



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Mar 2026

Property Address: 2A Bellevue St, Coburg VIC 3058, Australia



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|------------------|---------------------------------|
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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: Tue, 3 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 2A Bellevue St, Coburg VIC 3058, Australia

Client's Email Address:

Client's Phone Number:

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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 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, Townhouse |
| Company or Strata title | Unknown |
| Floor | Cannot confirm no access .Suspected footings, stumps ,timber framed ,floorboards |
| Furnished | Furnished |
| No. of bedrooms | 2 |
| Occupied | Unoccupied |
| Orientation | West |
| Other Building Elements | Driveway, Fence - Post and Rail Construction, Fence - Brick, Footpath, Garage, Pergola, Porch |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Door Frames, Doors, Floorboards, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Veranda Posts, Window Frames |
| Roof | Timber Framed, Tiled, Pitched |
| Storeys | Double |
| Walls | Brick Veneer (Timber Framed), Fibre Cement Sheets, Timber Framed and Clad |
| 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.

- Roof Exterior - First Floor Only
- Trees
- Wall Exterior
- Posts
- Landscaping Timbers
- Interior
- Gardens
- Exterior
- Fencing

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.
- Exterior Roof Surface - Second Storey.
- Roof Void due to lack of access.
- Subfloor due to lack of access.
- Roof Exterior - Part
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Debris in gutters
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Gutter Guards
- Insulation
- Lack of suitable access or entry point
- Landscaping
- Overhanging vegetation
- Patio
- Rugs
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every

room.

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

- Vegetation

- 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: | Toilet (WC) |
| Finding: | Electrical fitting - Broken |
| Information: | The electrical fitting in the WC was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate). |

Left unmanaged, the fitting is unlikely to cause further damage to surrounding building elements. However, the broken fitting does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the broken fitting is advised. A Licensed electrician should be appointed to repair/replace the fitting immediately.

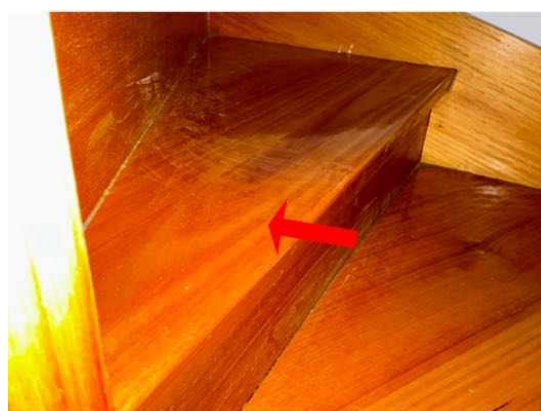
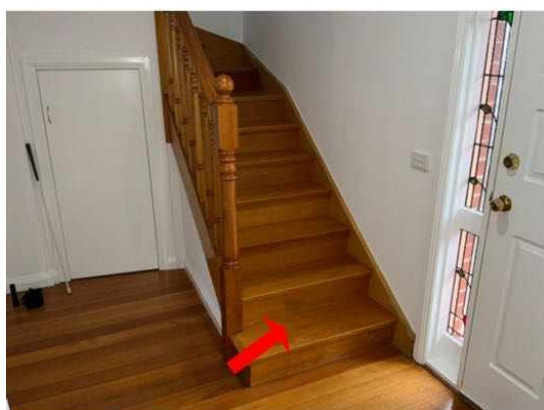


Finding 1.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Stairs - Internal |
| Finding: | Stairs slippery finish |
| Information: | It was observed that the polished timber stairs were finished in a coating that has no slip index rating and appears to be quite smooth |

Polished timber stairs should be finished in an appropriate non-nonslip coating with a rough surface finish. Alternatively the stairs should be fitted with nonslip nosing to the treads or a non-slip tape to the stair treads

A general handyman or painting contractor should review as soon as possible.



