Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 30 Dec 2025

Property Address: 4/10 Siracusa Ave, Point Cook VIC 3030, Australia

Contents

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

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

Original Inspection Date:	Tue, 30 Dec 2025
Modified Date:	Wed, 31 Dec 2025

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	4/10 Siracusa Ave, Point Cook VIC 3030, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Barry Hasturk Ph: 0419 200 040 Email: Niddrie@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Niddrie
Company Address and Postcode:	Oaklands Junction 3063
Company Email:	Niddrie@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 200 040

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 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	Unknown
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Garage, Party Walls, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, Fascias, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Flat, Pitched, Aluminium, Tiled
Storeys	Double
Walls	Brick Veneer, Light Weight Wall Clad, Rendered
Weather	Overcast

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

- Landscaping Timbers

- Interior

- Gardens

- Fencing

- Roof Exterior - Part

- Roof Void - 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.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- Exterior Roof Surface - Second Storey.

- Roof Exterior - Part

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

- 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:

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- Ceiling linings

- Debris in gutters

- Degree of roof incline too steep for safe access

- Duct work

- External concrete or paving

- External finished ground level

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Fixed ceilings

- Landscaping

- Overhanging vegetation

- Porch

- Patio

- Roofing material is a slip hazard - not safe to access

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

- Webbing of roof trusses - not trafficable

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Laundry > Ground Level
Finding:	Suspected moisture ingress to ground floor laundry and adjoining areas
Information:	Very high moisture readings were detected to the ground floor laundry, particularly within the linen cupboard and beneath the laundry trough. Visible damage was observed to plaster walls, skirting boards, door jambs and tiled skirtings, with sections starting to separate from the wall at floor junctions. Moisture meter testing confirmed very high readings to the floor tiles and lower wall elements in these locations. The affected wall behind the laundry trough and linen cupboard is a boundary wall. A visual inspection of the adjoining property indicates suspected poor site drainage, with external paving sloping toward the boundary wall and no visible drainage provisions, which may be directing surface water toward the foundations and allowing moisture to migrate into the building envelope over time. An internal plumbing leak cannot be ruled out as a contributing factor. Additional moisture testing to surrounding wet areas, including the powder room, recorded medium moisture levels, suggesting suspected moisture migration beneath tiled surfaces. This condition is considered a major defect under AS 4349.1–2007 due to the extent of moisture damage and potential for ongoing deterioration if left unresolved.

Recommendation:

A licensed plumber should be engaged to investigate and rule out any internal plumbing leaks. A qualified building consultant or waterproofing specialist should assess the boundary wall, footings (if accessible), and surrounding wet areas to determine the source and extent of moisture ingress. Rectification may require drainage improvements, damp-proofing or waterproofing works to the boundary wall, and replacement of moisture-damaged internal finishes. Coordination with the neighbouring property owner may be required if external drainage is contributing to the issue.

Time frame:

Immediate. Further investigation and rectification should be undertaken without delay to prevent continued moisture ingress, deterioration of building elements, and potential health or structural impacts.


Laundry


Moisture damage


Boundary wall
High moisture detected


High moisture detected


High moisture reading


High moisture reading


Moisture damage


High moisture reading to concrete slab


TRAMEX
MOISTURE ENCOUNTER


Boundary wall
Neighbours side
Water flowing towards boundary wall

Finding 2.02

Building:	Main Building
Location:	Dining, kitchen, pantry > Ground Level
Finding:	Suspected moisture ingress beneath tiled floors to kitchen, dining and pantry areas
Information:	Medium to high moisture readings were recorded to the tiled floor areas within the kitchen, dining and pantry during moisture meter testing. No visible signs of active plumbing leaks were observed at the time of inspection; however, the elevated readings indicate suspected moisture migration beneath the tiles. It is considered possible that moisture is travelling from the subgrade or footing level, potentially associated with suspected poor site drainage conditions, including surface water being directed toward the building from neighbouring land. Other potential moisture sources, such as concealed plumbing leaks or historic moisture ingress, cannot be ruled out without further investigation. This condition represents a suspected major defect under AS 4349.1–2007 due to the risk of ongoing deterioration to floor finishes, substrates and adjoining building elements if left unresolved.

Recommendation:

A suitably qualified building consultant or waterproofing specialist should be engaged to further investigate the source of the moisture, including assessment of site drainage, subfloor or slab conditions, and adjoining external ground levels. Intrusive investigation may be required to confirm whether moisture is originating from the footing, slab edge, or concealed services. Rectification should be undertaken in accordance with specialist findings and may include drainage improvements, waterproofing works, and repair or replacement of affected flooring materials.

Time frame:

Immediate. Further investigation is recommended without delay to identify the moisture source and prevent progressive damage to floor systems and internal finishes.


Dining


Medium to high levels moisture readings
Dining room


Near sliding door


Kitchen


Medium to high levels of moisture readings
Kitchen


Pantry


Pantry

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Internal finishes defects and minor serviceability issues throughout dwelling
Information:	Cracked and damaged plaster walls and ceilings were observed in multiple internal areas, along with carpet damage throughout the dwelling. A non-operational window winder and a damaged window blind were noted, affecting functionality and amenity. The main entry door does not latch correctly and the laundry door was observed to bind, indicating suspected installation or alignment issues. Staining was present to the powder room floor tiles, along with a broken toilet seat and a cracked floor tile. In addition, loose low-voltage cabling consistent with TV aerial or data cables was observed running beneath carpeted flooring. While these cables are not electrical, their location beneath floor coverings presents a suspected trip hazard and may lead to damage to the cabling over time. In accordance with AS 4349.1–2007, these matters are generally consistent with minor defects relating to poor finish, wear, or installation quality.

