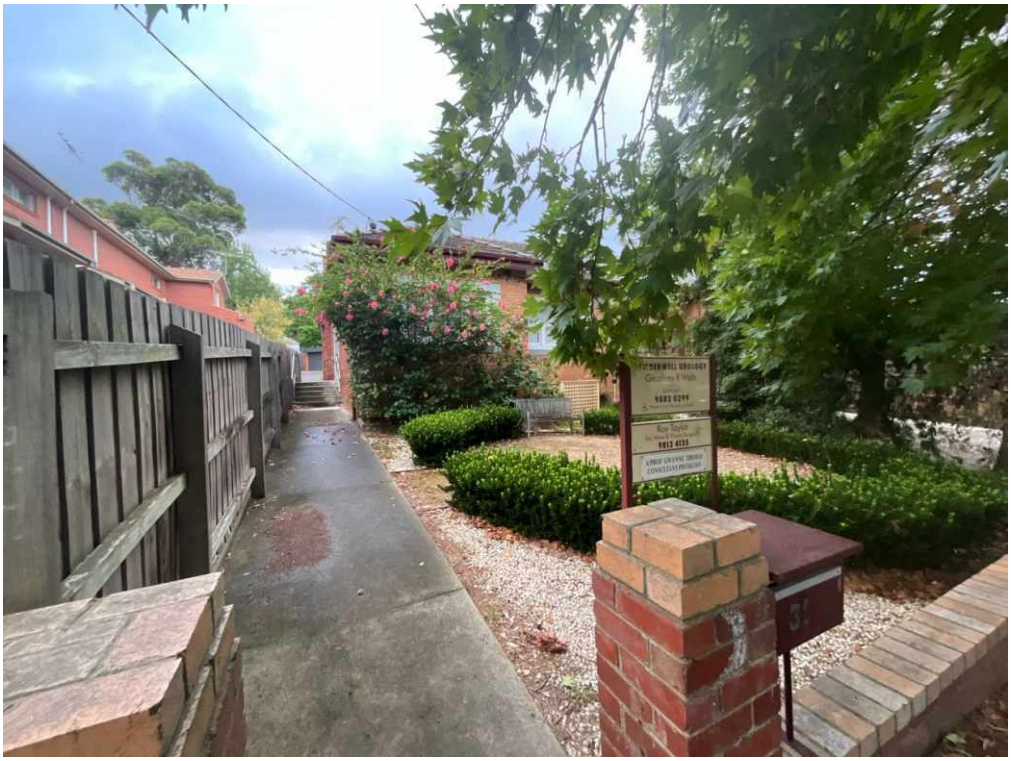
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Mar 2026

Property Address: 31 Fairholm Grove, Camberwell VIC 3124, Australia



Contents

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

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

Original Inspection Date: Thu, 26 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	Dr Weranja Ranasinghe
Job Address:	31 Fairholm Grove, Camberwell VIC 3124, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Andrew Lacey Ph: 0419 824 486 Email: Hawthorn@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Hawthorn)
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Company Email:	Hawthorn@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 824 486

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: N/A

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Semi-Detached
Company or Strata title	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	Not Applicable
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Fence - Brick, Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Full Brick, 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

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Interior areas due to lack of access.

- Subfloor.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Appliances and equipment

- Above safe working height

- Debris in gutters

- Debris or rubbish

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of suitable access or entry point

- Overhanging vegetation

- Porch

- Roof framing - not trafficable

- Stored items

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

- Vegetation

- 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

No evidence was found

Major Defect

Finding 2.01

Building:	
Location:	Yard - Front
Finding:	Brickwork - Step cracking noted within small brick retaining wall
Information:	Extensive Step cracking was identified to the brick retaining wall at the time of inspection. This is classified as a major* defect.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings, in this instance suspected to be caused by the presence of tree roots in the area.

Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

It is suspected the brick wall will need to be rebuilt in this area.

Consultation with a bricklayer should be carried out to determine the best course of action.

