



Building and Timber Pest Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 50 Gregson Grove, Lyndhurst VIC 3975, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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: 50 Gregson Grove, Lyndhurst VIC 3975, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Cliff Hall Ph: 0417855535
Email: Portmelbourne@jimbuildinginspections.com.au

DBU 10595
CBU 3107
BIU 24691

Company Name: Jim's Building Inspections Port Melbourne

Company Address and Postcode: Melbourne 3004

Company Email: Portmelbourne@jimbuildinginspections.com.au

Company Contact Numbers: 0417855535

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: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Fence - Post and Rail Construction, Footpath, Garage, Driveway, Pergola, Porch, Shed
Other Timber Bldg Elements	Skirting Boards, Floating Floor, Veranda Posts, Window Frames, Porch / Patio, Doors, Architraves, Deck, Door Frames, Internal Joinery
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed), Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Fencing
- Outbuildings
- Roof Exterior - Part
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Outside of the fencing.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Ceiling linings
- Decking
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Patio
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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

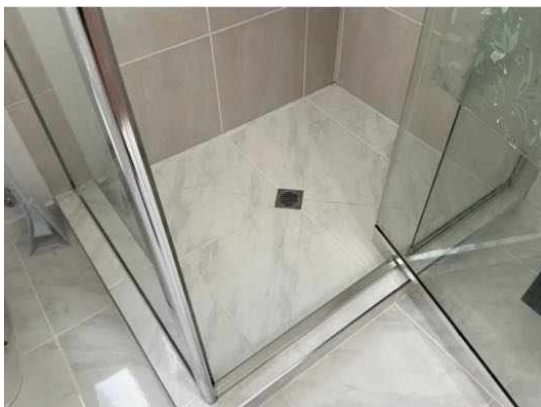
Location: Bathroom and ensuite shower closets

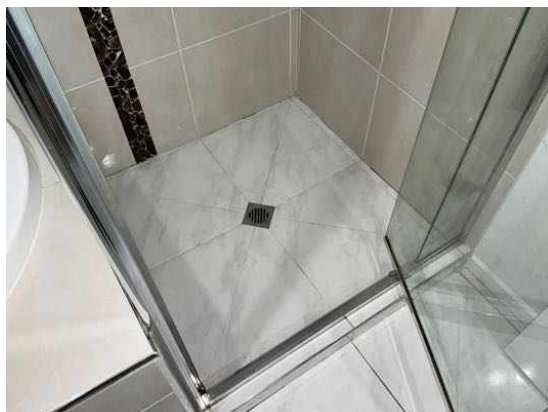
Finding: Mould - Present

Information: Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.





Finding 1.02

Building:	Main Building
Location:	Alfresco
Finding:	Additional structure built without a permit (Suspected)
Information:	The pergola structure on the rear of the house is suspected to have been constructed without a building permit. A building permit would be required for the structure.

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.
- Any structures attached to the house.
- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, whether it has been

built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a Defect report (Owner Builder/Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.





Finding 1.03

Building:	Main Building
Location:	Roof Void
Finding:	Down lights - Unprotected or uncovered
Information:	The down light holdings within the ceiling void were found to be missing protective covering during inspection.

Whilst in use, down lights create immense heat that, without these protective coverings, creates potential for ignition of any flammable objects that the down light holding may come into contact with (e.g. insulation stored items).

In accordance with Australian Standards, fire-resistant protection covers are required on all down lights. A qualified electrician should be appointed to install appropriate covers immediately to increase fire safety within the roof void. Alternatively, protective covers can be purchased from hardware stores and offer installation instructions for the homeowner.

As this is a potential safety hazard, it is highly advised that these works be conducted as a matter of urgency.



Finding 1.04

Building:	Main Building
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Location: Roof Void
 Finding: Unconventional handyman work
 Information: This handyman electrical installation appears to have been completed to a substandard level . The work is considered unconventional, dangerous and non-compliant.

This installation is non-compliant to AS 3000 domestic electrical installations.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised immediately by a licensed electrician



Major Defect

Finding 2.01

Building: Main Building
 Location: Roof Void
 Finding: Broken/damaged roof truss
 Information: It was observed at the time of the inspection that a jacktruss to the rear of the building was split and damaged. It appears that the roof truss was damaged during construction.

Roof trusses to buildings are engineered design designed and no allowance is made for trusses to be damaged. Roof trusses demonstrating damage components can cause instability or structural failure.