Finding 1.03

Building: Main Building

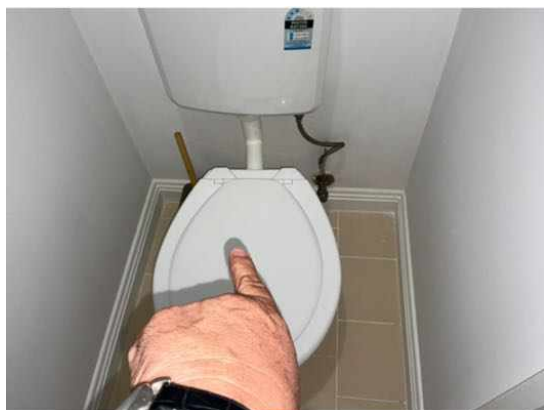
Location: Toilet (WC)

Finding: Toilet seat loose

Information: It was observed that the toilet seat was loose and unstable.

Loose seats can cause fall injury to persons while in use and lead to serious injury

A licensed sanitary plumber should be engaged to review prior to use



Major Defect

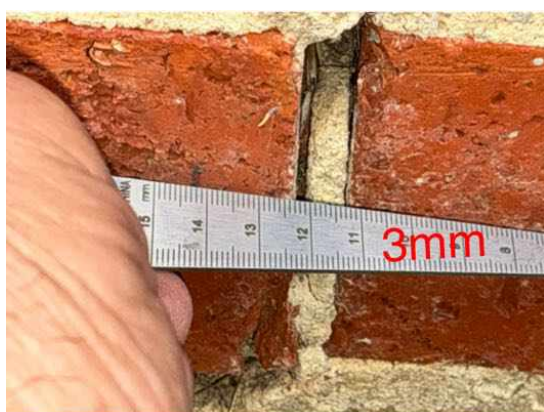
Finding 2.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Exterior walls - left side |
| Finding: | Cracking - Damage Category 3 - Repair Required (5mm-15mm or a grouping or cluster of cracks of 3mm or more) |
| Information: | Cracks of this type are likely to have been caused by minor, expected movement of building elements, but may also have a structural cause that is more significant. Cracking of this degree may result in doors and windows sticking or jamming, but may have more serious implications, such as fracturing service pipes. Weather tightness (the ability to resist rain and wind) is also often impaired, creating potential for the development of secondary defects. |

A crack of this size may be repaired. However, these repairs may also include further works, such as easement of associated window and door frames that are jamming, as well as more extensive filling, sanding and/or repainting.

It is highly recommended to gain quotations on repair and restoration works that are required. Always contact your building inspector should cracks widen, lengthen or become more numerous.





Finding 2.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Air vents / weep holes- Blocked or inadequate |
| Information: | It was noted at the time of inspection that the subfloor area lacks adequate ventilation. The cause of this inadequate ventilation is the state of the air vents to the subfloor area. Where air vents are insufficient in number or are blocked, either fully or partially, subfloor ventilation is decreased. |

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould/fungi and mildew (which can lead to major respiratory issues or safety hazards for occupants, particularly the elderly, the very young and those with existing illnesses).

All air vents should be cleared of blockages to promote adequate air flow to the area. Where ventilation is still insufficient, retrospective installation of air vents may be required. Appointment of a registered builder may be required to perform these works as necessary.

It is noted that access to the subfloor area was not possible and a further invasive inspection is highly recommended



Finding 2.03

Building: Main Building
 Location: Yard - Back
 Finding: Additional structure built without a permit (Suspected)
 Information: The pergola structure at 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.





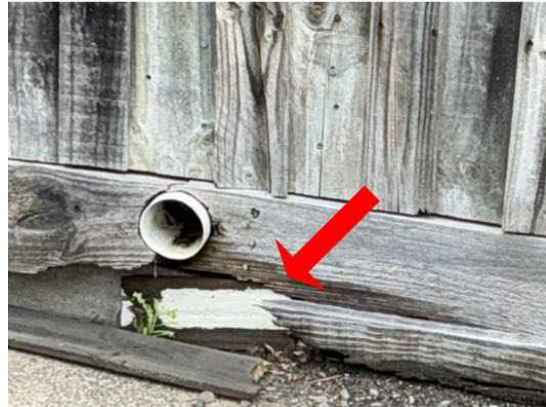
Minor Defect

Finding 3.01

Building: Main Building
 Location: All External Areas
 Finding: Fencing - Deteriorated
 Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