Please note. As the defect is suspected to have been caused by the tree roots from the tree on council land immediately in front of this area, it is recommended that further enquiries be made to determine whether repairs to the brick wall may be covered by the council.

* a major defect as per the Australian standards for pre-purchase building inspections (AS4349.1-2007) is defined as “a defect of sufficient magnitude where rectification needs to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property.”

Finding 2.02

Building:

Location: All External Areas

Finding: Brickwork - Step cracking

Information: Extensive Step cracking was identified to the brickwork in this area at the time of inspection. Due to the significant amount and the extensive nature of the cracking this is classified as a major defect*.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe or is coupled with other formed of cracking to the brickwork (as noted here) , the client is advised to consult a structural engineer.

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

It is highly recommended that the cracking be monitored for a period of time e.g. six

months, to determine if there is any further cracking or active movement within the bricks. Should no further cracking or movement occur, the bricks may be patched by qualified bricklayer.

Should cracking increase, a structural engineer should be engaged. In that instance , Underpinning of the foundations may be required to stabilise the area and reduce the cracking.

The purchaser should be aware that should this be required, this would involve a significant outlay.

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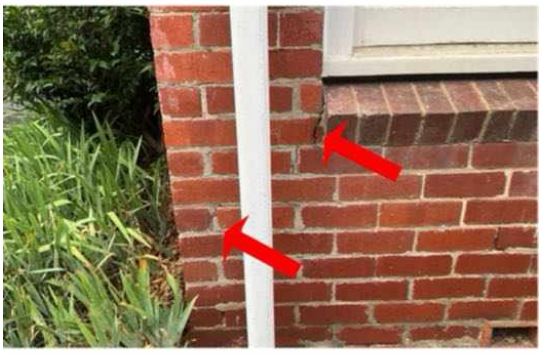
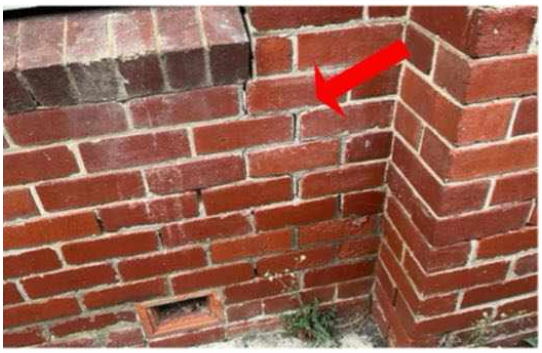
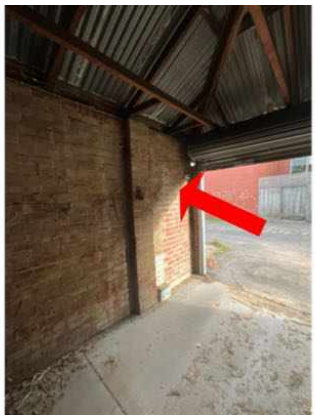





Garage



Finding 2.03

Building:

Location: All Areas

Finding: Cracks to internal solid walls

Information: It has been observed that cracking to some of the solid internal walls has occurred. Whilst some of the cracks may appear minor, a lot of them are extensive and in conjunction with the extensive step cracking to the external brickwork, is classified as a major defect.*

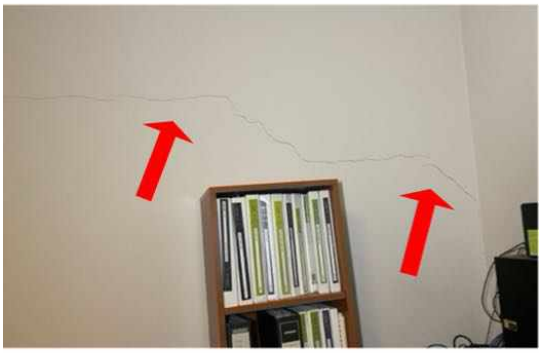
Generally, the cause of cracking to solid surfaces is indicative of a slight movement of the building

