Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 100 Katanna Rd, Wedderburn NSW 2560, 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:	Wed, 1 Apr 2026
Modified Date:	Thu, 2 Apr 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	The Public Trustee of Queensland
Job Address:	100 Katanna Rd, Wedderburn NSW 2560, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Bill Veljanovski Ph: 0412 911 390 Email: Casula@jimsbuildinginspections.com.au
	Lic#81736S
Company Name:	Jim's Building Inspections (Casula)
Company Address and Postcode:	Campbelltown 2560
Company Email:	Casula@jimsbuildinginspections.com.au
Company Contact Numbers:	0412 911 390

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: This report presents the findings of a visual inspection of the property, conducted in accordance with the agreed terms and conditions and (AS4349.1). The inspection was limited to reasonably accessible areas only, and concealed, obstructed, or inaccessible areas were not inspected. The client is advised to act on the recommendations outlined in this report to prevent further deterioration and maintain the overall condition of the property. This inspection is a visual assessment only and does not constitute a specialist or technically exhaustive assessment of electrical, plumbing, or other service installations. This inspection does not include asbestos identification, sampling, or laboratory testing, and no invasive or destructive testing was undertaken unless otherwise stated.

Certain areas were not fully inspected due to limitations during the inspection:

- The roof was inspected; however, obstructions, including solar panels, limited visibility and prevented a comprehensive assessment of all roof areas.
- The presence of roof insulation, low-pitched areas, non trafficable trusses has restricted or reduced the available space for physical access in areas of the roof.
- Sections of the roof void were not physically accessible due to the flat and/or cathedral ceiling roof construction.
- Inspections of the exterior walls were conducted at ground level.
- Sections of the exterior wall were inaccessible due to additional construction attached to the main building, which prevented a full inspection of these areas.
- Furnishings and stored goods present during the inspection may conceal undetected issues, preventing a thorough assessment. It's advised to conduct a follow-up inspection once the property is vacant to uncover any hidden evidence of damage or defects that were previously concealed. Please note that the follow-up inspection is not included in the original inspection agreement.

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. Safety and minor defects, as well as general maintenance issues, were identified during the inspection. For a comprehensive overview of the identified issues, including their locations and recommended actions, please refer to Section D5 of this report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is susceptible to timber pest. Given the property's susceptibility to timber pests and the risk factors identified in this report, it is recommended to obtain and review records of any existing or previous post-construction termite management system, as no documentation was available at the time of inspection. Additionally, regular timber pest inspections at intervals not exceeding 90 days are recommended to monitor and manage potential activity and ensure early detection.

Section B General

General description of the property

Building Type	Lifestyle or Hobby Farm - Small Acreage, Residential
Company or Strata title	No
Floor	Slab - Infill Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North East
Other Building Elements	Garage, Pool, Shed, Water Tanks, Retaining Walls
Other Timber Bldg Elements	Internal Joinery, External Joinery, Landscaping Timbers and Construction
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Single
Walls	Cavity Brick
Weather	Raining

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.

- Interior

- Wall Exterior

- Roof Exterior

- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity.

- Wall exterior due to obstructions.

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

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

- Above safe working height

- Ceiling linings

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of suitable access or entry point

- Stored items

- Vegetation

- 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: All Areas
Finding: Family Room Mould Growth (Cornice at Chimney)
Information:

Black mould growth was observed along the cornice adjacent to the chimney in the family room. This condition is typically associated with elevated moisture levels and may indicate water ingress or condensation in the area.

Mould growth can impact indoor air quality and may lead to deterioration of surrounding building materials if left unaddressed. It is recommended that the source of moisture identified and reported in this report is rectified, and that the affected area be cleaned and treated by a qualified professional. Ongoing monitoring is advised to ensure the issue does not reoccur.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
Location: All Areas
Finding: Ceiling Water Damage (Chimney Area)
Information:

Water damage was observed to the ceiling. Upon roof inspection, it was identified that

the chimney has inadequate parapet flashing, which is likely allowing water ingress into the structure. This issue was also noted during a previous inspection.

This condition may lead to ongoing moisture-related damage if not addressed. It is recommended that a qualified roofing specialist install appropriate flashing to the chimney and rectify any defects. The affected ceiling area should be repaired, and the area monitored during rainfall to confirm the issue has been resolved.

Finding 3.02

Building:	Main Building
Location:	Exterior walls

Finding: Gutters Insufficient Downpipes / Eaves Water Damage

Information: During the inspection, the guttering system was found to have an insufficient number of downpipes, and water damage was observed to the eaves.

Insufficient downpipes can lead to gutter overflow during rainfall, which may result in water ingress into the eaves and surrounding building elements. Prolonged moisture exposure in these areas can contribute to material deterioration and create conditions conducive to termite activity.