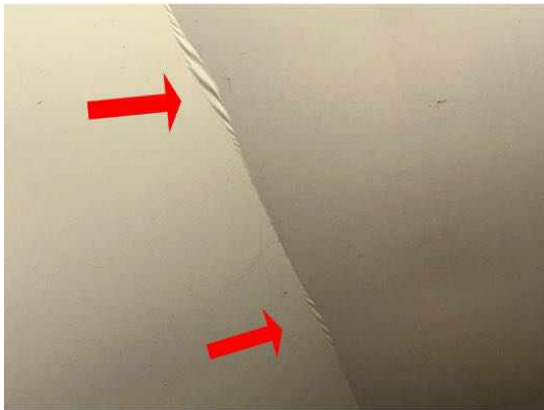


Finding 3.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Incomplete or substandard works |
| Information: | The plaster work to the garage ceiling 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 relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



Finding 3.03

Building: Main Building
 Location: Garage
 Finding: External door/weather deteriorated
 Information: It was noted that the external door to the garage and front entry have sustained some moisture damage and has prematurely deteriorated the door.

Unattended to the door could further deteriorate and reduce the security and operation of the door.

A qualified carpenter and painter should be engaged to review at the clients discretion



Finding 3.04

Building: Main Building
 Location: All Areas
 Finding: Windows - Stiff to slide- locked
 Information: Several windows throughout the property were jammed , locked and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of

maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.



Finding 3.05

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Malaine deteriorated- water damaged |
| Information: | It was observed that the white malamine surface to the kitchen sink cabinet shelf was |

deteriorated and water damaged

The white melamine coating is required to prevent the ingress of moisture into the kitchen cabinets substrate. damaged Malaine on cabinets is also an aesthetic defect and from the overall appeal of the building.

A qualified cabinet maker should be engaged to review at their owners discretion



Finding 3.06

Building: Main Building
Location: Kitchen

Finding: Cabinet doors adjustment

Information: It was observed that many cabinet doors to the kitchen require adjustment as they appear to be binding

Unattended to the doors will continue to jam and operate ineffectively, which in time could cause further damage to the doors

A qualified carpenter should be engaged to review at the owners discretion



Finding 3.07

Building: Main Building

Location: Kitchen

Finding: Melamine laminated kitchen doors painted- substandard workmanship

Information: It was observed at the time of the inspection that the melamine coated doors to the kitchen cabinet have been painted. The original colour was a wood grain finish and the paint finish is white in colour.

It could be possible that the paint could peel or prematurely deteriorate as the paint finish is applied onto a smooth melamine surface.

A qualified cabinet maker should be engaged to review at their owners discretion



Finding 3.08

Building: Main Building
 Location: Garage
 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 3.09

Building: Main Building
 Location: Garage
 Finding: Door handle loose
 Information: The door handle was found to be loose.

Unattended to the handle could fall off and make the door inoperative.

A carpenter/handy man should be appointed immediately to review and adjust at the owners discretion.



Finding 3.10

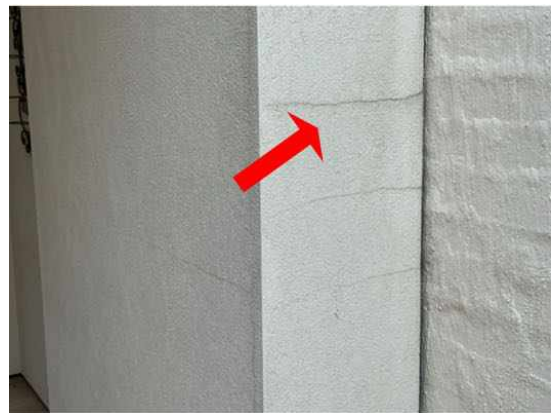
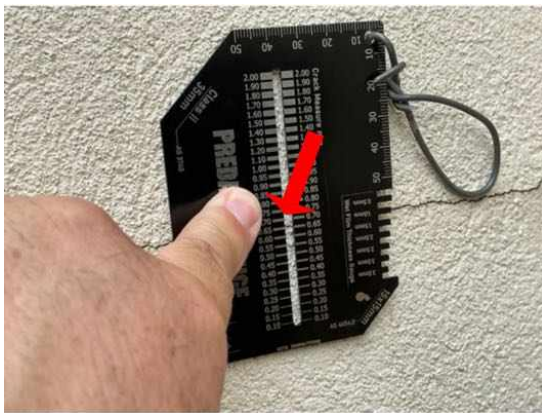
Building: Main Building

