectification is recommended at the owner's discretion to reduce the risk of concealed termite entry.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Front porch
Finding:	Entry Porch Handrail In Poor Condition With Wood Rot And Poor Installation
Information:	The entry porch handrail was observed to be in poor condition, with areas of wood rot and evidence of substandard installation noted. Timber deterioration is typically caused by prolonged moisture exposure, inadequate sealing and age-related wear. In plain terms, the handrail is rotting and does not appear to have been installed properly. Wood rot can compromise the structural integrity of the handrail. Preventative measures include ensuring timber elements are properly treated, sealed and installed with adequate protection from moisture. A qualified carpenter or licensed builder should assess and repair or replace the affected sections and rectify installation defects as deemed necessary. Prompt rectification is recommended at the owner's discretion due to potential safety implications and ongoing deterioration.

Finding 7.02

Building:	Main Building
Location:	Fascia boards
Finding:	Wood Rot Identified To Timber Fascia Boards At Several Locations.
Information:	Wood rot was identified to sections of the timber fascia boards at several locations, with some areas requiring re-fixing. Deterioration is typically caused by prolonged moisture exposure, failed paint coatings and age-related wear and is considered a common defect with a property of this age. In plain terms, parts of the fascia boards are rotting and some sections are loose. Timber decay can worsen over time and may affect the stability of attached gutters. Preventative measures include maintaining protective paint coatings and ensuring effective roof drainage. A qualified carpenter or licensed builder should assess, replace or repair the affected timber and securely re-fix loose sections as deemed necessary. Repairs are recommended at the owner's discretion to prevent further deterioration and maintain structural integrity.






Finding 7.03

Building:	Main Building
Location:	Laundry
Finding:	Wood Rot Identified To Laundry Timber Stumps And Weatherboards
Information:	Wood rot was identified to the timber stumps and sections of weatherboards in the laundry area. Deterioration is typically caused by prolonged moisture exposure, inadequate ventilation and age-related wear, and is considered a common defect in timber elements of this age. In plain terms, some of the timber supports and wall boards in the laundry are rotting. Timber decay can reduce structural capacity and, if left unaddressed, may worsen over time. Preventative measures include addressing moisture sources, improving ventilation and maintaining protective coatings. A

qualified carpenter or licensed builder should assess and repair or replace the affected timber components as deemed necessary. Rectification is recommended at the owner's discretion to prevent further deterioration and maintain structural integrity.

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

- Asbestos Inspector

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Reinspection by Jim's Building Inspections

- 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

- At the time of inspection, the property was found to be in fair condition when compared to homes of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

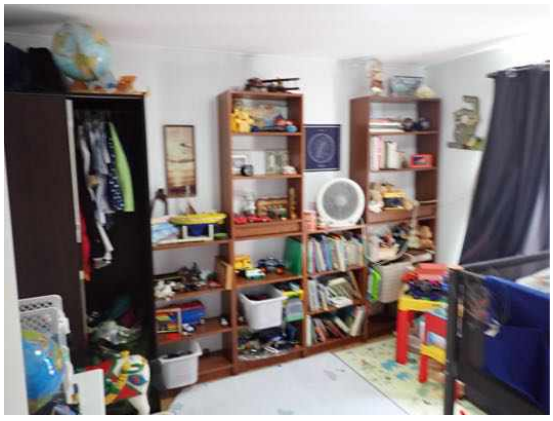
For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

