Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 9 Mar 2026

Property Address: 28 Rose Ave, Albion Park Rail NSW 2527, 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: Mon, 9 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	28 Rose Ave, Albion Park Rail NSW 2527, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Justin Blake Ph: 0435 182 122 Email: Shellharbour@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Shellharbour)
Company Address and Postcode:	Shellharbour 2529
Company Email:	Shellharbour@jimsbuildinginspections.com.au
Company Contact Numbers:	0435 182 122

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:
The PreInspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

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 the subfloor in very poor condition

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Driveway
Other Timber Bldg Elements	Architraves, Doors, Door Frames, Internal Joinery, Skirting Boards
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed), 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

- Fencing

- Gardens

- Interior

- Outbuildings

- Roof Exterior

- Subfloor - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access

- Ceiling Cavity.

- Inside of the fencing.

- Roof Exterior - Part

- Roof Void due to lack of access.

- Subfloor - Part.

- 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:

- Appliances and equipment

- Ceiling linings

- Debris in gutters

- Debris or rubbish

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Lack of suitable access or entry point

- Mould - Health Hazard

- Sarking

- Stored items

- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

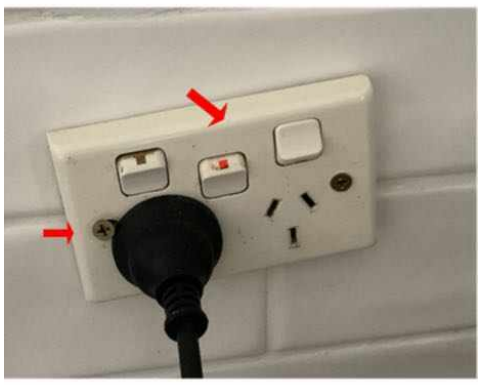
Safety Hazard

Finding 1.01

Building:	Building 1
Location:	Exterior walls - rear
Finding:	Window - Cracked
Information:	Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged. The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks. A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.

Finding 1.02

Building:	Building 1
Location:	Kitchen
Finding:	Electrical power point loose.
Information:	The electrical fitting in this kitchen area was found to be loose at the time of inspection. Loose fitting may damage electrical works, and may create a safety hazard if there is potential contact with persons in the area. A Licensed electrician should be appointed to rectify these areas immediately.



Major Defect

Finding 2.01

Building:	Building 1
Location:	Subfloor
Finding:	Foundations - adjacent water pooling
Information:	Water was found to be pooling near foundations across most of the front walls, the front half of the right wall and other areas. This is a serious concern with the potential to adversely impact on the longevity of the dwelling. The Building Code of Australia (BCA) outlines that the soil must be graded away from the dwelling at a minimum of 50mm over 1m (1:50 fall). Repairs are required. Licensed plumbers are required to give quotes for repair before purchase.






Minor Defect

Finding 3.01

Building:	Building 1
Location:	Walls
Finding:	Site drainage - Inadequate
Information:	The site drainage in these areas was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.
	1. Water is pooling at the front right house wall and many subfloor areas (see water

pooling Major defect)

2. The garage gutters are sagging and most downpipe boots on the property have cracked.

3. The pergola has no gutters.

4. Two areas of the right rear gutter are leaking.

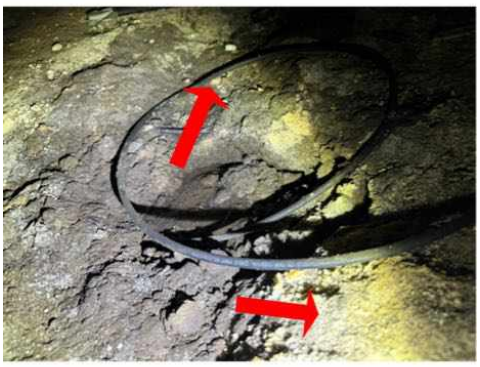
5. One overflow pipe runs onto the right rear wall.