Location: Pergola

Finding: Cracks to internal render - Category 1

Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



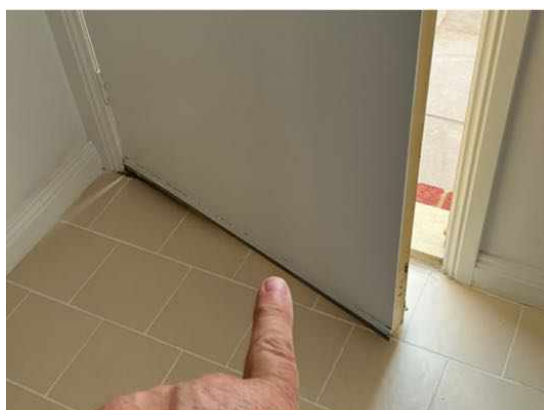
Finding 3.11

Building: Main Building
 Location: Laundry
 Finding: Door - Binding/jamming
 Information: Binding and/or jamming of the laundry door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyman should be appointed to perform minor rectification works at client discretion.



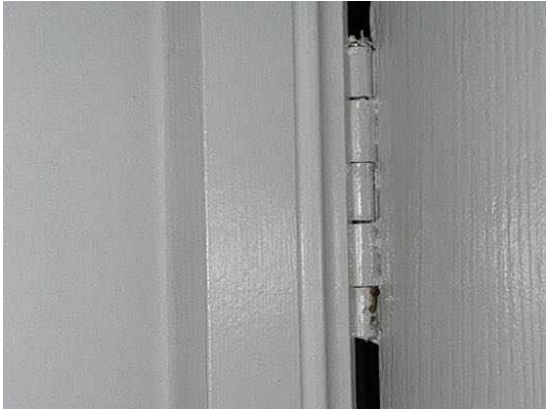
Finding 3.12

Building: Main Building
 Location: All Internal Areas
 Finding: Poor quality painting work
 Information: It was observed at the time of the inspection that the building has recently been repainted. The overall paintwork is demonstrating poor workmanship and appears to be incomplete.

Although anaesthetic defect it detracts from the overall appearance of the building and demonstrates poor quality workmanship

The owners should engage a professional painting contractor to review at their discretion





Finding 3.13

Building: Main Building
 Location: Storage Cupboard
 Finding: Door catch missing
 Information: Was observed at the time of the inspection that the door catch to the store cupboard door under the stairs was missing.

Missing door catches can cause the door to rattle, open unexpectedly and be non-securable

A general handyman should be engaged to provide a door catch to the door

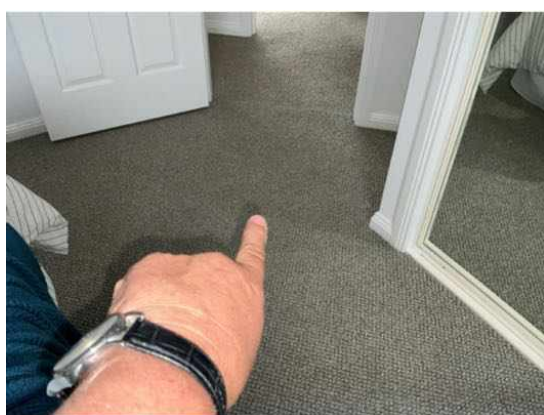


Finding 3.14

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Floor creaking |
| Information: | It was observed that the timber floors throughout the building are creaking and noisy when walked upon. |

Squeaking floors are generally an aesthetic defect which reduces the amenity of the building.

A general handyman or carpenter should be engaged to review at the owners discretion



Finding 3.15

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Cabinet shelf missing |
| Information: | It was noted that the cabinet shelf was missing in the bathroom vanity. |

The shelf's adds extra storage to the cabinet and keeps the contents tidy and out of sight.

A cabinet maker should review at the owners discretion.