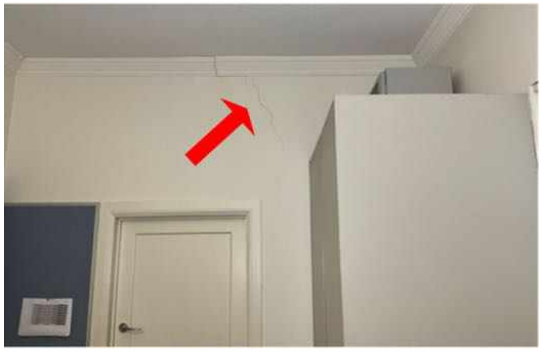
Monitoring of all cracking should be conducted and should no further cracking occur, repairs should be undertaken. Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Always contact a building inspector should cracks widen, lengthen, or become more numerous.

* a major defect as per the Australian standards for pre-purchase building inspections (AS4349.1-2007) is defined as “a defect of sufficient magnitude where rectification needs to be carried out in order to avoid unsafe conditions, loss of utility, or further

deterioration of the property."





Finding 2.04

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, with wood rot and splitting of timbers noted. Due to the amount of repairs required, this defect is listed as a major defect* .

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. Significant wood rot was noted in sections of the fencing.

If left unattended, it is likely that further damage will occur. It is suspected that repair and replacement of several elements of the fencing will be required.

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

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Finding 2.05

Building:

Location: Garage

Finding: Metal Roofing - Rusted

Information: Metal roofs generally comprise numerous individual sheets, which join and overlap. These are particularly prone to rusting and lifting at the edges.

Upon inspection of the exterior roofing structure of the garage, evidence of significant surface rust was identified. This is a major defect *

If left unmanaged, this can develop further and allow water ingress to the internal roofing structures, potentially leading to secondary damage of building elements. Accelerated deterioration of the roofing sheets and any associated building elements is also likely to occur.

A roofing contractor should be appointed immediately to assess the condition of the roofing sheets and capping and to perform remedial works as necessary.

Works may include replacement of severely affected areas or minor works such as the application of rust-retardant surface protectors.