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 disgorge 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 before purchase to further inspect the property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.

Finding 3.02

Building:	Building 1
Location:	Subfloor
Finding:	Mould - Present in subfloor
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Subfloor mould is generally caused by moisture ingress, lack of external drainage, lack of adequate ventilation and subfloor debris present. These issues need rectification to stop mould development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.






Finding 3.03

Building:	Building 1
Location:	Subfloor
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.
	Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a

consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.

Finding 3.04

Building:	Building 1
Location:	Pictured lounge/kitchen areas
Finding:	Ceilings - Sagging/deflection evident and wall bowed
Information:	The ceiling cornice in the lounge/dining areas were found to have a minor deflection at the time of inspection. Deflection to the fixed ceiling structure may indicate that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or

glue) have become loose and require reattachment. However it may also be just minor sagging of timbers over time.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

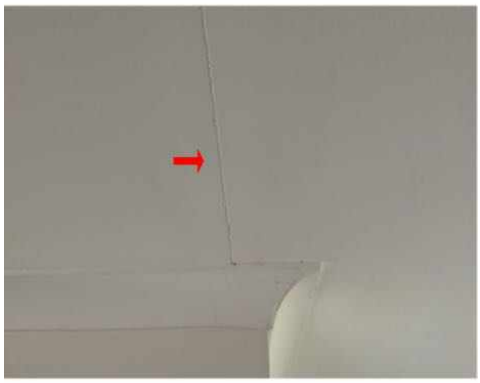
In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag, or that structural timber elements have been weakened from termite activity. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the cause of the damage and determine the rectification works required.

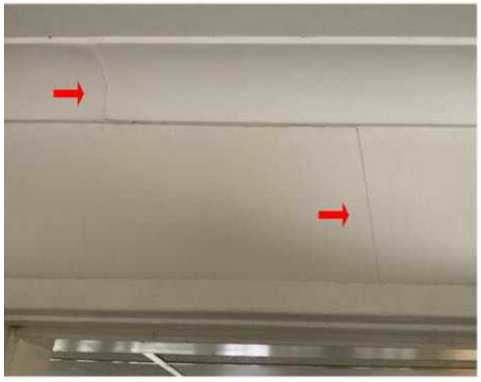
The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.

An invasive inspection is required to remove roof tiles or plaster to check this area for the cause.

Finding 3.05

Building:	Building 1
Location:	Loungeroom/kitchen
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although these numerous cracks are quite noticeable, they are usually 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. It is not clear if these cracks are related to the very high moisture in the subfloor areas.