Recommendation:

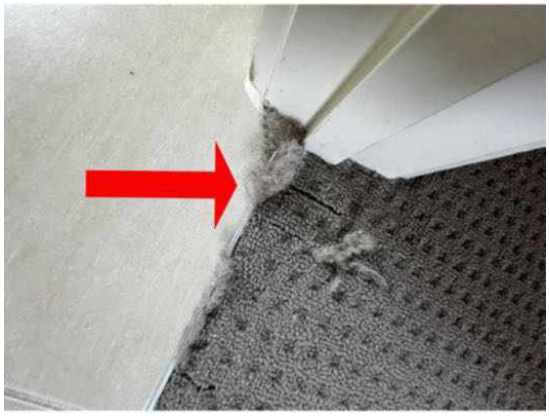
A licensed builder or handyman should repair damaged plaster surfaces, adjust or rehang doors so they latch and operate correctly, and replace damaged carpets, tiles, and sanitary fittings as required. A glazier or window installer should rectify the non-operational window winder and damaged blind. A qualified cabling technician or electrician should reroute or secure the TV aerial/data cabling within wall cavities or conduits to eliminate the trip hazard and protect the cables from damage.

Time frame:

Within the next 3 months, with the loose cabling beneath carpet addressed as a priority to reduce trip risk.


Bedroom


Bedroom



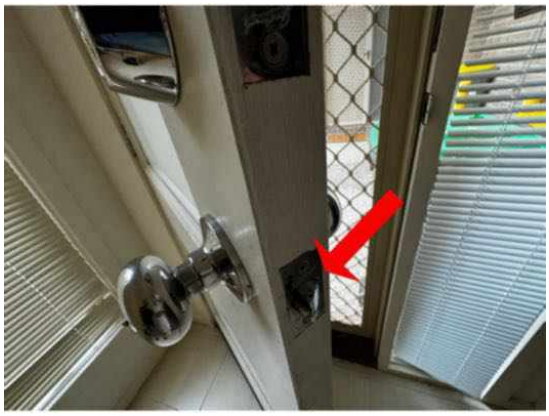

Bedroom
Window winder not working


Plaster cracking


Bedroom

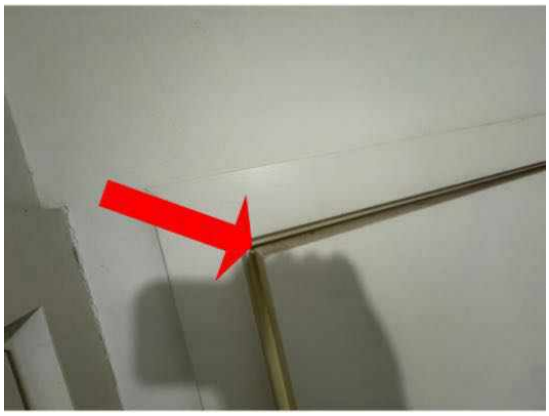

Damaged blinds
Entry


Entry door
Door not latching




Laundry


Laundry
Door binding




Powder room
Floor stain

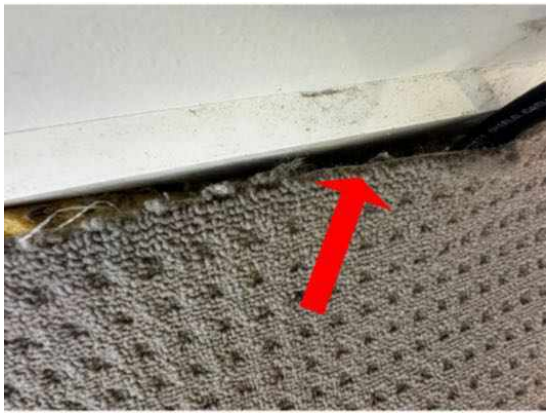

WC
Floor stain


Broken seat

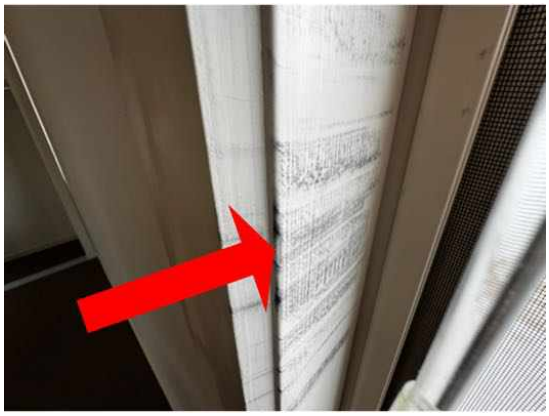

Living room


Cracked tile


Cable under carpet




Damaged carpet



Finding 3.02

Building:	Main Building
Location:	Ensuite > Level 1
Finding:	Squeaky and loose floor tiles to first floor ensuite
Information:	Squeaky floor tiles with slight movement under body weight were observed directly in front of the toilet within the first-floor ensuite. The movement suggests the tiles or underlying substrate are not adequately bonded or supported. This condition is suspected to be the result of inadequate fixing, deterioration of the adhesive bed, or minor substrate movement beneath the tiled surface. While no visible cracking was noted at the time of inspection, continued movement may lead to tile fracture, grout failure, or moisture ingress into the substrate over time. In accordance with AS 4349.1–2007, this condition is considered a minor defect, as it affects serviceability and finish.