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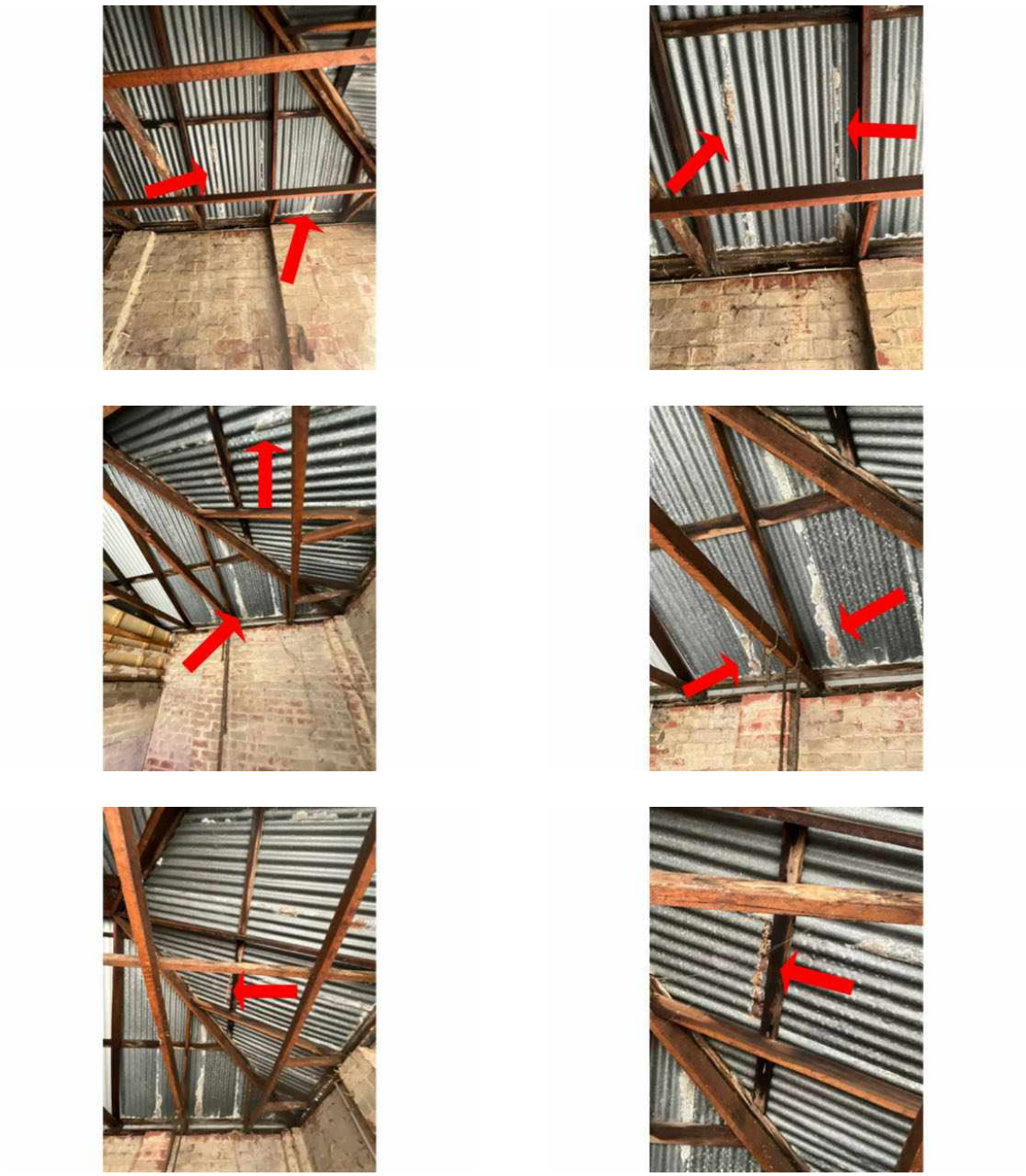

Finding 2.06

Building:

Location: Roof Exterior

Finding: Gutters - Blocked

Information: At the time of inspection, it was noted that the gutters were blocked with leaves and other vegetation . As this has the potential to cause further deterioration to the property, it is classified as a major defect *

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.

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 cleared by a general handyperson or gutter cleaning specialist as a matter of urgency.

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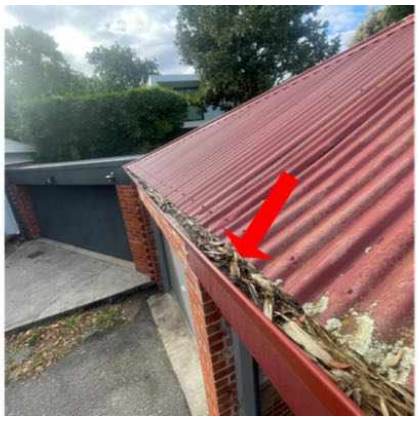


Minor Defect

Finding 3.01

Building:

Location: All Areas

Finding: Cracking - fine

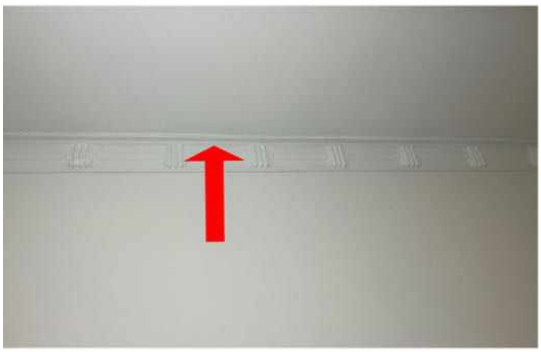
Information: Some fine cracking was noted throughout the property.