Finding 3.16

Building: Main Building
 Location: Bathroom
 Finding: Cabinet edge tape
 Information: It was observed that the tape to the bathroom cabinet has sustained some previous water damage

Edge tape is required to prevent the ingress of moisture to the substrate of the cabinet carcass preventing swelling and premature deterioration of the cabinet structure

A qualified cabinet maker should be engaged to review at the clients discretion

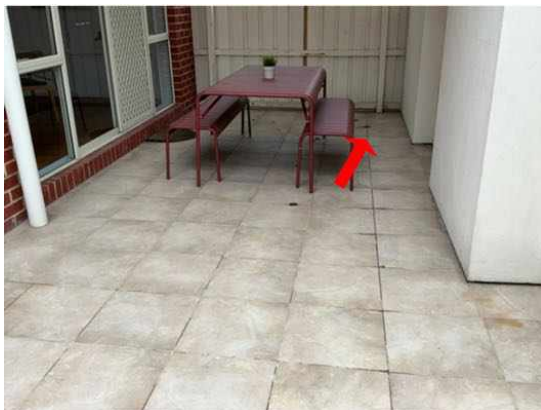


Finding 3.17

Building: Main Building
 Location: Yard - Back
 Finding: Site drainage - Inadequate
 Information: The site drainage in patio area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



Finding 3.18

Building: Main Building
 Location: Bathroom
 Finding: Tiles cut short of tap flange
 Information: It was noted at the time of the inspection that the tiles in the bathroom shower closet were cut short and were exposed at the tap flanges. It appeared that the overcuts had been sealed at the time of the inspection and leaking from these exposed tile cuts is not suspected

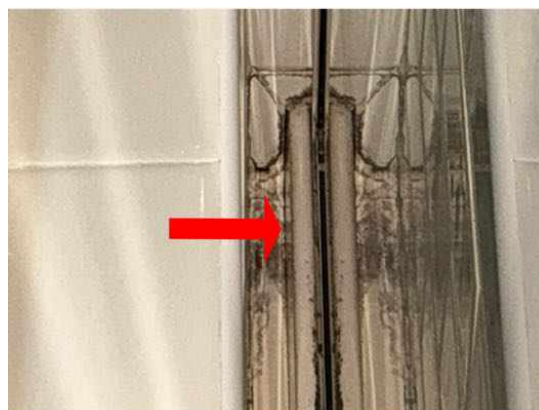
This is an aesthetic defect and a demonstration of poor workmanship.

A Qualified ceramic tiler should be engaged to review at the owners discretion.



Finding 3.19

Building: Main Building
 Location: Bathroom
 Finding: Minor mould
 Information: It was observed that a small amount of mould was present in the sealant at the bottom of the spa bath. This is minor in nature and requires a through clean prior to use of the shower. It is noted that this area would be very difficult to clean due to accessibility between the shower screen and the spa bath.



Finding 3.20

| | |
|--------------|--|
| 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 3.21

Building: Main Building
 Location: Subfloor
 Finding: No access to subfloor area
 Information: It was observed at the time of the inspection that there was no access to the subfloor. The subfloor access doorway was fastened closed with a metal plate. It is strongly advised that a further invasive inspection be undertaken on the panel is removed.

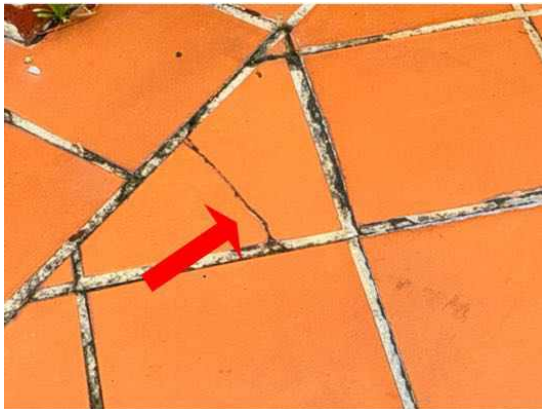
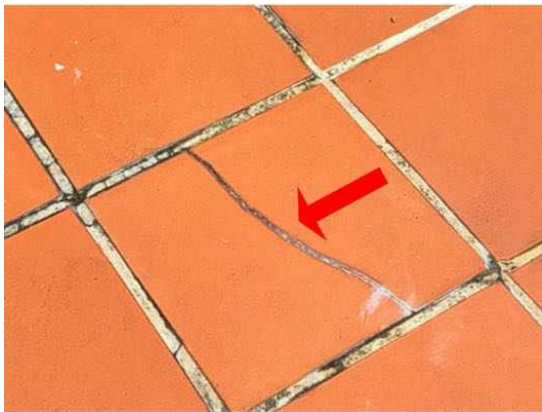


Finding 3.22

Building: Main Building
 Location: Driveway
 Finding: Cracked floor tiles- driveway
 Information: Cracking in the floor tiles was evident in the driveway at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab.