Recommendation:

A qualified tiler or builder should investigate the affected area, lift loose tiles as required, assess the condition of the substrate, and reinstate tiles using appropriate adhesive and fixing methods. Any damaged tiles or grout should be replaced to restore a stable and durable floor finish.

Time frame:

Within the next 3–6 months, or sooner if tile movement increases or cracking becomes evident.

Finding 3.03

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Multiple minor defects to rear yard shed, external openings, and external finishes
Information:	Several minor issues were observed across the property. The garden shed located in the rear yard has a broken door, reducing security and weather protection. Gaps were noted around the laundry and main entry doors where sealant or caulking has not been applied, which is suspected to allow air, dust, moisture, and pests to enter the building. Minor cracking was observed to the rendered finish on the first-floor external wall, consistent with age-related movement or shrinkage and considered cosmetic in nature. The main entry door sill was found to be weathered, indicating exposure to moisture and wear over time. Minor surface rusting was also observed to the garage steel lintel, suggesting early corrosion likely due to moisture exposure. In accordance with AS 4349.1–2007, these items are considered minor defects, as they do not currently affect structural integrity but may deteriorate further if not maintained.

Recommendation:

Repair or replace the broken garden shed door. Apply appropriate external-grade sealant to gaps around the laundry and entry doors. Monitor and repair render cracking as required, including sealing and repainting to prevent moisture ingress. Sand, reseal, or replace the weathered entry door sill. Clean, treat, and protect the garage steel lintel with an appropriate anti-corrosion coating.

Time frame:

Within the next 6–12 months as part of general maintenance, or sooner to prevent progressive deterioration.


Garden shed
Broken hinge


No caulking
Laundry door


Gap


Cracked render


Weathered door sill

Finding 3.04

Building:	Main Building
Location:	Garage > Front Right
Finding:	Garage floor cracking, oil staining, and incomplete finishes
Information:	Multiple cracks measuring less than 5 mm in width were observed to the concrete garage floor, which are consistent with minor shrinkage or age-related movement and are suspected to be within acceptable tolerances. A large oil stain was also present on the garage floor, which is cosmetic in nature but detracts from presentation. The garage door motor was observed to be missing its protective cover, leaving electronic components exposed; however, the garage door was tested at the time of inspection and was operational. In addition, incomplete paintwork was noted to the plaster

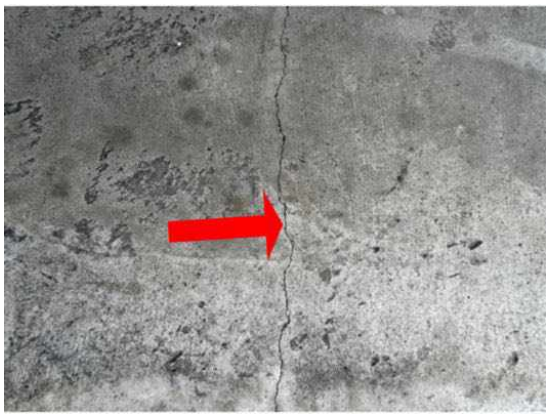
cornice above the garage door, where a section appears to have been replaced at some stage but not finished. The repair is suspected to relate to a previously cracked roof tile directly above this area, which appears to have been patched using a putty-type material. A moisture meter was used to test the affected ceiling area, and no abnormal moisture readings or active water leaks were detected at the time of inspection. In accordance with AS 4349.1–2007, these items are considered minor defects, as they do not currently affect structural performance but indicate incomplete maintenance and workmanship.

Recommendation:

Monitor the garage floor cracks for any change in width or movement. Clean or treat the oil-stained area if improved presentation is desired. Reinstall or replace the missing garage door motor cover to protect electrical components. Complete painting to the repaired plaster cornice to achieve a consistent finish. The roof tile repair above this area should be reviewed by a licensed roof plumber to confirm it is weather-tight and durable.

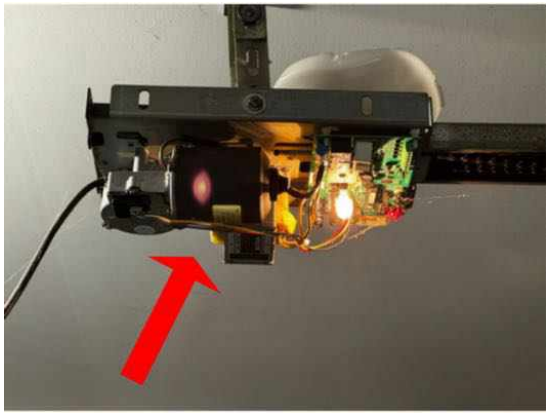
Time frame:

Within the next 6–12 months as part of general maintenance, or sooner to prevent deterioration of finishes and exposed components.




