Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report VR

Inspection Date: Sat, 14 Mar 2026

Property Address: 1 McMahon St, Fairy Meadow NSW 2519, 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.

Original Inspection Date	Sat, 14 Mar 2026
Modified Date	Sun, 15 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 1 McMahon St, Fairy Meadow NSW 2519, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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: Special Conditions:

Please read all defect statements and pictures in full to understand this report completely.

- The Pre- Inspection 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.

Please Note: If there is an External Timber Balcony/Deck on the property, please be aware of its structural stability and capacity. The load capacity of the external timber balcony/deck can not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural engineer inspects the external timber balcony/deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

Due to no chemical termite management system installed, low clearance and poor or no access to some areas of the roof void and subfloor, insulation covering timbers to the roof void 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.

The installation of a post construction chemical termite management system is highly recommended to be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

It is also highly recommended that a licensed Electrician & Plumber rectify any issues and check over any newly purchased property with the new owners to reduce any Electrical & Plumbing problems in the future and to instruct new owners on proper use, care and maintenance of all electrical & plumbing items to prolong the items life and safety and help to protect your investment for the future.

External Roof Coverings & Plumbing

The New South Wales area 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 other wise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leak.

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.

- Water ingress can be common around chimneys, skylights, solar panels and flat roof sheeting, these areas should to be monitored.

- Any flat roofs and/ or waterproofed areas should be monitored.

A further inspection by a Licensed Roofing contractor is recommended to go over the complete roof covering and advise on the extent of replacement/ repair & maintenance items.

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		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab - Suspended Slab, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	North West
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Footpath, Garage, Pergola, Water Tanks
Other Timber Bldg Elements	Door Frames, Doors, Eaves, Fascias, Internal Joinery, Landscaping Timbers and Construction, Architraves, Floating Floor, Porch / Patio, Skirting Boards, Veranda Posts, Window Frames, Weatherboards
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Outbuildings
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Stumps
- Subfloor - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Subfloor - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area

inaccessible or obstructed by factors like lack of safe access
- insulation and ducting.
- Ceiling linings
- Decking
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Roof framing - not trafficable
- Rugs
- Sarking
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings
- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

The risk of undetected defects is: **- Medium**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Subfloor
Finding:	Electrical Wiring Lying on Ground in Subfloor
Information:	Electrical wiring was observed running along the ground surface within the subfloor area at the time of inspection. This installation is considered substandard as cabling in subfloor areas should generally be adequately supported, protected, and secured clear of the ground to prevent damage from moisture, pests, or physical disturbance. Recommendation: A licensed electrician should further assess the installation and rectify as required. Cabling should be properly supported and protected in accordance with applicable electrical standards to reduce the risk of damage and ensure safe operation.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 0
Information:	A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level. No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.

Finding 3.02

Building:	Main Building
Location:	Entry
Finding:	Building element - Rusted or corroded

Information: This building element shows 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 3.03

Building: Main Building

Location: Exterior walls - right side

Finding: Detached Window Rail to Cedar Window

Information: The window rail to the cedar window was observed to have become disconnected from the windowsill. This has resulted in a separation between the rail and sill, which may allow moisture ingress and may affect the stability and operation of the window assembly if left unrectified.

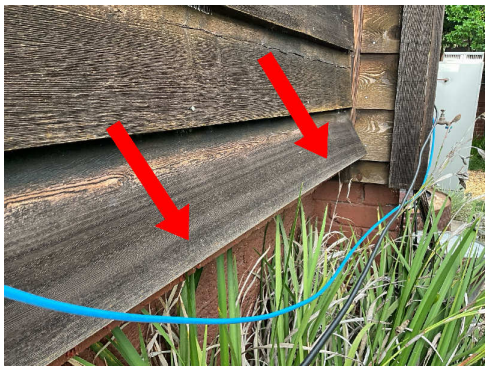
Recommendation:
Repairs are recommended to securely refix the window rail to the windowsill. Works should include sealing of any gaps and ensuring the window assembly is properly secured and weather-resistant. Any damaged timber should also be assessed and repaired as required.

Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Paint finish - Incomplete
Information:	The paint finish in this area was identified as being incomplete at the time of inspection. Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials. Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required. A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

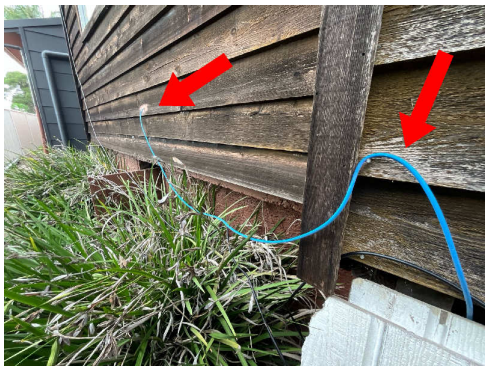
Finding 3.05

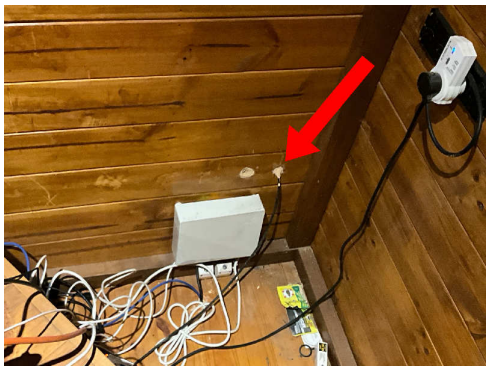
Building:	Main Building
Location:	Exterior walls - left side
Finding:	Decay and Cupping to Bottom Cedar Cladding Board
Information:	The bottom cedar cladding board was observed to be deteriorated and showing signs of decay. The board has also cupped, indicating prolonged exposure to moisture and weathering. This condition may compromise the durability of the cladding and may allow moisture ingress into the wall structure if left unrectified. Recommendation: The affected cladding board should be further assessed and repaired or replaced as required. Any underlying moisture sources should be addressed, and the cladding should be properly sealed and finished to protect against further deterioration. Repairs should be carried out by a suitably qualified contractor.



Finding 3.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Substandard and Incomplete External Data and Foxtel Cable Routing
Information:	Substandard and incomplete installation of external data and Foxtel (coaxial) cabling was observed to the exterior of the building. The cabling appears to be poorly routed and not properly secured or terminated, resulting in an untidy installation that may leave the cables vulnerable to damage and weather exposure. Recommendation: A licensed communications technician should inspect the installation and complete the routing and termination of the data and Foxtel cabling. Cabling should be properly secured, protected, and installed in accordance with industry standards to ensure durability and correct operation.





Finding 3.07

Building:	Main Building
Location:	All External Areas
Finding:	External Painting Deteriorated

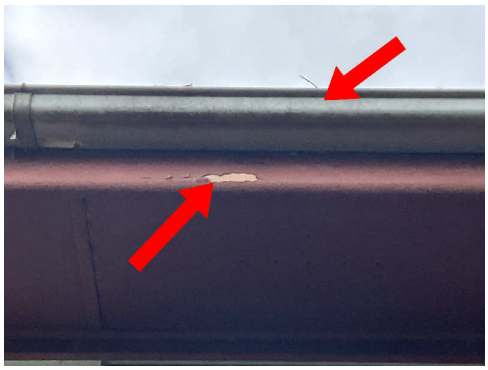
Information:

Some of the external paintwork has been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Finding 3.08