Cracked tiles throughout detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

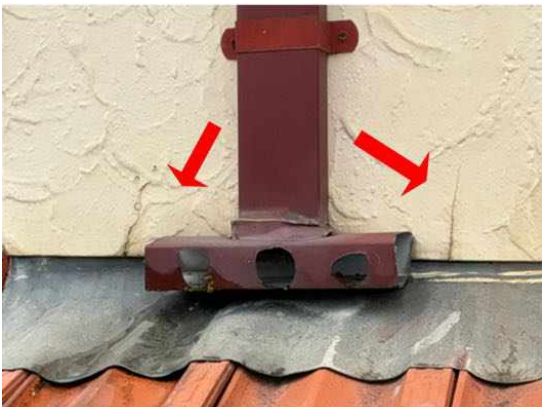


Finding 3.23

Building: Main Building
 Location: Exterior walls - left side- front
 Finding: Deteriorated paint finish and damage
 Information: It was observed at the time of the inspection that the decorative cement sheet cladding was showing signs of minor deterioration and damage.

The paintwork has deteriorated and unattended to could cause further premature deterioration of the cladding.

A qualified painting contractor should be engaged to review at their owners discretion





Finding 3.24

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior walls - left side |
| Finding: | Eaves quad missing |
| Information: | It was noted at the time of the inspection that the quad moulding which covers a joint between the wall cladding and horizontal eave sheets was missing and appears to have never been installed since construction. Quad moulding provides an appealing finish to the joint and prevents the ingress of unwanted pest activity. |

A qualified carpenter or handyman should be engaged to install the quad moulding and paint at the owners discretion



Finding 3.25

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Pergola |
| Finding: | Roof flashings in adequate |
| Information: | It was noted at the time of the inspection that the roof flashings to the pergola where it about the house were inadequate and appeared to be poor handyman quality workmanship. The owners should confirm the presence of a building permit for this pergola structure. |

The over flashing or pressure flashing was missing and the fixings were suspected to be non-compliant

A registered roof plumber should be engaged to review at the owners discretion



Finding 3.26

Building: Main Building

Location: Driveway

Finding: Subsidence

Information: It appears that the brick front fence pillar has been affected by movement of the foundations, often referred to as sinking or subsidence. Whilst a degree of movement is expected in brick pillars over time, especially as environmental conditions change and buildings 'settle' after construction, this degree of movement requires attention.

General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Subsidence can have complex and varying causes, which will influence the required remedial works.

A Registered Builder should be engaged to review as soon as possible



Finding 3.27

Building: Main Building
Location: All Areas
Finding: Fly wire screens not fitted
Information: It was noted at the time of the inspection that the fly wire screens were stored in the garage. The fly wire screen should be fitted to all windows to prevent the ingress of unwanted airborne pests.

A general handyman should be engaged to refit the screens at the owners discretion





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

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

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



Finding 6.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Garden Beds - 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 6.03

| | |
|--------------|---|
| 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 6.04

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 6.05

Building: Main Building
 Location: Yard - Front
 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.



Finding 6.06

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Bridging - Vegetation |
| Information: | Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation. |

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.