A registered builder or qualified carpenter should be engaged to review immediately



Minor Defect

Finding 3.01

Building: Main Building

Location: Entry

Finding: Door closure missing/damaged

Information: It was observed at the time of the inspection that the door closure to the front security door was missing.

In security doors are to provide an additional level of security and prevent the ingress of insects to the building.

A general handyman should be engaged to review at the clients discretion



Finding 3.02

Building: Main Building

Location: Ensuite

Finding: Cabinet doors require adjustment

Information: It was noted that the ensuite vanity cabinet doors had become loose overtime and has caused the doors to bind and become difficult to open.

Doors which catch and bind can damage laminated surfaces and allow water ingress into cabinetry elements. This can cause swelling of the chipboard substrate and premature deterioration of the structure of the cabinet.

A qualified cabinet maker should review at the owners discretion.



Finding 3.03

Building: Main Building
 Location: Ensuite
 Finding: Toilet roll holder - Loose
 Information: The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.



Finding 3.04

Building: Main Building
 Location: Bedroom 2
 Finding: Incomplete or substandard works

Information: The works to the bedroom two double door appears to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a qualified carpenter and painter be appointed to complete these works and ensure the longevity of all associated building elements.



Finding 3.05

Building: Main Building

Location: All Internal Areas
 Finding: Door cushion missing/ damaged
 Information: It was observed that many door cushions to the building were missing or damaged.

Missing door cushions allow the door handle to strike the wall when the door is opened. This can cause damage to the plaster walls.

A handyman should be engaged to provide a new door cushion at the owners convenience .

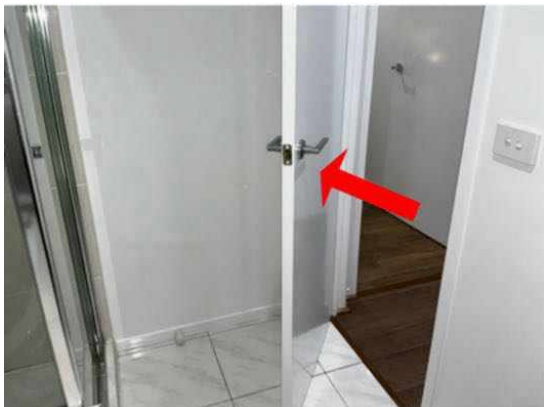


Finding 3.06

Building: Main Building
 Location: All Internal Areas
 Finding: Door lock not operating as intended
 Information: It was noted at the time of the inspection that several door locks internal and external to the building have been fitted poorly and are loose.

Poorly fitted door furniture of this nature can cause accidental lockout and reduce the overall security of the building

A qualified carpenter should be engaged to review the oldest description



Finding 3.07

Building: Main Building
 Location: Kitchen
 Finding: Rangehood filters missing
 Information: It was noted at the time of the inspection that the mesh filters to the Rangehood were missing.

The Rangehood filters enable cooking smells and fat deposits to be filtered prior to entering the ventilation ducts of the rangehood. This could cause malfunction or in extreme cases may cause fire.

Licensed electrician should be engaged to review at the owners discretion



Finding 3.08

Building: Main Building
 Location: Kitchen
 Finding: Dishwasher door damaged
 Information: It was noted that the dishwasher door was damaged and dented

This is an aesthetic defect, however it detracts from the overall appearance of the building.

A licensed plumber should be appointed to review at the owners discretion.



Finding 3.09

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen benchtop damaged
Information:	It was observed at the time of the inspection that the kitchen benchtop was damaged. There was impact damage and there was some excessive heat related damage.
	Damage to the bench to can cause premature deterioration of the building and provide a unhygienic food preparation area
	A qualified cabinet maker should be engaged to review at the owners discretion



Finding 3.10

Building:	Main Building
Location:	Laundry
Finding:	Tap spout - Leaking
Information:	The laundry tap spout was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the fitting is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Finding 3.11

Building:	Main Building
Location:	Laundry
Finding:	Cover plate missing
Information:	Was observed at the time of the inspection that the cover flight to the laundry light switch was missing.

Although this is an aesthetic, it detracts from the overall appearance of the building.

A general handyman should be engaged to review at their own discretion



Finding 3.12

Building:	Main Building
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Location: All Internal Areas
Finding: Floor tile grout, dirty and grease stained
Information: It was noted at the time of the inspection that the floor tile grout to several areas appear to be grease stained and dirty. The tiles appear to have never been sealed.

Although this is an aesthetic default, it detracts from the overall appearance of the building.