Building: Main Building

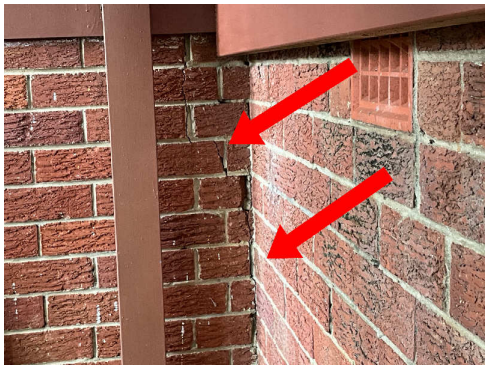
Location: Exterior walls - left side

Finding: Brickwork - Cracking [Fine]

Information: 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 brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

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



Finding 3.09

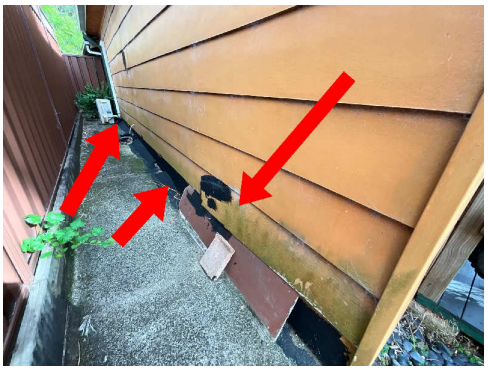
Building: Granny-Flat

Location: Exterior walls - right side

Finding: Incomplete / Substandard construction

Information: There are a number of Building elements that were identified as being incomplete or substandard works in this areas consisting of poor installation of cladding boards, sub standard repair to seal the cladding to the concrete, suspected previous water entry to granny flat.

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.



Finding 3.10

Building:	Main Building
Location:	Garage
Finding:	Gas Regulators - Non-compliant

Information: In the opinion of the inspector, the gas bottle regulator is non compliant. However, in relation to gas and related gas plumbing, you should always consult a licensed plumber/gas fitter for further advice.

Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements, as well as a potential safety hazard in the case of gas service management.

The findings are that there appears to be no compliance plate and the bottle is not securely fastened. Where installation is substandard and/or incomplete, the client should contact the responsible trade (gas plumber) to undertake rectification.

Finding 3.11

Building: Main Building

Location: Garage

Finding: Extensive Cracking to External Garage Cladding Boards – Patch Repairs Evident

Information: Extensive cracking was observed to the external cladding boards to the garage. Evidence of previous patch repairs was also noted; however, the cracking remains visible and indicates substandard finish and deterioration of the cladding material. The defects affect the overall appearance of the garage façade and may allow moisture ingress if the cladding continues to deteriorate.

Recommendation:
Further assessment and rectification by a suitably qualified contractor is recommended. Damaged cladding boards may require proper repair or replacement, followed by appropriate preparation and repainting to restore the durability and finish of the external wall surface.

Finding 3.12

Building:	Main Building
Location:	All Areas
Finding:	Incomplete / Substandard construction

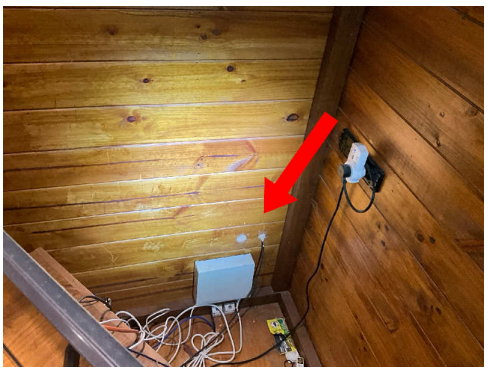
Information:

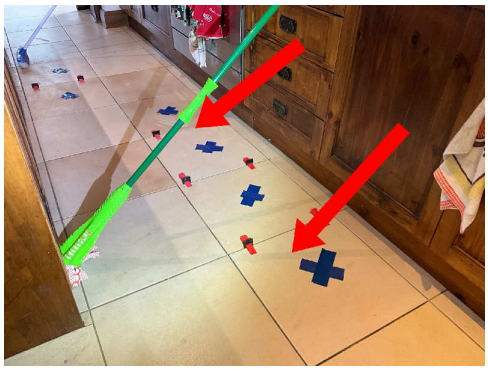
There are a number of Building elements that were identified as being incomplete or substandard works.