Oil stain


Missing cover




Incomplete paint


Possible repair


Cracked roof tile

Finding 3.05

Building:	Main Building
Location:	Garage > Front Right
Finding:	Step cracking to brickwork above garage internal doorway
Information:	Step cracking was observed to the brickwork within the garage, located above the internal doorway access. The cracking pattern is consistent with suspected movement or stress within the wall, potentially influenced by load transfer from the upper floor structure located above this area. While the cracking is currently localised and does not appear to be causing immediate instability, its position beneath an upper-level structure raises concern that load-related movement or differential settlement may be contributing factors. This condition is considered a minor defect under AS 4349 at the time of inspection, as no significant displacement or loss of structural capacity was evident. Recommendation: The affected area should be monitored over time for any increase in crack width, length, or displacement. If cracking worsens or additional cracking develops, a structural engineer should be engaged to assess the cause and determine whether rectification or strengthening works are required. Minor crack repair may be considered once the cause is confirmed and movement has stabilised. Time frame: Monitor over the next 6–12 months, or sooner if cracking increases or new movement is observed.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

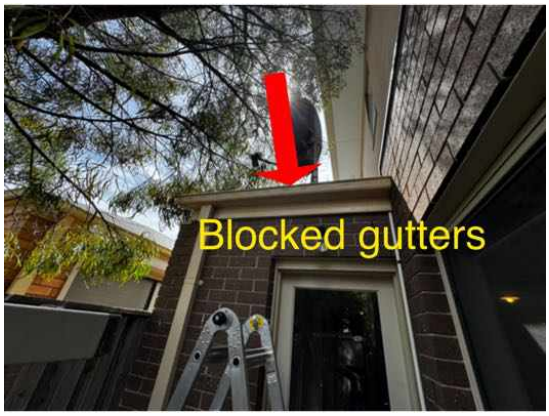
Building:	Main Building
Location:	Roof gutters, downpipe > All Areas
Finding:	Blocked gutters, compromised downpipe, and uncontrolled discharge from air-conditioning overflow
Information:	At the time of inspection, roof gutters located behind the garage and above and behind the boundary wall were observed to be blocked with accumulated organic matter. This condition is suspected to restrict effective roof drainage and may result in water overflow during rainfall events.

In addition, a downpipe located in the rear yard was observed to be slightly separated at its base, leaving a visible gap that may allow water to leak and discharge onto the ground during rainfall. This condition is suspected to contribute to ongoing moisture accumulation adjacent to the building.

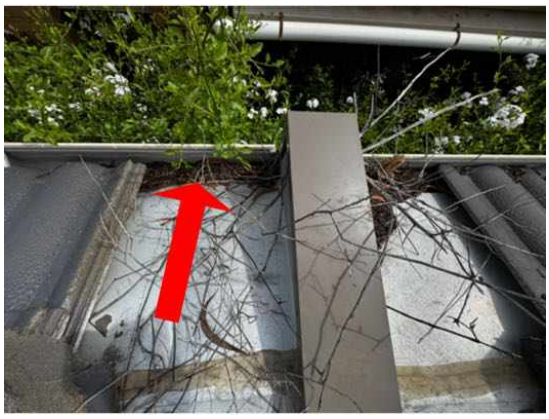
It was also noted that the overflow pipe from the air-conditioning condenser unit was not connected to a suitable drainage system and was discharging directly onto the ground. This uncontrolled discharge further contributes to localised damp conditions around the building.

In accordance with AS 3660.2, poor roof drainage and uncontrolled discharge of water are recognised as conditions that increase termite risk, as persistent dampness around building elements and foundations can create environments conducive to termite activity and concealed foraging. Blocked gutters, leaking downpipes, and unconnected overflow pipes may therefore increase moisture exposure and undermine effective termite risk management.

As a result, these drainage-related defects are considered to increase the risk of moisture-related deterioration and termite activity. It is recommended that an appropriately qualified roof plumber and/or air-conditioning technician be engaged to clean and service the gutters, repair or reconnect the downpipe, and connect the air-conditioning overflow to an approved drainage point, ensuring that water is not discharged directly onto the ground, with further advice from a licensed termite management or pest control contractor where elevated termite risk is identified.


Blocked gutters


Back of garage
Blocked gutters



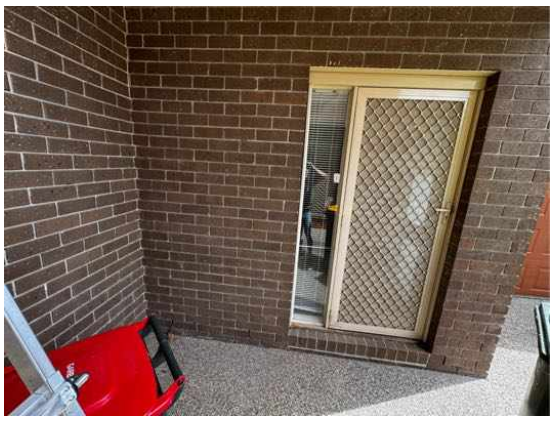

Blocked gutters

Finding 6.02

Building:	Main Building
Location:	Walls > All Areas
Finding:	Concrete paved porch are hard up against building (TP)
Information:	At the time of inspection, the concrete paved areas was observed to be constructed hard up against the building, concealing the slab edge. This condition restricts visual access to the slab perimeter and limits the ability to inspect critical areas intended for early detection of termite activity.

Effective termite risk management for existing buildings relies on maintaining accessible inspection zones around the structure. Where slab edges are concealed by paving or other hard surfaces, concealed termite entry paths may develop without early warning, increasing the likelihood of undetected termite activity.

As a result, the paved areas are considered to increase the risk of concealed termite entry. It is recommended that a licensed termite management or pest control contractor be engaged to assess this area and provide advice on suitable rectification options, which may include modifying the paving to reinstate inspection access or implementing supplementary termite management measures appropriate to the existing conditions.