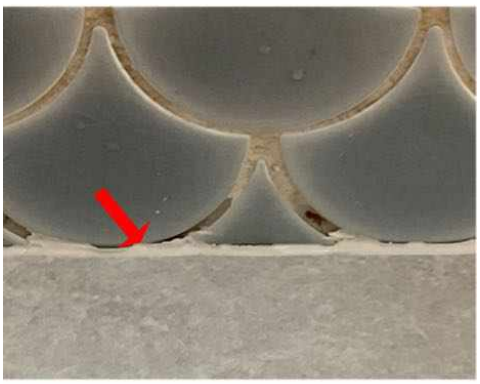


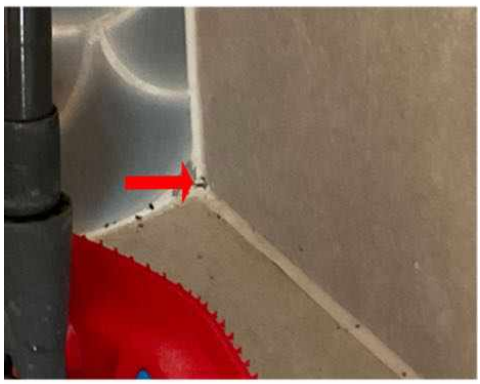
Finding 3.06

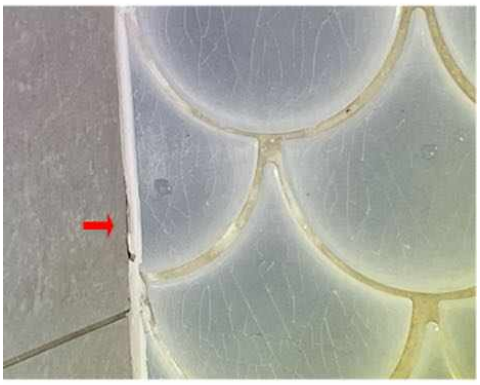
Building:	Building 1
Location:	All External Areas
Finding:	Roofing areas - Weathered
Information:	Upon inspection of the exterior roofing, the majority of the tiled roof areas were considered to be in a good condition. The garage roof is in poor condition. Many areas of the garage and pergola roof could not be seen due to overhanging trees and accumulated leaf debris. While weathering of these pictured areas is consistent with the age of the property, maintenance works are required. Re-sealing and replacing small areas of gaps, damage or rust the may be considered as an interim solution by the client to help preserve and extend the life span of these roofing areas. Where left unmanaged, deteriorating roofing materials are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures. Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

Finding 3.07

Building:	Building 1
Location:	Bathroom
Finding:	Shower screen missing with temporary fixture only, spout loose, paint damaged
Information:	Defects found in the bathroom include a missing shower screen, damaged sealant, a very loose shower spout and damaged paint to aluminium edges (see also tile crazing defect). The appointment of a plumber and sealant expert is required to repair or replace these above mentioned defects. Such works should be performed as soon as possible to ensure that no further damage occurs.

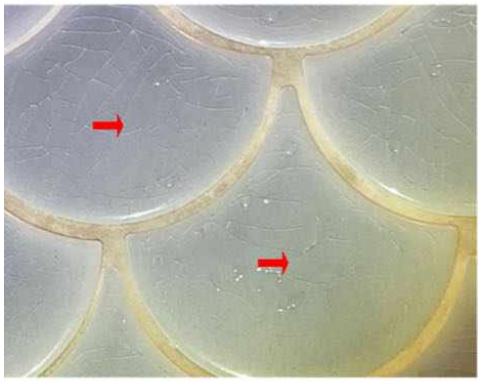






Finding 3.08

Building:	Building 1
Location:	Bathroom
Finding:	Tiles - crazing
Information:	Most fish scale tiles in the bathroom have suffered crazing. Crazing is internal fracturing without a change of the surface texture. It might be seen when light transmits through transparent or translucent material and it can also exist in opaque plastics. Crazing can be a precursor to cracking if it extends to the surface, but even if it stops short of the surface, crazing still decreases the strength of the material. These tiles may need replacement in the future and can be undertaken by a tiling contractor.



Finding 3.09

Building:	Building 1
Location:	Bathroom
Finding:	Taps - Water hammer
Information:	These taps shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water

pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap.

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.10

Building:	Building 1
Location:	Bathroom
Finding:	Exhaust fan - Not operating
Information:	The exhaust fan in this area appears to be damaged or blocked and is not operating as intended. If left unmanaged, a lack of general maintenance is likely to lead to the development of more significant defects, such as water damage to surrounding building materials from inadequate ventilation. If left unattended for a prolonged period of time, poor ventilation in this area may also be conducive to the development of mould.

Where no secondary damage has developed, the Homeowner may undertake minor cleaning of the area and consider replacement of the exhaust fan. Alternatively, consultation with a Licensed Electrician is required to check for any secondary or concealed damage and consider repair or replacement.

Finding 3.11

Building:	Building 1
Location:	Exterior wall
Finding:	Step cracking to brickwork and tree damage
Information:	Step cracking and damage was identified to the brickwork in this area at the time of inspection. This is thought to be from a previous yukka tree which has pushed the brickwork toward the front door. Step cracking is a relatively common defect. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall. A bricklayer can repair this area.