- Missing Skirting
- Missing ceiling cornice
- Incomplete painting to wet area doors and bedroom walls
-Floor tiling repairs in progress

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.





Finding 3.13

Building:	Main Building
Location:	All Areas
Finding:	Worn Timber Flooring
Information:	The timber flooring was observed to show signs of general wear and tear, including surface scuffing and deterioration of the protective coating. The existing finish appears to be worn in sections, which may allow further deterioration of the timber surface over time. Recommendation: It is recommended that the flooring be professionally sanded and refinished with an appropriate protective coating to restore its appearance and provide ongoing protection to the timber surface.

Finding 3.14

Building:	Main Building
Location:	Bathroom
Finding:	Towel Rail - Loose
Information:	The fitting in this area is loose and requires adjustment to tighten. If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects. A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

Finding 3.15

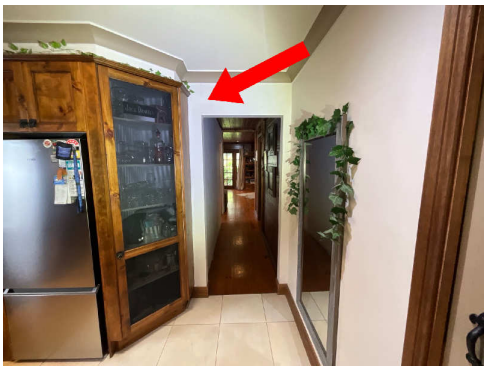
Building:	Main Building
Location:	All Areas

Finding: Cracking - Damage Category 1 - Fine (up to 1mm)

Information: 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.



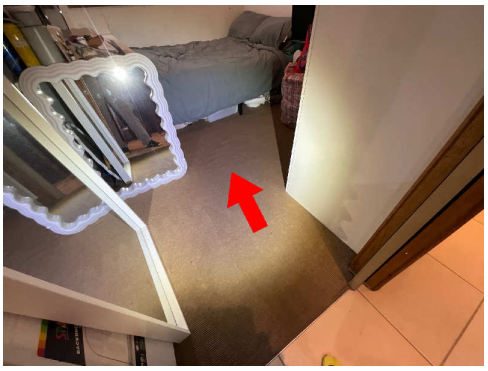
Finding 3.16

Building: Main Building

Location:

Finding: Carpet - Deteriorated

Information: Sections of the carpet floor covering in this area appeared to be deteriorated due to ware and tear.



Finding 3.17

Building: Main Building

Location: Kitchen / Bathroom / Ensuite

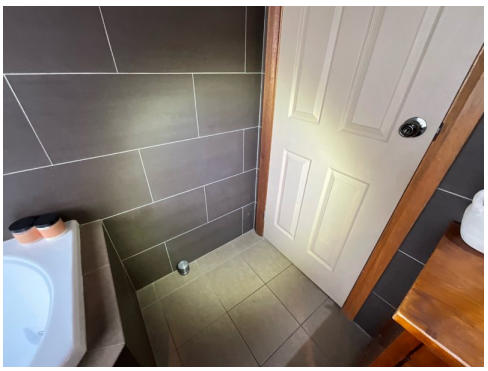
Finding: Sealant - Missing or damaged

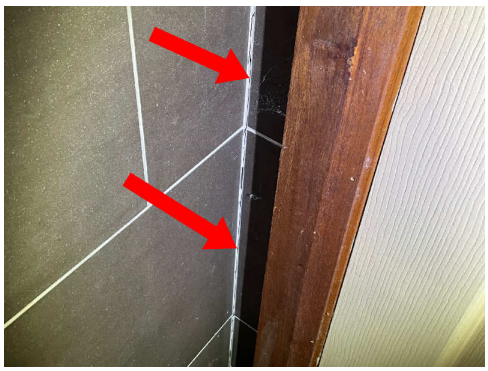
Information: It was noted on inspection that sealant is missing to all the wet areas.