Finding 6.03

Building:	Main Building
Location:	Downpipes > Front Right,Rear Left
Finding:	Downpipes hard against brickwork concealing inspection zones (TP)
Information:	At the time of inspection, several downpipes were observed to be installed hard against the external brick walls. This configuration restricts visual access to the wall surface and slab edge behind the downpipes, making it difficult to identify early signs of termite activity.

Effective termite risk management relies on maintaining clear and accessible inspection zones to allow early detection of termite activity. Where services such as downpipes are installed directly against masonry walls, concealed termite entry paths

may develop behind these elements without being readily visible, increasing the likelihood of undetected termite ingress.

As a result, the positioning of downpipes hard against the brickwork is considered to increase the risk of concealed termite entry. It is recommended that a licensed termite management or pest control contractor be engaged to assess these locations and provide advice on improving inspection access or implementing supplementary termite management measures to address the increased risk.

Finding 6.04

Building:	Main Building
Location:	Tiled and wet areas > Ground Level
Finding:	Elevated moisture levels to ground floor wet and tiled areas (TP)
Information:	At the time of inspection, high moisture readings were detected using a moisture meter in the ground floor tiled and wet areas. In the laundry in particular, very high moisture readings were recorded to the floor tiles and surrounding building elements next to the laundry trough and inside the linen cupboard.

Additional elevated moisture readings were detected in the floor tiles in the dining, kitchen and pantry floors. This condition is suspected to indicate a possible internal plumbing leak within the wall or fitting or external drainage issues, and further investigation is required to confirm the source and extent of moisture ingress.

In accordance with AS 3660.2, wet areas and plumbing-related moisture issues are recognised as increasing termite risk, as persistent dampness within building elements can create conditions conducive to termite activity and concealed access. Ongoing moisture exposure may also lead to deterioration of surrounding materials, further elevating termite susceptibility.

As a result, the moisture issues identified are considered to increase the risk of termite activity and material deterioration. It is recommended that a licensed plumber be engaged to investigate and rectify the suspected leaks, with subsequent assessment by a licensed termite management or pest control contractor where elevated termite risk is identified.


TRAMEX
MOISTURE ENCOUNTER


TRAMEX

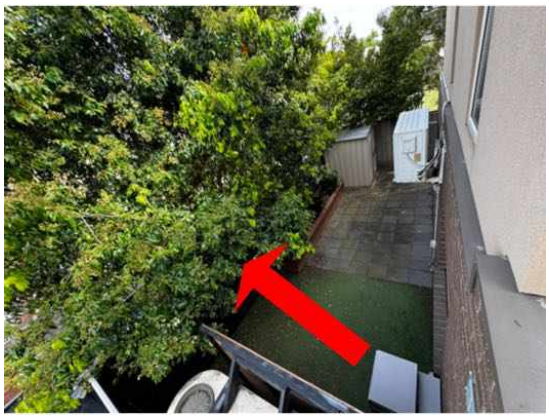
Finding 6.05

Building:	Main Building
Location:	Yard - Back > Ground Level
Finding:	Landscaping & vegetation - conducive conditions (TP)
Information:	At the time of inspection, landscaping elements were observed to the rear yards, including mulched garden beds, trees, shrubs and neighbouring vegetation such as medium to large trees located in proximity to the building. These conditions create an environment that may be conducive to termite activity by retaining moisture and providing potential food sources and concealed access pathways.

In accordance with AS 3660.2, termite risk management for existing buildings includes consideration of environmental and site conditions surrounding the structure, as factors such as excessive moisture, mulch, garden beds, and vegetation close to the building can increase the likelihood of termite presence and concealed entry. Mulch and irrigated areas can maintain damp conditions against or near the building perimeter, while established trees and vegetation may harbour termite colonies or foraging activity that can extend toward the structure.

As a result, the existing landscaping configuration is considered to increase the overall risk of termite activity to the property. It is recommended that a licensed termite management or pest control contractor be engaged to assess the site conditions and provide advice on appropriate risk reduction measures, which may include modifying landscaping practices, managing moisture sources, and implementing or

supplementing termite management measures suitable for the existing building.



Finding 6.06

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Subterranean termite management proposal (TP)
Information:	Based on the inspection findings, it is recommended that a comprehensive subterranean termite management program be implemented in accordance with AS 3660.2 (Termite management – In and around existing buildings and structures). The inspection identified several conditions that increase termite risk, including the absence of a verifiable termite management system, concealed slab edges, moisture-retaining landscaping elements, in-ground timber contact, and deteriorated timber components in contact with the ground. It is proposed that a licensed termite management contractor undertake a detailed site assessment to determine the most appropriate post-construction termite management solution for the property, taking into account local termite pressure, soil conditions, building configuration, and existing obstructions. This assessment should inform the installation of a suitable chemical soil treatment or alternative approved management system designed to reduce the risk of concealed termite entry to the structure. The proposed works should also include recommendations to improve ongoing termite risk management, such as reinstating or improving inspection access where practicable, managing moisture sources, addressing in-ground timber contact, and installing a durable notice within the electrical switchboard to clearly document the type and date of any termite treatment applied. Ongoing inspections and maintenance should be scheduled in accordance with the contractor's advice to ensure the long-term effectiveness of the termite management strategy and continued protection of the building.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Yard - Back > Ground Level
Finding:	Timber decay & rot - Conducive conditions (TP)
Information:	At the time of inspection, severe timber decay was observed to the rear garden bed timbers. This condition is suspected to have developed over time due to prolonged moisture exposure and a lack of appropriate timber maintenance, allowing moisture ingress and decay to progress within the timber elements. In accordance with AS 3660.2, deteriorated and moisture-affected timber is recognised as increasing the risk of termite activity, as decayed timber can attract

termites and may provide concealed access or harbourage.