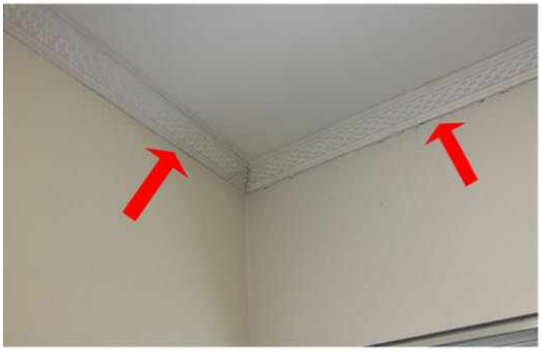
Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.





Finding 3.02

Building:

Location: All Areas

Finding: Floor - creaking slightly in some areas

Information: The internal flooring in most areas were creaking when walked upon at the time of inspection.

Creaking floors generally indicate that the floorboards or the subfloor structures are coming loose from the supporting structure that they are installed on.

The areas should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause . The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.

Please note: no access was available to inspect the subfloor. The purchaser should be aware that further defects may be present within the subfloor that cannot be inspected.






Finding 3.03

Building:

Location: All Areas

Finding: Floors - bouncy

Information: The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

Where necessary, the client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.

Please note: as no access was available to inspect the subfloor underneath this area the purchaser should be aware that more significant defects may be present that has caused this bouncing to the floor.

Finding 3.04

Building:

Location: All External Areas

Finding: Noticeable Cracking - External Concrete Paving

Information: Noticeable cracks were identified in the concrete paving at the rear of the property.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the concrete may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Noticeable cracks may also be due to subsidence of soils.

The area should be monitored for any changes that may occur and potentially cause tripping hazards. Should this occur, repair and likely replacement of the concrete paving may be necessary.

Finding 3.05

Building:

Location: Eaves

Finding: Eaves - Suspected previous moisture damage

Information: At the time of inspection bubbling and peeling of the painted surface was noted to the eaves at the front of the property. It is suspected that this has been caused by a failure in the guttering system above creating excessive moisture within the area.

Where bubbling/ peeling is evident, the primary requirement is to identify and rectify the source of the leaking. Where the damage is still active a roofing plumber should be appointed immediately to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including painters is advised. Rectification works may include replacement of eave lining or minor repainting, depending on the extent of the damage.

Please note: given the age of the property there is a high chance that the eave sheets may contain asbestos material. it is recommended that prior to any works being carried out on the eaves, an asbestos inspection and sampling be carried out to determine whether this is the case. Your Jim's building consultant can help you with this.

Finding 3.06

Building:

Location: All External Areas

Finding: Beads - Damaged

Information: Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has come loose. This deterioration is suspected to have been caused by general ageing and frequent exposure to weather, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.

Finding 3.07

Building:

Location: Yard - Back

Finding: Brickwork - Excessive gaps

Information: Excessive gaps were evident to the brickwork around the garage door.

Any gaps to the exterior walls of the building that are larger than 3mm are deemed a defect and require filling, beading or replacement of brickwork to close or cover the gaps. Such gaps create potential for pest ingress, excessive moisture and structural issues, and should therefore be minimised prior to the development of secondary defects.

Works should be carried out by a bricklayer or competent handyman to prevent secondary defects.

Finding 3.08

Building:

Location: Exterior walls - rear

Finding: Channel drain - blocked with leaves

Information: The channel drain in the path outside the rear door appeared blocked with leaves at the time of inspection. This has the potential to cause the drain to fail in its purpose of removing water from the area. The drains should be cleared as a matter of urgency to ensure water is channelled away correctly.

Failure to clear the drains of leaf litter may cause the drains to overflow and create moisture ingress issues within the property.