A tile cleaning and sealing contractor should be engaged to review at the owners discretion, or the owner may wish to clean the tiles and seal themselves.





Finding 3.13

Building:	Main Building
Location:	Bathroom
Finding:	Basin waste damaged
Information:	It was observed at the time of the inspection that the basin waste was damaged.

The damage to the waste could allow for debris such as, hair to enter the draining system which could cause a blockage.

A licensed plumber should be engaged to review at their owners discretion



Finding 3.14

Building:	Main Building
Location:	Bathroom
Finding:	Handheld shower rose leaking
Information:	It was noted at the time of the inspection that the handheld shower rose/spray was leaking.

The leaking showers prevent the fitting to be used to its full potential and given time would permanently deteriorate until the leak became excessive.

A licensed plumber should be engaged to review at their owners discretion



Finding 3.15

Building: Main Building

Location: Bathroom

Finding: Towel rail - Loose

Information: The towel rails were found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the towel rail to its original fixing. A general handyman may be required to perform these works.



Finding 3.16

Building: Main Building

Location: All Internal Areas

Finding: Window blinds not operating smoothly

Information: It was noted at the time of the inspection that several window blinds throughout the building were stiff to operate and difficult to open and close. It appears that the roller mechanism is worn and may require replacement.

A blind repair contractor should be engaged to review as their owners discretions



Finding 3.17

Building: Main Building
 Location: Ensuite
 Finding: Shower damp - Monitor
 Information: Damp is evident to the lower 400mm of wall to the shower alcove. There is also a high reading around the taps. There are no high readings transferring to the other side of the wall. Sealant appears to have been repaired recently and both sealant and grout appear in acceptable condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant prior to

repair.

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

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

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

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





Finding 3.18

Building: Main Building
 Location: Garage
 Finding: Garage pedestrian door damaged
 Information: It was noted at the time of the inspection that the pedestrian door to the garage has been damaged and a poor attempt at repair has been made.

The door provides security to the garage and prevents the ingress of weather elements

A qualified carpenter and painter should be engaged to review as soon as possible



Finding 3.19

Building: Main Building
Location: Garage and driveway
Finding: Crack in concrete slab - Category 1
Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.





Finding 3.20

Building: Main Building
 Location: Garage
 Finding: Garage door inoperable
 Information: It was observed at the time of the inspection that the garage door closer motor was inoperable door with the garage door unable to be opened and closed except by manual operation. This may be due to the garage motor/mechanism becoming worn and faulty.

A garage door specialist should be engaged by the owners to review as soon as possible



Finding 3.21

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Broken

Information: Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.





Finding 3.22

Building: Main Building
Location: Roof Exterior
Finding: PVC plumbing pipes not protected from UV
Information: It was observed that there were several PVC plumbing pipes on the roof exterior. These pipes have not been treated or coated to prevent deterioration from UV radiation.

UV radiation causes PVC pipes to go brittle and prematurely deteriorate.

A general handyman should be engaged to provide a UV protective coating to these PVC plumbing pipes at the owners discretion





Finding 3.23

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

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

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





Finding 3.24

Building: Main Building

Location: Roof Void

Finding: Insulation - Blocking fan

Information: At the time of the inspection, inside the ceiling cavity, it was noted that sections of insulation were blocking the exhaust fans. It is suspected that the inappropriate placement of this insulation is a result of poor installation, or that the insulation has simply been removed from its original position.

Where exhaust fans are blocked, many secondary defects are likely to occur; particularly evaporative water staining to the ceiling in the affected room. The formation and development of mould growth is also a concern, which presents as a respiratory health hazard.

Any misplaced sections of insulation should be removed and returned to its original position. Where insulation is insul-fluff (blown-type), total replacement of insulation may be warranted. An insulation contractor should be consulted prior to any works being performed.



Finding 3.25

Building: Main Building

Location: Hallway

Finding: Return air grill dirty and damaged
 Information: It was noted at the time of the inspection that the grill to the heating return air was demonstrating some minor damage.

Although the damage is minor and the defect is mostly cosmetic, however it tracks from the overall appearance of the building.

A licensed plumber or General handyman should review at the clients discretion.