As a result, the condition of the timber garden bed is considered to present an elevated risk of ongoing deterioration and potential termite susceptibility. It is recommended that an appropriately qualified builder or carpenter be engaged to further assess the extent of timber decay, remove any concealed deteriorated material, and undertake suitable repairs or replacement, with consideration also given to advice from a licensed termite management or pest control contractor where termite risk is identified.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- 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

- The building compared to others of a similar age of construction to be mostly in fair to good condition.

It does have some major and minor defects.

The property will require some attention and remedial maintenance. Left unmanaged, some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitations did affect the inspection and areas of low clearance, poor or no access meant a complete inspection of the roof space was not possible, insulation, water tank, boundary walls and garden vegetation meant some areas were obstructed. The rating for the risk of undetected defects is therefore High.

Several defects require urgent attention, particularly those associated with moisture ingress, waterproofing uncertainty, and elevated moisture levels affecting wet areas and adjacent spaces. If left unmanaged, these issues may result in progressive deterioration, structural damage, and increased repair costs over time.

A number of minor and cosmetic defects were also observed throughout the dwelling, reflecting general wear, and incomplete finishes. While many of these do not currently affect safety or structural performance, they detract from the overall presentation and should be addressed as part of ongoing maintenance.

The property will require targeted investigation and remedial works, particularly to address moisture ingress and waterproofing performance. Once moisture sources are identified and rectified, associated internal repairs should be carried out promptly.

While many of the remaining defects are minor or cosmetic, their cumulative presence indicates a need

for comprehensive maintenance to restore the dwelling to an acceptable standard.

It should be noted that inspection limitations applied. Some areas were concealed or obstructed, and certain moisture sources could not be confirmed without invasive investigation. As a result, the risk of undetected defects is considered elevated, particularly in areas affected by moisture.

There was no active timber pest activity observed at the time of inspection. However conditions conducive to timber pest activity were observed which included timber in ground, timber decay, block gutters, overflow not connected to drainage, vegetation and surrounding trees, moisture issues within building. It is highly recommended a termite management plan be implemented by a qualified contractor. There was also evidence of a previous termite management plan located in the meter box however details were obscured and it is likely that it has expired.

Major Defects
• Very high moisture levels detected in the laundry area, including within the linen cupboard and beneath the laundry trough, with visible damage to plaster, skirting, and tile separation; potential external drainage and/or plumbing contribution suspected
• Medium to high moisture levels detected in kitchen, dining, and pantry tiled floors, suggesting broader moisture migration possibly linked to site drainage or foundation conditions
• Evidence of ongoing moisture ingress risk where waterproofing adequacy cannot be confirmed to wet areas

Minor Defects
• Refer to main report for a list of minor defects

Termite & Timber Pest
• No evidence of active termite activity.
• Evidence of previous termite management that appears to be expired.
• Heavy timber decay located to rear garden bed timbers.
• Blocked gutters, leaky downpipes, overflows not plumbed correctly, timber in ground, landscaping and surrounding trees and moisture problems inside building, all collectively create conditions conducive to timber pest activity.

Please refer to the main body of the report for individual defect details, photographs, and recommendations.

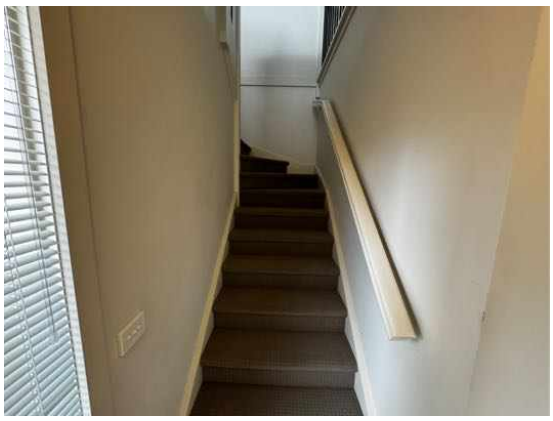
For further information, advice and clarification please contact Barry Hasturk on: 0419 200 040

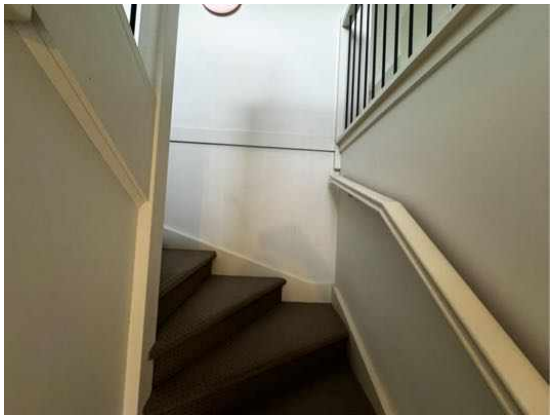
Section D Significant Items

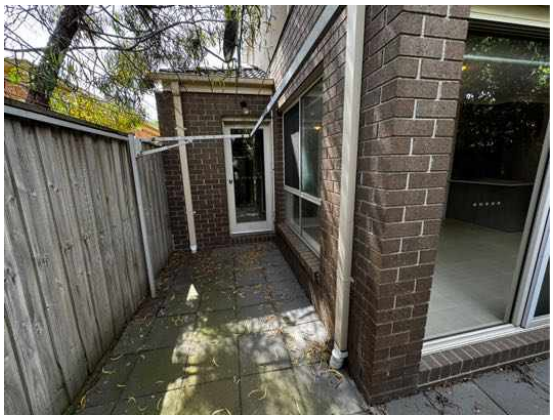
The following items were noted as - For your information