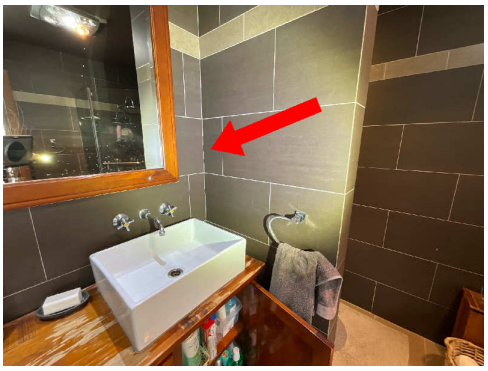
Different materials and floor areas move at different rates, generally causing cracking to sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

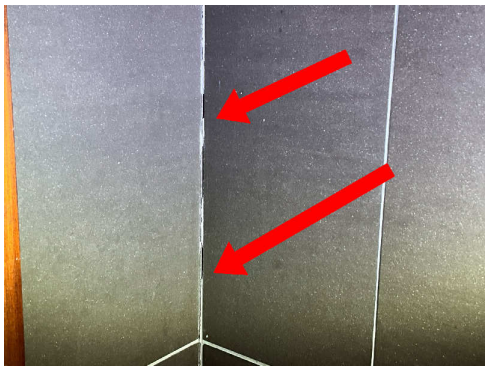
Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible









Finding 3.18

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Fan not working
Information:	While the range hood appears to be working at a satisfactory level, the fan to the structure was not working at the time of inspection. Without a functional fan, a build-up of grease and evaporative moisture is likely to accelerate deterioration of the range hood and associated flue. This potential build up may also create a minor fire hazard, particularly if left uncleaned. A licensed electrician should be appointed to replace the fan on the range hood to restore it to a fully operational state.

Finding 3.19

Building:	Main Building
Location:	Kitchen
Finding:	Cracked floor tiles - Bearer & Joist
Information:	Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the brick piers. Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects, as water proof membrane failure. While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

Finding 3.20

Building:	Main Building
Location:	Yard - Back
Finding:	Roof tiles - Broken
Information:	Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material. If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing. Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.

Finding 3.21

Building:	Main Building
Location:	Yard - Back
Finding:	Skylight - Damaged cover
Information:	The skylight covering appears to have sustained minor damage and is now cracked. A temporary repair has been carried out using silicone. While there was evidence that water ingress had occurred previously, no moisture was detected at the time of inspection, and the silicone repair currently appears to be holding. However, repair or replacement of the skylight covering is recommended to prevent further deterioration or potential water damage to the surrounding areas. These works should be carried out as soon as possible by a qualified carpenter or general handyperson.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location:

Finding: Termite Management System - no evidence of a chemical installation

Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

Finding 6.02

Building: Main Building

Location: All Areas

Finding: Bridging of termite barrier

Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Bridging - Vegetation

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

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

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

Finding 6.04

Building: Main Building

Location:

Finding: HWS Overflow - Not Connected

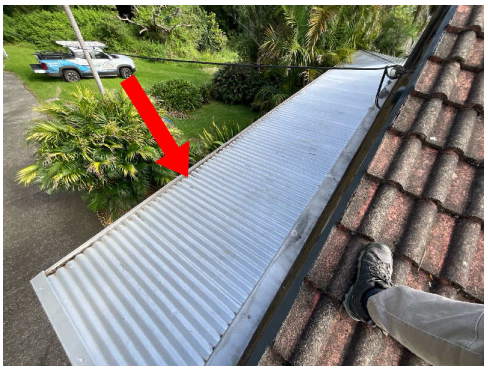
Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.05

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard. Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Finding 6.06