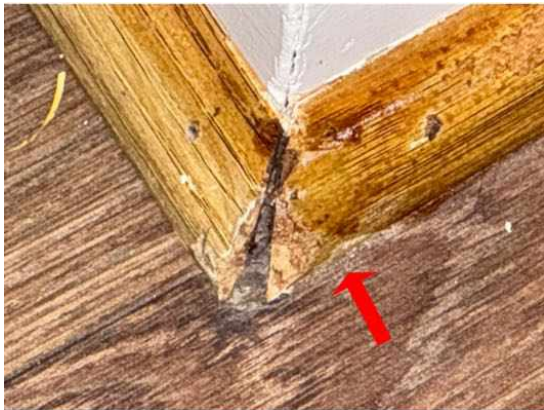
Finding 3.26

Building: Main Building
 Location: All Internal Areas
 Finding: Poor installation/floating floor
 Information: It was observed at the time of the inspection that the floating floor was demonstrating signs of poor and handyman workmanship.

The poor workmanship is mostly an aesthetic defect however this poor workmanship could contribute to the premature deterioration of the floating floor elements.

A specialist flooring contractor should be engaged to review at the owners discretion







Finding 3.27

Building: Main Building
 Location: Front Elevation
 Finding: Rain head loose
 Information: It was noted at the time of the inspection that the rain head to the front right hand side of the building appears to be loose and inadequately fixed to the masonry wall.

Unattended to the rain head could move further and start leaking. The leaking water from rainheads can cause ground instability and be conducive to termite activity.

A licensed plumber should review as soon as possible.



Finding 3.28

Building: Main Building
 Location: Rear Elevation
 Finding: Eaves - Sagging
 Information: Sagging to the eaves was evident in this area at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time.

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent

shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.

Sagging eaves are susceptible to the attraction of excessive moisture, and are therefore considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.

A roofing plumber or general handyman is recommended to perform rectification works as soon as possible. Subsequent water damage is likely to result over time if left unattended.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

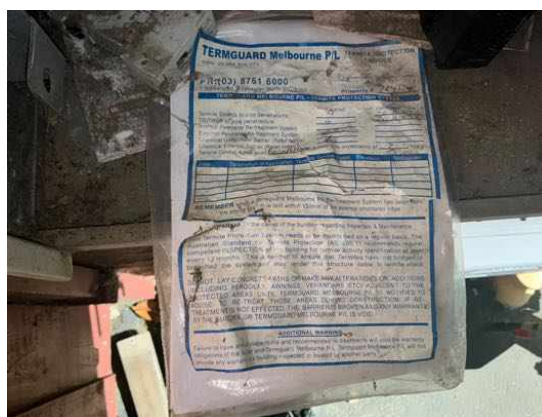
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	Termite notice evidence
Information:	(b) A durable notice must be permanently fixed to the building in a prominent location, such as in a meter box or the like, indicating— (i) the method of termite risk management; and (ii) the date of installation of the system; and

- (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- (iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

There was evidence of a reticulated termite management system



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Bridging or breaching of termite barriers - adjacent internal flooring
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.





Finding 6.03

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Air conditioner condenser pipe not connected
Information:	The A/C Condenser overflows were found to be disconnected from the stormwater system and is creating excessive moisture to the surrounding area.

Such leaking creates an environment which is conducive to an array of defects including water damage to associated building materials and the attraction of termites or timber pest infestation.

A Licensed plumber should be engaged to review as soon as possible



Finding 6.04

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



Finding 6.05

Building: Main Building
Location: Exterior walls - left side
Finding: Downpipes leaking
Information: It was noted that many downpipes to the exterior of the property were leaking.

Leaking down pipes can cause flooding and moisture to enter the building structure and can add to increased foundation soil moisture content which can cause movement of the footings and building. Excessive moisture from leaking downpipes provides conducive conditions for termite infestation.

A licensed plumber should be engaged to review at the owners discretion.

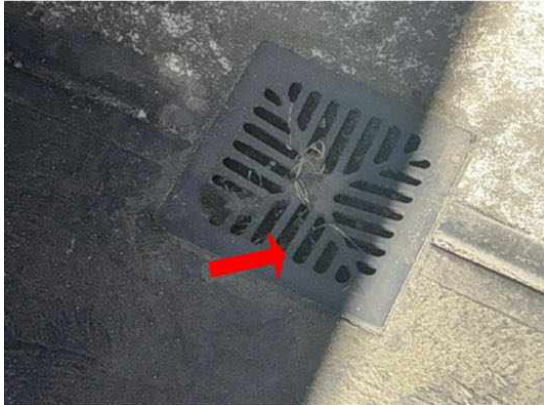


Finding 6.06

Building: Main Building
 Location: All External Areas
 Finding: Surface water drains blocked
 Information: It was observed at the time of the inspection that the surface water drains to the left and right side of the buildings paving was blocked with leaf trash. There was evidence that water hasn't been pooling and staining the concrete pavement. Excessive stormwater run-off and moisture has entered the subfloor which at the time of the inspection was very damp.