Finding 6.07

Building: Main Building

Location: Garage

Finding: Gutters - Blocked

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

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

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

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Finding 6.08

Building: Main Building

Location: Garage

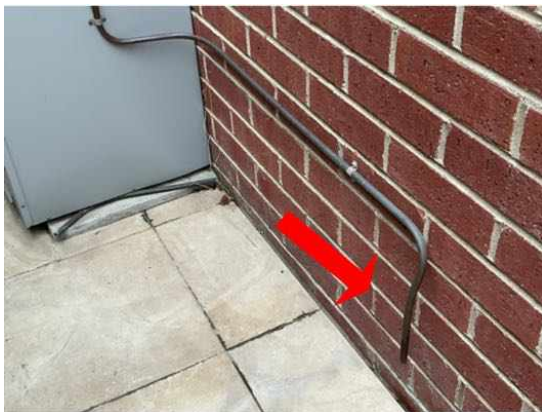
Finding:

Hot water heater drain pipe not connected

Information: The water heater drain overflow where 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 6.09

Building: Main Building

Location: Exterior walls - left side

Finding: Down pipes not connected

Information: It was observed that the downpipe to the pergola was not connected to the stormwater system within the property

It is considered non-compliant to discharge stormwater onto a neighbouring property

and not to the legal point of discharge.

Non connected downpipes can cause moisture to enter the building, mould, flooding, foundation soil movement and be conducive to termite infestation

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



Finding 6.10

| | |
|--------------|---|
| 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.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: Fencing

Finding: Wood rot

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

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

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

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



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Plumber specialising in Roof Plumbing
- Licensed Plumber
- Registered/Licensed Builder

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

- Compared to other buildings of a similar age, this brick clad dwelling at the time of inspection was found to be in a fair 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 three Safety Hazards observed on the property.

- 1/ Slippery stairs finish
- 2/ Damaged electrical fitting
- 3/ Loose toilet seat

There were three Major Defects observed on the property.

- 1/ Pergola suspected to be constructed without a building permit.
- 2/Cracking to footing and brickwork external wall left-hand side
- 3/No subfloor vents or weep holes(only a limited amount of weep holes to external walls left-hand side)

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 NOT noted.

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 to the timber fence plinth 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.

No access to the subfloor was possible at the time of the inspection and a further invasive inspection is highly recommended to this area.

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. No access to the subfloor was possible at the time of the inspection.

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 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

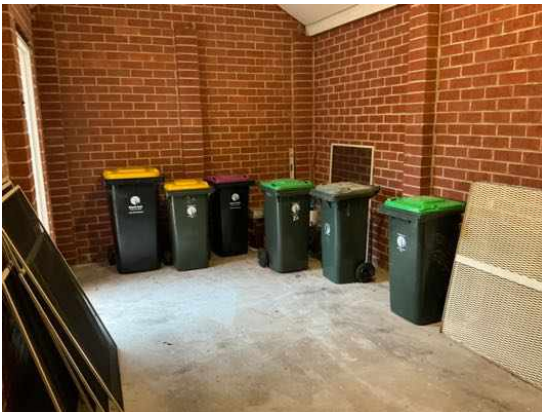
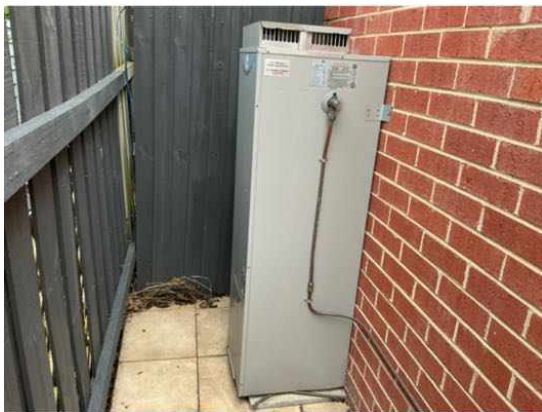
- Terms and Conditions

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.



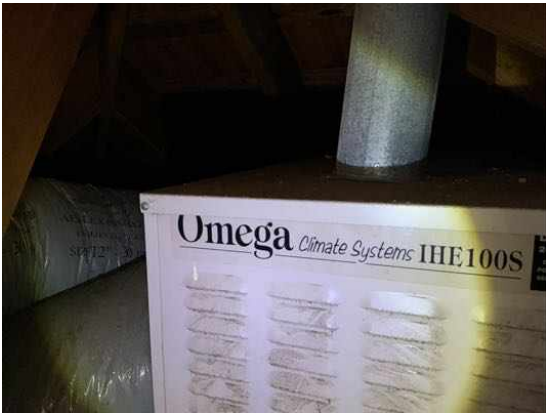




Noted Item

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.