Finding 3.09

Building:

Location: All External Areas

Finding: Brickwork - Deteriorated mortar

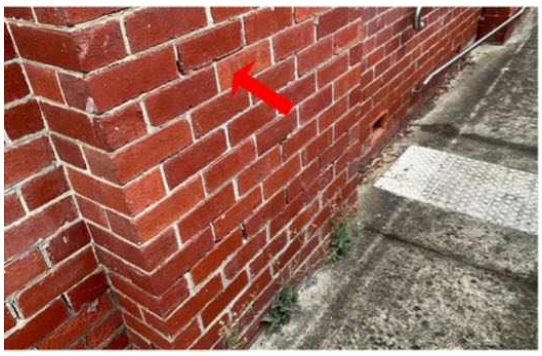
Information: Deteriorated or missing mortar was noted around brickwork in this area.

Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.






Finding 3.10

Building:

Location: All External Areas

Finding: Rendered exterior wall - minor cracking

Information: Minor cracking to the rendered wall was identified at the time of inspection.

This type of cracking is often consistent with general movement of the foundations of the property and is not considered a major structural defect.

Whilst it is more of an appearance issue, repairs may be required as failure to act may allow moisture to enter the crack and cause secondary damage to other building elements.

Consultation with a suitably qualified renderer should be sought to determine costs involved with any repairs necessary.

Should cracks increase in size or number, speak with your building inspector for further advice.






Finding 3.11

Building:

Location: Roof Exterior

Finding: Roof tiles - Weathered

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Areas of minor chipping of tiles was noted. Some tiles had also moved slightly from their original placements which has resulted in gaps being evident between tiles that may allow moisture to enter the roof space. Cracking to the mortar around the ridge and hip capping was also observed. Suspected moisture staining to roof framing

timbers was noted within the roof void. Repairs are urgently required.

Consultation with a roofing contractor is highly advised to gain advice on remedial works that will be required . Where left unmanaged, damage is likely to lead to a number of secondary defects, including water leaks and weather exposure to internal roofing structures.


Gaps noted within tiles


Suspected moisture staining to framing timbers

Finding 3.12

Building:
Location: Roof Exterior
Finding: Trees - Overhanging and filling gutters
Information: At the time of inspection, it was noted the trees were overhanging the roof exterior . Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. An arborist may be engaged to perform this task.

Gutters should then be cleaned out by a gutter cleaning specialist. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.. Consultation with a licensed roof plumber will be required where guttering has been damaged.

Finding 3.13

Building:
Location: Roof Exterior
Finding: Guttering - Deterioration and rusting
Information: Upon inspection of the exterior roofing, it was found that the guttering around the property shows signs of deterioration, with surface rust noted.

Rusted, deteriorated and damaged guttering is susceptible to water penetration, exposing the surrounding associated area to potential roof leaks and water damage.

A roofing contractor should be appointed immediately to assess the damage to the guttering and to perform remedial works as necessary. Works may include replacement of severely affected roofing or minor works such as the application of

rust-retardant surface protectors.

Finding 3.14

Building:

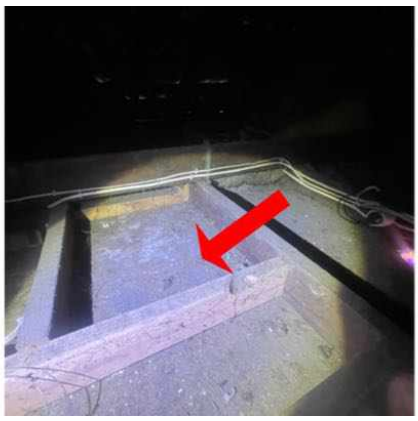
Location: All Areas

Finding: Insulation - Missing or poor coverage

Information: Upon inspection of the roof void it was noted that insulation was uneven and missing in some areas of the roof space. It appeared to be piled up in other areas but with a poor coverage.

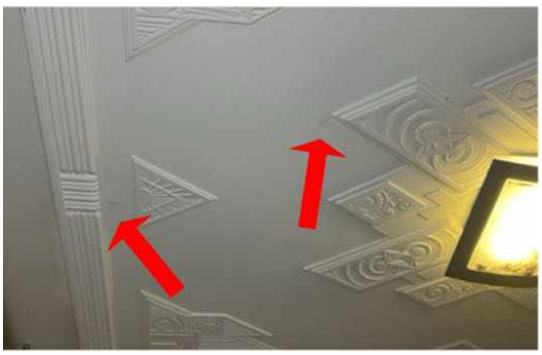
Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter.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

Where insulation is not present or missing in large areas, this does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible by an insulation specialist.