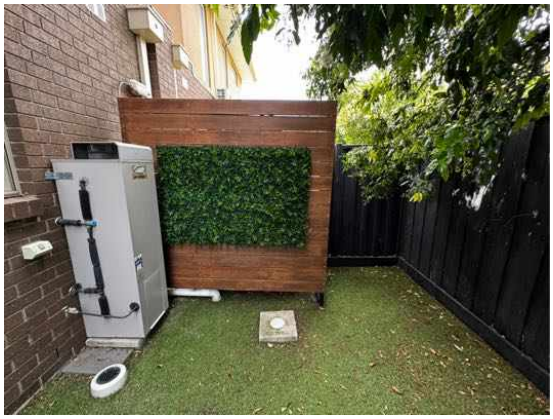
Noted Item

Building:	Main Building
Location:	All Areas > 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.



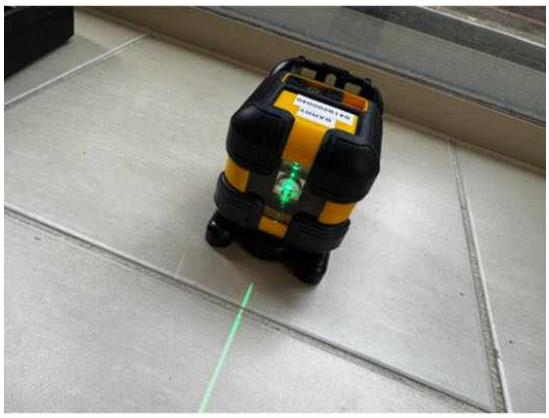






Noted Item

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




EMERSON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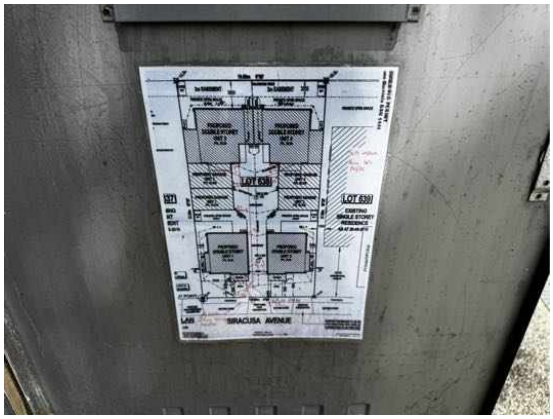
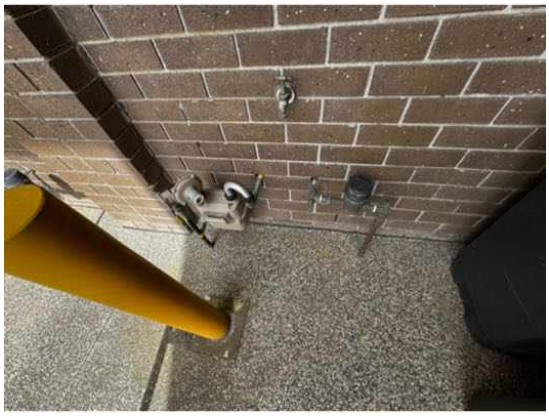
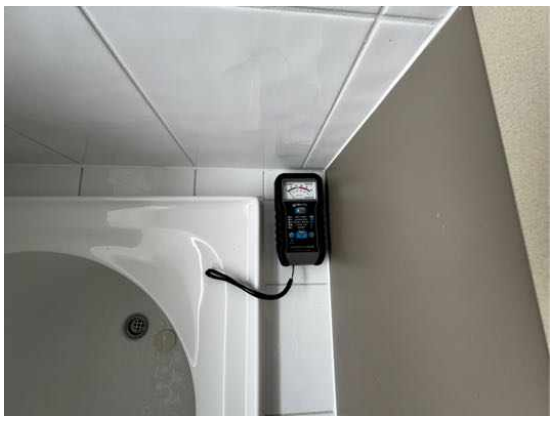