Finding 3.12

Building:	Building 1
Location:	Pictured external areas
Finding:	Building elements - Damaged
Information:	Evidence of minor missing or damaged areas was identified at the time of the inspection. These include - 1. The kitchen light blinked inconsistently.

2. Many flyscreens are dog damaged.

3. The laundry wall has a large hole requiring repair and possibly made of asbestos .

4. The master bedroom ceiling fan would not work - possibly flat remote battery,

A carpenter and electrician would be the trades responsible for rectification of these areas when convenient.

Finding 3.13

Building:	Building 1
Location:	Rear sunroom ceiling tiles
Finding:	Ceiling - Water stained, loose, minor mould
Information:	Water staining and minor mould in ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be

required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

Finding 3.14

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. 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 which can cause rust and decay of the gutters and downpipes and wood rot to adjoining timber areas. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.

Finding 3.15

Building:	Building 1
Location:	Pictured left fence
Finding:	Fence damaged - leaning
Information:	Evidence of damage to the pictured fence was identified at the time of the inspection. The likely cause of this fence leaning is not enough concrete used in the post footings.

If left unmanaged this fence may deteriorate further. It is suggest a fencing contractor be engaged for rectification when convenient.

The cost of repairing fences is often shared between neighbours.

Finding 3.16

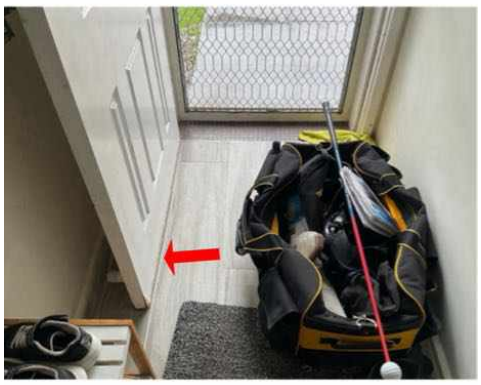
Building:	Building 1
Location:	Rear gate
Finding:	Gate - Binding/jamming
Information:	Binding of this gate was evident during standard operation. This defect inhibits the functionality of the affected gate making it hard to operate. A gate that binds to the post or adjoining fence usually occurs as a result of minor movement of the post/fence or deteriorated hinges. A qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.17

Building:	Building 1
Location:	Many doors an other small areas
Finding:	Swollen or damaged building materials
Information:	Swollen building materials generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The structural integrity of swollen building elements cannot be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to

lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if prolonged.

Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.



Finding 3.18

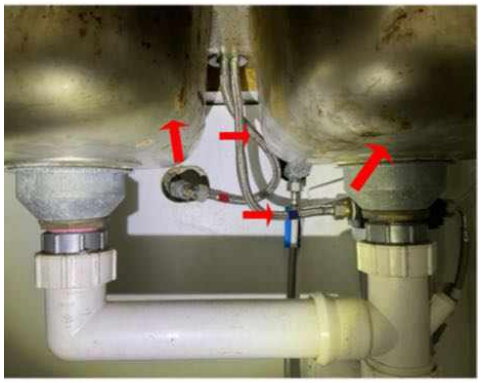
Building:	Building 1
Location:	External garage and other areas
Finding:	Building element - Rusted or corroded
Information:	These areas show evidence of rusting and corrosion, which is likely to have developed

as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Finding 3.19

Building:	Building 1
Location:	Verandah
Finding:	Tiles loose/ chipped/ cracked or loose
Information:	Damaged and missing tiles were evident in these pictured verandah areas at the time of inspection. It is suspected that this cracking has occurred as a result of impact damage. Missing tiles throughout the household detract from the overall appearance of the affected areas. Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

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:	Building 1
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. 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, no durable notice was evident and it appeared as though no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since the property was built.

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

Finding 6.02

Building:	Building 1
Location:	Yard - front
Finding:	Bridging - Vegetation and decking
Information:	Where vegetation and decking 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 and decks 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 plant species that do not provide "cover" or cutting back of existing vegetation and leaving a small gap between decking and the building walls will assist greatly in preventing Bridging from occurring.