Building:	Main Building
Location:	Subfloor
Finding:	Formwork timbers - left in situ
Information:	Formwork timber appears to have been left on site and in situ after concrete construction. Formwork timber is used to support and shape the concrete while pouring during the construction process. Leaving formwork timbers in the subfloor space or around the exterior of the property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any formwork timbers be immediately removed from areas in which they may attract any termite/timber pest attack. Minimisation of risk/prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.07

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Stormwater drain - Not connected
Information:	The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing. Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests. It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

Finding 6.08

Building:	Main Building
Location:	Pergola
Finding:	Gutters - Missing
Information:	Missing roof plumbing such as guttering and downpipes contribute to excessive moisture around the perimeter of the building, this is conducive of termites and fungal decay. Consult a Licensed Plumber for further specific advice on remedial works that may be required.

Finding 6.09

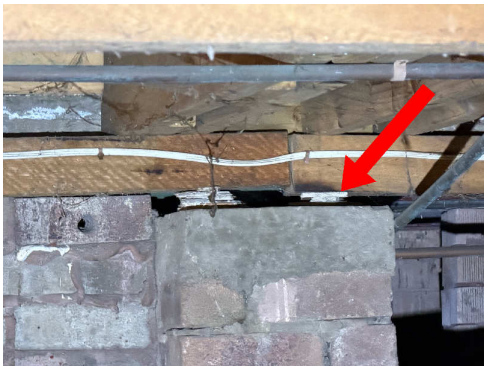
Building:	Main Building
Location:	Yard - Back
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive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

Finding 6.10

Building:	Main Building
Location:	Roof Void
Finding:	Gravity-Fed HWS - Disconnected
Information:	It was noted at the time of inspection that a disconnected gravity-fed hot water system (HWS) remains in this area. Despite this plumbing structure being unused, it is likely to be storing residual water, and is therefore susceptible to rust and corrosion. If allowed to continue, rust and corrosion is likely to lead to damage to adjoining building elements, and may also make the area susceptible to termite or timber pest activity. While it is a costly exercise to remove the disused gravity-fed HWS, it is advisable in the short-term future to prevent any further damage to the area. Further consultation with a licensed plumber is required to gain further advice on removal of the structure.

Finding 6.11

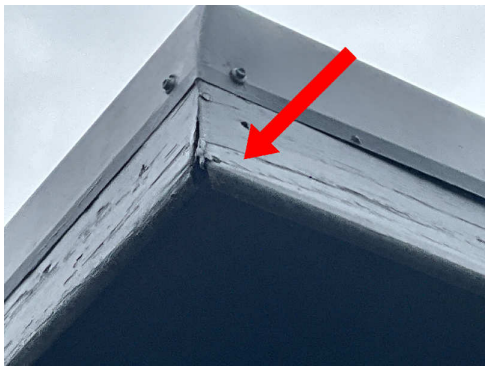
Building:	Main Building
Location:	Subfloor
Finding:	Ant caps - Not installed
Information:	Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures. Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers. Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration. Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration. A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

BUILDING

The building compared to others of a similar age and construction appears to be mostly in fair condition. It does however have safety hazards, and some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of furniture, stored items, insulation and garden vegetation meant some areas was obstructed.

TIMBER PEST

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with 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).

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.

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).

- No evidence of annual inspections have been carried out as recommended on every property.

- Install any missing or inadequate ant capping to the sub floor.

- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.

- Remove, replace or treat any non-treated timbers in direct contact with the ground.

- Repair and monitor any water leaks and areas of excessive moisture.

- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)

- Treat, repair or replace any Fungal decay/wood rot found on the property.

- Clean and flush out blocked guttering regularly.

- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.

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

Additional information:

- Trees nearby on other properties could not be inspected.