Finding 3.15

Building:	
Location:	All Areas
Finding:	Additional Photos - minor defects
Information:	Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.



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:	
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident around and against the property. These garden beds can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress. Plants against or very close to buildings can also 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 this from occurring.

Where removal of any such materials that may be conducive to termite activity is not possible or practical regular monitoring of the areas should be carried out to minimize the risk of potential termite attack.

Finding 6.02

Building:

Location: All External Areas

Finding: Building materials in direct ground contact - conducive to termites

Information:

Where timber elements are in direct contact with the ground and consequently moisture or dampness, they become conducive to termite activity. Whether timber is used as a building element, part of a fencing structure or stored as an unused item, they can provide an environment that is attractive to termite infestation.

When met with excessive moisture, timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

Finding 8.01

Building:

Location: Roof Void

Finding: Evidence of wood borer damage identified

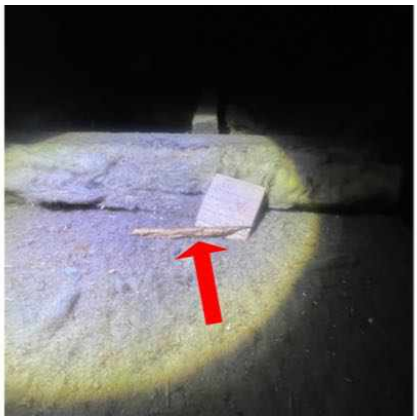
Information: At the time of inspection, some previous wood borer damage was noted to some timbers in the roof void.

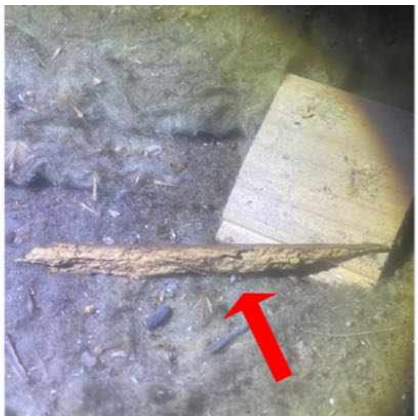
Wood borers are small beetles that colonise in exposed timber elements and are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if in large numbers and left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.

Please note, there is a high chance that undetected wood borers may be within some other areas of the framing timbers. Borers lay their eggs within the timber prior to the timbers being used, and may lay dormant for many years within the timbers. They can then develop and bore their way out of the timber leaving pin holes and minor damage to the timber. They are not as destructive as termites and generally only cause superficial damage (termites will keep eating the timbers and cause major damage)





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

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 property at the time of inspection presented in a poor condition when compared with properties of a similar age and characteristic.

Major defects* (see below for definition) were noted in a number of different areas of the property.

-Significant step cracking was noted to several areas of the external brickwork.

-Significant cracking was noted to the solid interior walls in various areas of the property.

-Significant cracking and movement was noted to the front boundary exterior wall.

-Rusting was noted to the roof sheets of the garage.

-Rusting was noted to the guttering in some areas of the property.

-Rotting and damaged timbers were noted within the side timber boundary fence.

A large number of minor defects and items to monitor moving forward were also noted.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage noted within the property.

Some suspected wood borer damage was noted to timber within the roof space.

Fungal decay (wood rot) was noted to exterior timbers of the side fence.

Several conditions conducive to timber pests were noted around the property - such as garden beds against and around the property, timber building elements with in – ground contact, suspected poor ventilation to the subfloor, no evidence of any previous termite management system etc. The property would be classified as a medium to high risk for timber pest activity.

Details of all defects should be read in full within the body of the report. Action should be taken as per

the recommendations listed within.