LOT 638
LOT 639
SIRACUSA AVENUE

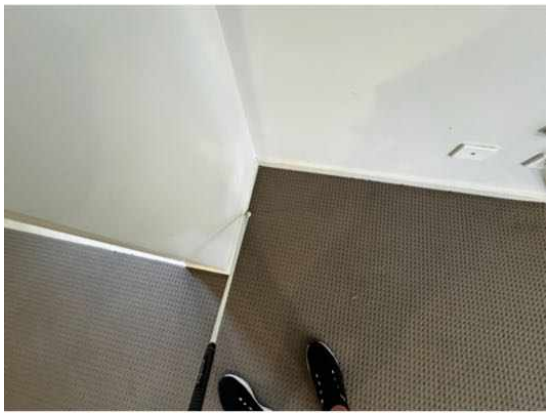

SEWER

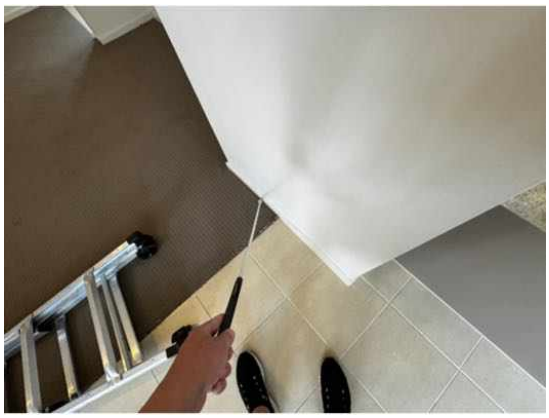


Noted Item

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Termite investigation techniques (TP)
Information:	All accessible areas of the dwelling were inspected, with particular attention paid to wet areas, which were closely assessed for elevated moisture levels and temperature anomalies that may indicate conditions conducive to termite activity. No evidence of termite activity was identified within the interior of the dwelling at the time of inspection. In an attempt to identify concealed or hidden timber pest activity, a range of inspection techniques were adopted. These included the use of a moisture meter to assess susceptible areas, sounding of timber elements using a handheld probing device, and visual assessment of materials for signs commonly associated with termite activity. These signs include moisture-related deterioration, deformation of timber, termite mud leads or bridging, and irregular or regular shaped holes within timber elements that may indicate pest-related damage. It is noted that termite activity can generate increased moisture and localized temperature variations, and where such irregularities are detected, further investigation may be warranted. However, it is also acknowledged that certain obstructions, including floor coverings, wall linings, wall tiles, and fixed cabinetry such as bathroom fit-offs, can conceal termite activity and limit the effectiveness of visual inspection. As a result, the absence of visible evidence at the time of inspection does not eliminate the possibility of concealed termite activity within inaccessible or obstructed areas of the building.

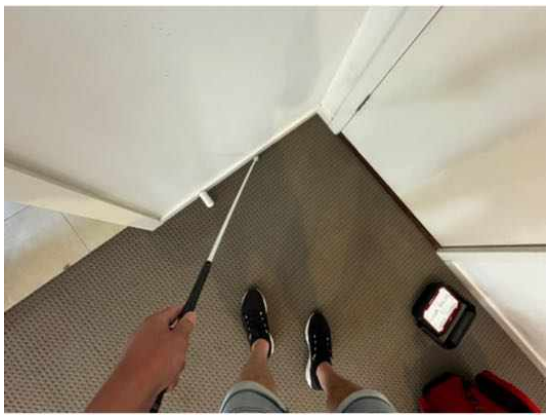
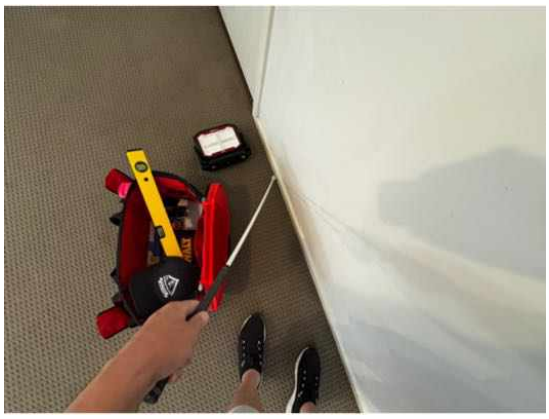


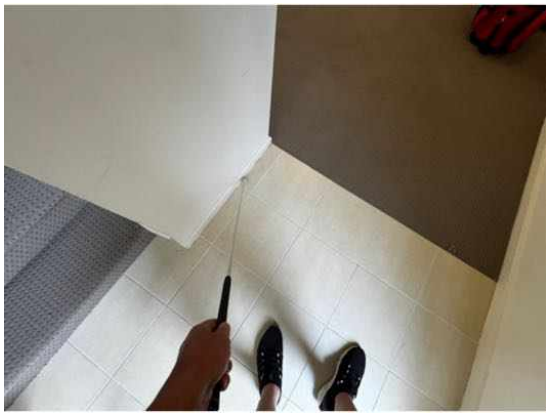











SEWER

The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Main Building
Location:	Meter Box > Front
Finding:	Termite labels present but details obscured and unverifiable
Information:	At the time of inspection, termite labels were observed within the meter box, with a separate label located behind each electricity meter corresponding to each unit number. The labels were positioned mostly behind the meters and were largely obscured, preventing the treatment details from being read or verified.

As a result, it was not possible to determine what type of termite management system was previously installed, when it was last maintained or replenished, or whether the treatment remains current or has expired. While the name of the issuing termite management company was identifiable, the absence of legible information means the effectiveness and validity of any previous termite management measures cannot be confirmed.

In accordance with AS 3660.2, termite management systems to existing buildings require ongoing verification, inspection, and maintenance to ensure continued effectiveness. Where treatment details cannot be confirmed, the system must be considered suspected to be ineffective or inadequate.

It is recommended that contact be made with the identified termite management company as a matter of priority to obtain records confirming the nature, date, and maintenance history of any termite management measures previously applied to this property. Based on this information, a licensed termite management or pest control contractor should then advise whether the existing system can be validated or whether further inspection, servicing, or new treatment is required.


Termite labels behind each meter


TERMGUARD Melbourne P/L
ABN: 93 084 638 773
PH:(03) 8761 6000


Termite label hidden behind meter
UNIT 4
UNIT 3

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.