For further information, advice and clarification please contact Gavin Vost on 0488 061 219

The following items were noted as -For your information

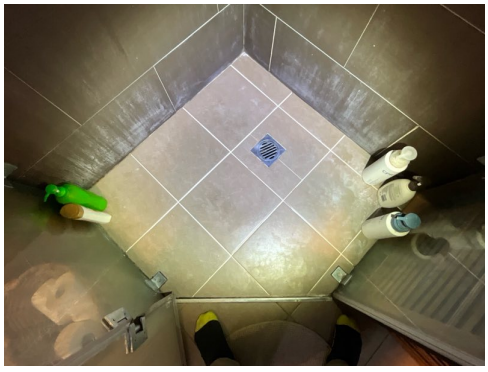
Noted Item

Building: Main Building

Location: Bathroom

Finding: Waterproof membrane maintenance

Information: Regular maintenance of the waterproof membrane is essential to ensure its long-term effectiveness. Inspections should be conducted periodically to check for any signs of wear, damage, or deterioration, particularly around seams, joints, and high-traffic areas. Prompt repair of grout or silicone is essential and will help prevent water ingress and maintain the integrity of the structure.



Noted Item

Building: Main Building

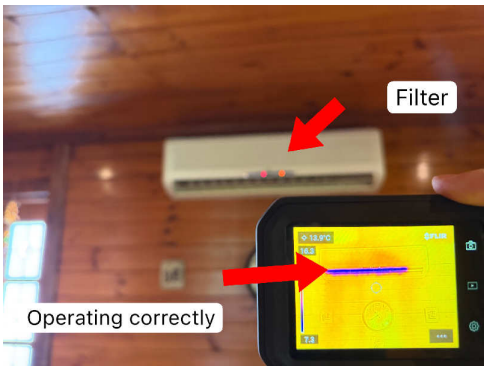
Location: Hallway

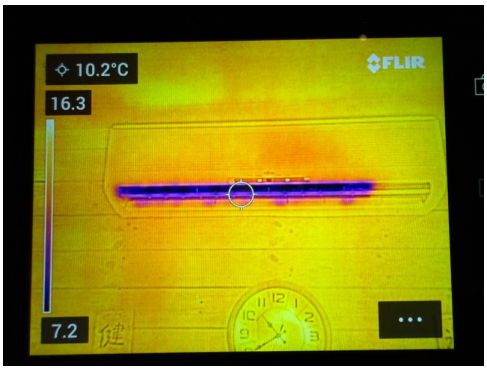
Finding: Air Conditioning Return Air Filter

Information: Maintaining return air filters is crucial for indoor air quality air conditioning system efficiency. Here's a basic maintenance routine:

1. Regular Inspection: Check the filter monthly to assess its condition.
2. Cleaning or Replacement: Clean or replace the filter as needed. Disposable filters should typically be replaced every 1-3 months, while reusable filters can be cleaned according to manufacturer instructions.
3. Cleaning Procedure: For reusable filters, vacuum or wash them with mild detergent and water. Ensure they are completely dry before reinstalling.
4. Proper Installation: Install the filter properly, following the manufacturer's instructions and ensuring it fits snugly.
5. Schedule Maintenance: Set reminders to check and replace filters regularly to maintain optimal performance and air quality.
6. Professional Inspection: Periodically, have a professional inspect your HVAC system, including the filters, to ensure everything is functioning correctly.

By following these steps, you can keep your return air filters clean and your air conditioning running efficiently.





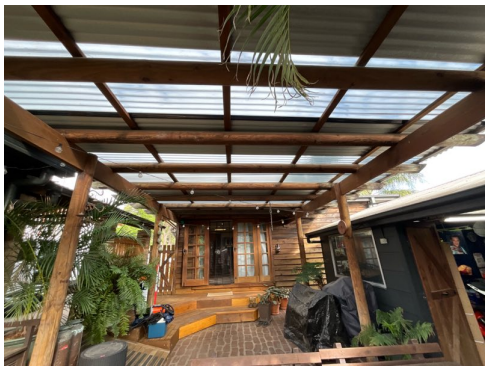
Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection, also for your reference.