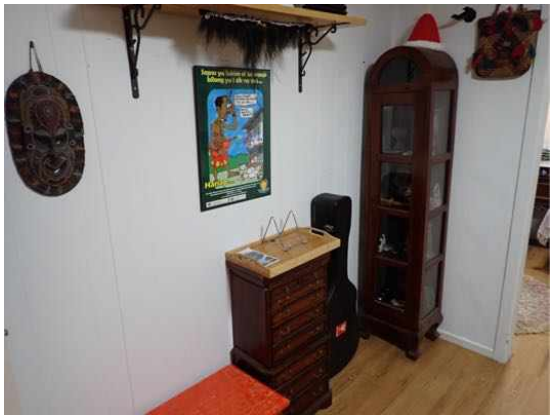
Section D Significant Items

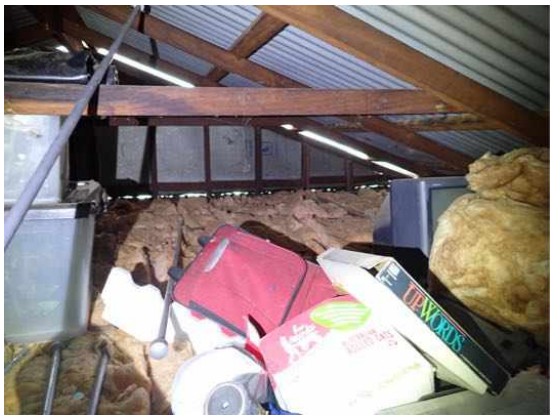
The following items were noted as - For your information

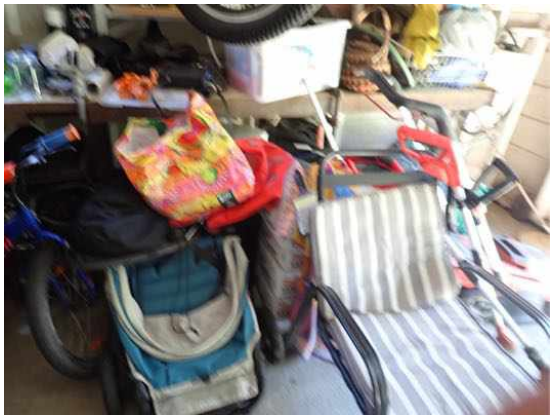
Noted Item

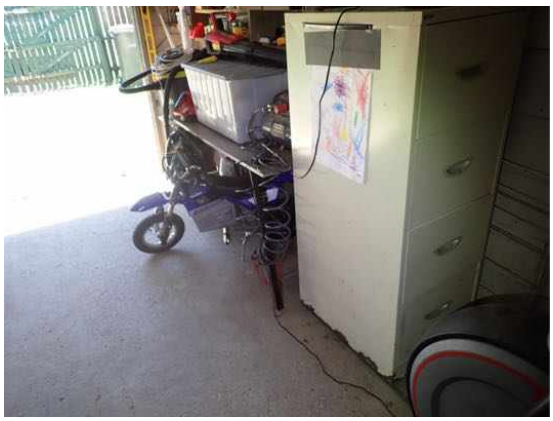
Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the area at the time of inspection. These obstructions can hide an array of defects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

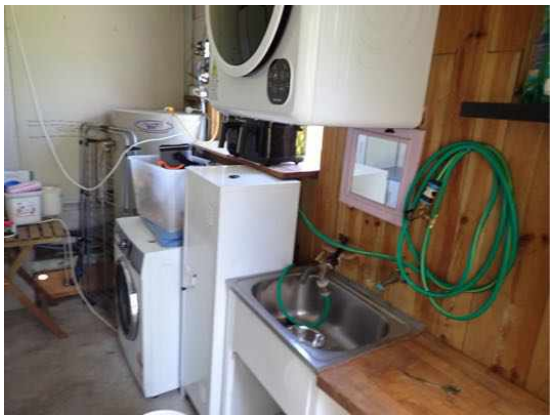


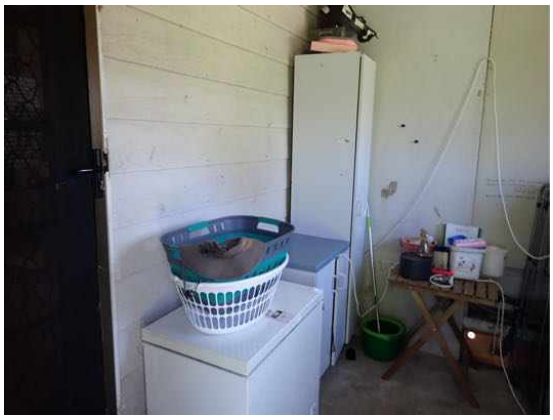












Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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