Please note: the risk of undetected defects is listed as high due to the inability to inspect all areas of the roof void and also the subfloor.

Definition : * a major defect as per the Australian standards for pre-purchase building inspections (AS4349.1-2007) is defined as “a defect of sufficient magnitude where rectification needs to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property.”

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:

Location: All Areas

Finding: Termite inspection - no termite activity found

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the property at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation. No high levels of moisture were noted in any areas.

Wall paneling, wallpaper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

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.

Noted Item

Building:

Location: All Areas

Finding: Asbestos - Suspected ACM Identified on Site

Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the property containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Please note: given the age of the property, there may be other areas which may contain asbestos material. Caution should be taken if undertaking any renovations. It is highly recommended an inspection and possible testing be carried out prior to any renovations being carried out, particularly in (but not limited to) the kitchen, laundry and bathrooms areas. Consultation with your Jims Building consultant should be undertaken regarding this.

Noted Item

Building:

Location: Driveway

Finding: Bluestone paved roadway - subsided

Information: Subsidence to the bluestone paved roadway along the side of the property was noted. This “road” appears to be a common access road for several properties. It is suspected this may be council owned land.

It is recommended further enquiries be made to determine whether this is the case.

Noted Item

Building:
Location: Office
Finding: Skylight present within the property
Information: It was noted the property has skylights present.

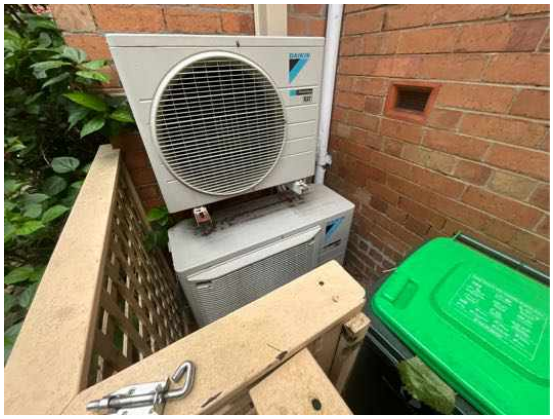
Whilst no evidence of any moisture leaking was noted during the inspection, skylights are notorious for leaking. The seals and/or flashing around the skylights can deteriorate allowing moisture to enter.

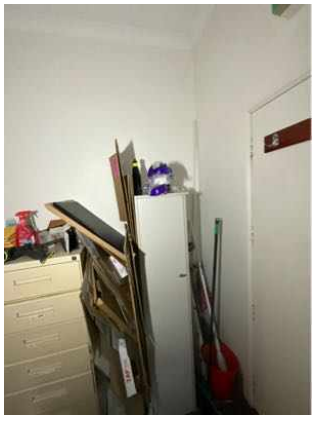
The ceilings around the skylights should be regularly monitored for any evidence of moisture leaking eg staining or bubbling of paint.

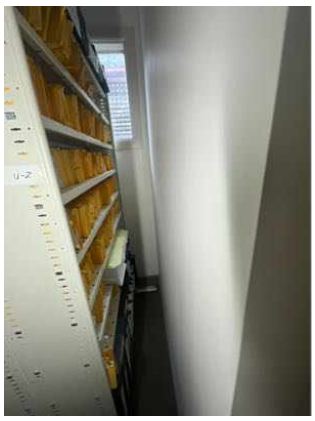
Where moisture damage becomes evident, a plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.

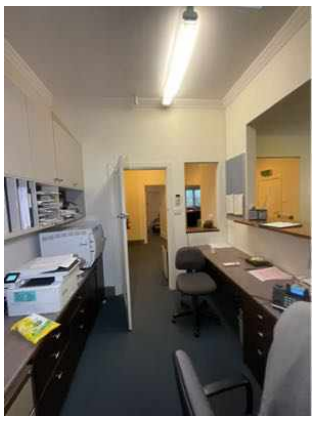
Noted Item

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.









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.