The removal of any such stored building or plant 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 6.03

Building:	Building 1
Location:	Exterior walls
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Finding 6.04

Building:	Building 1
Location:	Subfloor and rear yard

Finding: Timber in contact with the ground

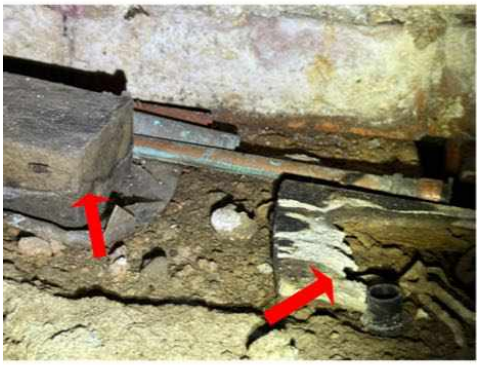
Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Removal of all waste timber that is in direct contact with ground is highly advised. This timber is promoting mould and wood rot and is very attractive to termites.

Frequent pest inspections are advised to readily identify any termite activity in these areas.








Finding 6.05

Building:	Building 1
Location:	Roof areas
Finding:	Trees - Overhanging and filling gutters
Information:	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. Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required.

Finding 6.06

Building:	Building 1
Location:	Pictured yard area
Finding:	Tree stumps - left in ground
Information:	Tree stumps left in ground provide opportunity for termite attack as they are likely to be subject to rot and decay providing an attractive food source. Treatment and/or Removal of the stump is highly recommended. A pest controller and tree removalist should be engaged to perform such works.

Finding 6.07

Building:	Building 1
Location:	Subfloor
Finding:	Subfloor ventilation - Inadequate
Information:	Adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment.

Where ventilation is substandard or blocked, it is usually caused by factors such as failure to install adequate vents during construction or earth and vegetation covering vents. Low subfloor clearance and stored items or debris in the subfloor also restricting airflow.

Subfloor ventilation can be improved in most cases by addressing the causes such as exposing subfloor vents, installing additional vents, installing mechanical ventilation and removing debris from the subfloor.

A registered builder should be appointed as soon as possible to perform these works as necessary.

Finding 6.08

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. 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. It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Building 1
Location:	Subfloor
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

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

In this case, the affected timber element is in a decaying state and will need replacement by a carpenter or licensed builder.

Note - See ALL wood rot photos, all these show fungal decay.

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

- Licensed Plumber

- Termite and Timber Pest Technician / Licensed Pest Controller

- Sub Floor Ventilation Specialist

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

- SUMMARY

The building compared to others of a similar age and construction appears to be in fair condition. The subfloor was in very poor condition.

There are safety defects of the cracked window and loose power point.

The majority defect of the subfloor pooling water and other site drainage defects require plumbing quotes before purchase.

The sagging/ deflection in the ceilings require access to the roof void to determine the cause before purchase.

The roof areas covered in leaf debris also require clearing to reinspect these areas for further defects.

There are minor defects and maintenance issues that will require attention and remedial maintenance. Many of these are in the bathroom. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, no roof void access, debris and water pooing in the subfloor etc meant some areas were not accessible. There was almost no access for moisture readings behind shower due to beds and the rear brick wall.

Due to no chemical termite management system installed, no access to the roof void, poor access to some subfloor areas and the amount of limitations and obstructions (as listed in the front of the report),

the risk of undetected defects is higher to these areas. A further invasive inspection to these areas is highly recommended and access be gained to all areas for a complete inspection of the property before purchase.

Moisture readings were taken in each room with no significantly moisture found at the time of the inspection.

TIMBER PEST SUMMARY

Due to the high degree of risk of subterranean termite infestation and numerous conducive conditions, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards
AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.
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 tapping device, visual assessment of materials affected by moisture or signs of deformity, mud 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.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.
Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.
It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.

- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

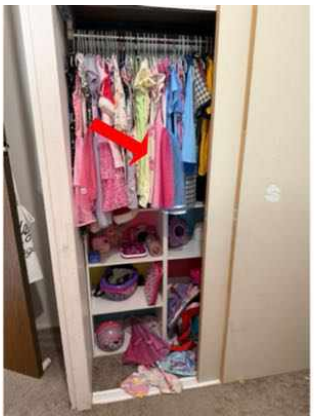
Building:	Building 1
Location:	Pictured areas
Finding:	Safety Hazards and Major defects require immediate rectification
Information:	All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury. All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards. The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future. "AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report: Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard. Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property. Minor Defect - A defect other than a major defect

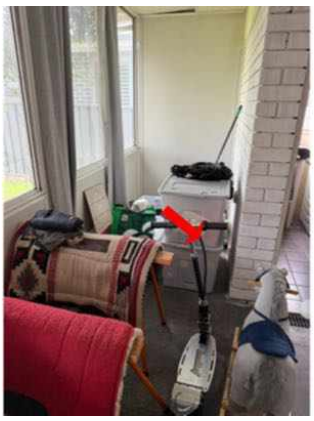
Noted Item

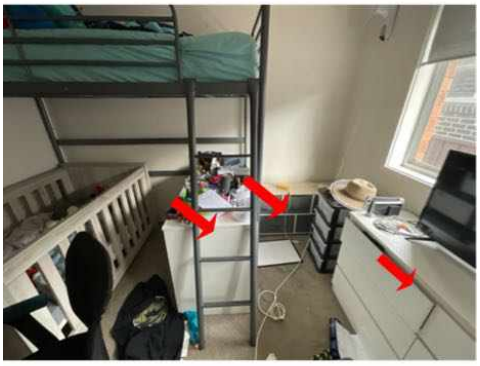
Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions 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:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas 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:	Building 1
Location:	All Roof cavity areas
Finding:	Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. A re-inspection is recommended once the areas are made accessible. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these

areas were not accessible.

Noted Item

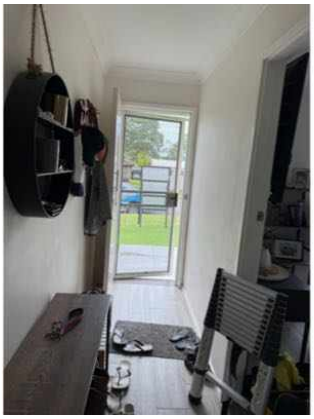
Building:	Building 1
Location:	All Subfloor Areas
Finding:	Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas at the time of inspection. These obstructions 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.

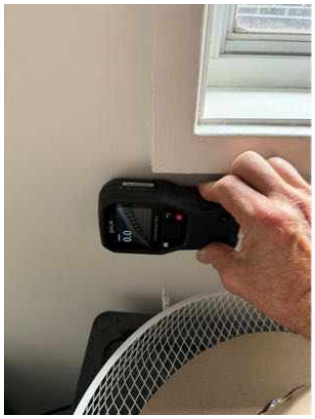
Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference

Noted Item

Building:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference





Noted Item

Building:	Building 1
Location:	Meter Box
Finding:	Electrical switchboard - Old ceramic fuses
Information:	The electrical switchboard while appearing to have adequate safety switches installed has old ceramic fuses in place. While this on its own on is not considered a defect it is noted for the clients consideration that a switchboard upgrade may be required in the short to mid term to improve the functionality of the electrical system. A licensed electrician could be appointed to provide quotation for the works at the client's discretion which may in turn expose other required works to bring the system up to a compliant state.

Noted Item

Building:	Building 1
Location:	Bathrooms and laundry
Finding:	Waterproofing membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation Certification. With older propertys where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.

Noted Item

Building:	Building 1
Location:	Meter Box, laundry, eaves

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 identified building element 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.

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.