Noted Item

Building:	Main Building
Location:	Roof Exterior
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, also for your reference.

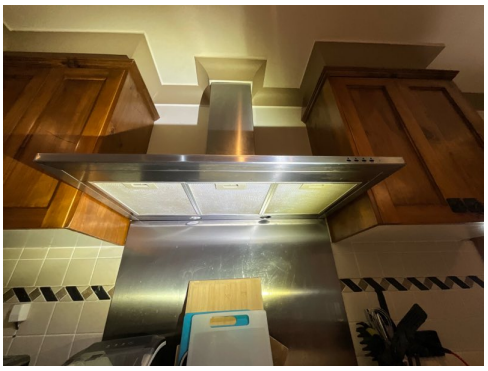
Noted Item

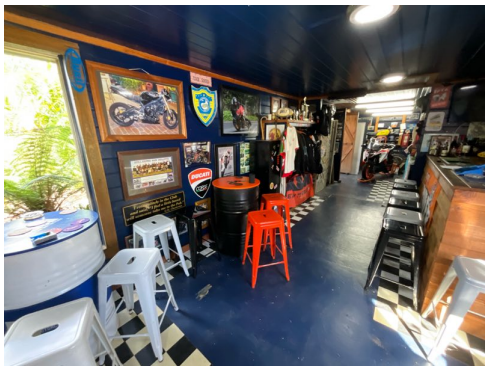
Building: Main Building

Location: All Areas

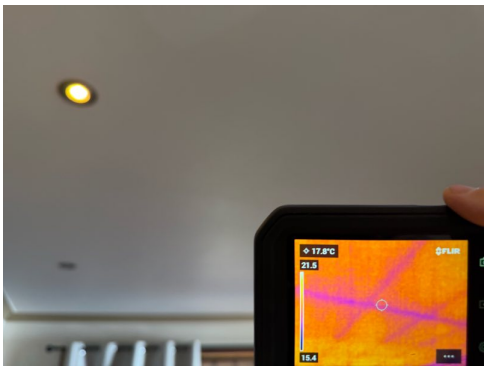
Finding: Additional Photos - Obstructions and Limitations

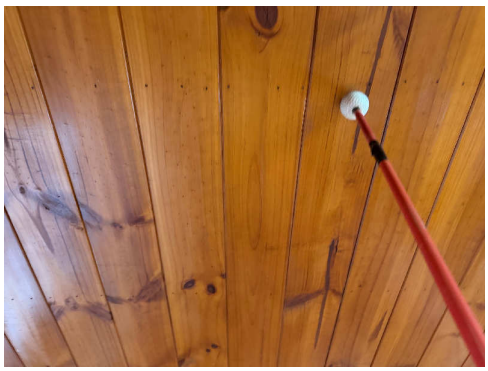
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection, also for your reference.






FLIR
No evidence of moisture behind bathroom wall at the time the inspection





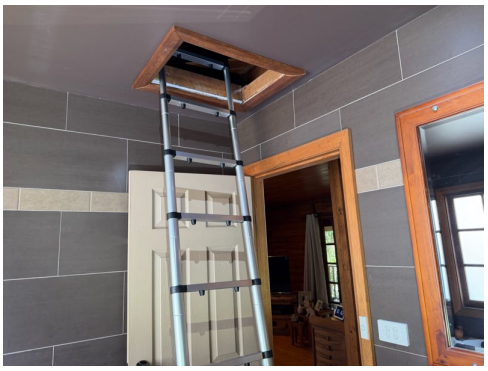
Noted Item

Building: Main Building

Location: Roof Void

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, also for your reference.



Noted Item

Building:	Main Building
Location:	Subfloor
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, also for your reference.






Noted Item

Building: Main Building

Location:	Deck
Finding:	External Timber Balcony or Deck - Structural Stability
Information:	The load capacity of the external balcony or deck could not be verified during the inspection. External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required. It is highly recommended that a Structural Engineer further assess the external timber balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

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.