Block surface water drains and excessive moisture can cause foundation soils to become unstable and intern damage and crack other building elements. Excessive moisture and dampness is also conducive to termite activity

A general handyman should be engaged to clean out the stormwater drains as soon as possible





Finding 6.07

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

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



Finding 6.08

Building:	Main Building
Location:	All External Areas
Finding:	Trees/large/termite
Information:	It was observed that there were several large trees next to or nearby the building.

The trees have the potential to provide conducive conditions for termite infestation

It is recommended that periodic 12 monthly inspections by a registered pest control contractor be undertaken and further reinstatement of outdated termite barriers as soon as possible.

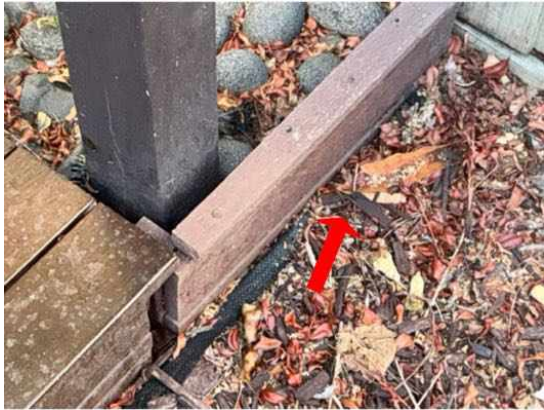


Finding 6.09

Building:	Main Building
Location:	All External Areas
Finding:	Untreated or non-durable timbers in a hazardous environment
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: All External Areas
Finding: Fungal decay - present (localised)
Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- Registered/Licensed Builder
- 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

- Building:

Compared to other buildings of a similar age, this brick vaneer dwelling at the time of inspection was found to be in a poor condition. Significant items have been identified. These have been noted in the body of the report and will require addressing, general wear is also evident throughout the property. There were four Safety Hazards observed on the property.

- 1/ Handyman electrical work to roof space
- 2/ Pergola/ alfresco ,no permit suspected
- 3/ Presence of minor mould to showers
- 4/ Insulation over downlights in roof space

There is one Major Defect observed on the property.

Damaged roof trusses

Maintenance work items and minor defects needing attention may be performed at the clients discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as gutters being cleaned, wet area's kept sealed and exterior timbers kept painted would help with any further deterioration to these elements.

A residual current device was in place (safety switch) for electrical power.

Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques, moisture meter. Termite activity (past or active) is likely on the property, and this damage may be concealed.

The provision of a termite management system to prevent termite attack is highly recommended for all properties. The client may consider gaining further advice from a licensed Timber Pest Technician as to the costs and procedures involved with this application.

Evidence of a previous Termite Management plan was noted. The client is advised to contact the company that installed the treatment for further clarification on whether it is up to date.

No observable evidence of termite activity was found in the accessible areas at this time.

No evidence of borer damage was found in the accessible areas at the time of inspection.

Some areas, as noted in the report, were found to be conducive to termite activity. These items should be addressed as best as possible to prevent any potential Termite activity.

Fungal decay was evident at the time of inspection.

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Defects and/or timber pest may be present and not detected.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

NOTED ITEMS

1. Once I have left the property, my report is outdated.
2. Any Minor defect could become a Major Defect if left unattended. A maintenance plan should be put in place once the clients take possession of the property.

These are just some examples

- Blocked Gutters
- Cracked/Weathered Roof Tiles
- Signs of previous leaks

3. Due to lack of clearance, pipes, ducts, debris a full inspection of the subfloor could not be done, so the condition of some areas are unknown. N/A

4. Due to lack of clearance, insulation, ducts, heating unit, roof frame and pipes, a full inspection of the roof void could not be done so the condition of some areas is unknown.

5. All electrical and plumbing of the property, should to be inspected by a licensed electrician and plumber. This will include all appliances and plumbing and electrical components of the property to make sure they are working in a safe and compliant manner.

6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.

For further information, advice and clarification please contact Cliff Hall 0417855535

For further information, advice and clarification please contact Cliff Hall on: 0417855535

Section E Attachments and Further Comments

- Terms and Conditions

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 property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







Noted Item

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







Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (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.