It is recommended that a qualified roof plumber be engaged to assess the guttering system and install additional downpipes as required. Any damaged eaves linings should be repaired or replaced following rectification of the drainage issues.

Finding 3.03

Building: Main Building

Location: Garage

Finding: Garage Ceiling Water Damage

Information:

Old water damage was observed to the garage ceiling. The area appears to have been previously affected; however, the cosmetic repairs remain incomplete.

While the source of the issue may have been addressed, it is recommended that the ceiling be repaired and finished by a qualified tradesperson. The area should also be monitored during rainfall to ensure no ongoing water ingress is present.

Finding 3.04

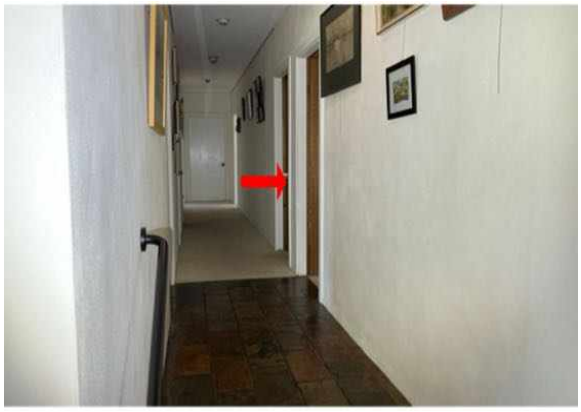
Building:	Main Building
Location:	All Areas
Finding:	Cosmetic Paint Defects
Information:	Incomplete paint coverage, minor surface blemishes, over-painting, inconsistent finishes, and colour variations were observed during the inspection. These conditions are generally considered cosmetic in nature and are commonly found in residential properties. Such irregularities may become more noticeable under certain lighting conditions while appearing less evident in lower light environments. Rectification of these items is considered routine maintenance. To achieve a consistent appearance and improved finish, it is recommended that a qualified painter be engaged to prepare and repaint the affected areas, thereby enhancing both the visual presentation and long-term durability of the painted surfaces.






Finding 3.05

Building:	Main Building
Location:	Bedroom 3
Finding:	Door (Binding or Jamming)
Information:	The door (as shown in the photos) is experiencing binding or jamming during standard operation. This issue may occur when a door binds to the flooring or door frame due to various factors, such as improper installation or worn-out hinges. To address this, it is recommended to enlist the services of a qualified carpenter who can perform minor rectification works as needed, based on the client's discretion. This proactive approach will help restore the door's functionality and ensure smooth operation.



Finding 3.06

Building: Main Building
Location: Dining Room
Finding: Dining Room Ceiling Water Damage (Chimney Area)
Information:

Water damage was observed to the ceiling around the chimney in the dining room. Upon roof inspection, evidence of previous repairs was noted; however, the internal cosmetic repairs remain incomplete.

While the source of the issue appears to have been addressed, the affected ceiling lining requires finishing to restore the appearance and ensure no concealed damage remains. It is recommended that a qualified tradesperson complete the necessary cosmetic repairs and monitor the area during rainfall to confirm no further water ingress occurs.

Finding 3.07

Building: Main Building
Location: Kitchen
Finding: Kitchen Window Reveal
Information:

The window reveal was observed to be twisted, which may be due to prolonged sun exposure, material movement, or inadequate fixing.

This condition may affect the alignment and finish of the window and, if left unaddressed, could lead to further distortion or gaps. It is recommended that a qualified tradesperson assess the reveal and carry out any necessary adjustments or repairs to restore proper alignment and finish.

Finding 3.08

Building:	Main Building
Location:	Interior and exterior
Finding:	Parapet Flashing Missing / Moisture Ingress
Information:	

The parapet flashing was found to be missing. Elevated moisture levels were detected in the adjacent masonry wall, extending from the external front outdoor area into the internal wall surfaces.

The absence of adequate flashing is likely allowing water ingress into the wall structure, which may lead to ongoing moisture-related damage, deterioration of building materials, and conditions conducive to timber pest activity.

It is recommended that a qualified roofing or waterproofing specialist install appropriate parapet flashing and assess the extent of moisture intrusion. Any affected areas should be repaired, and the area should be monitored following rectification, particularly during rainfall.

Finding 3.09

Building:	Main Building
Location:	Main Bathroom
Finding:	Shower Cracked Tiles & Elevated Moisture
Information:	During the inspection, cracked tiles were identified in the shower area. Non-invasive moisture testing confirmed elevated moisture levels beneath the tiled surface, indicating water penetration into concealed areas.

As this was a visual, non-invasive inspection, the full extent of moisture ingress and any associated damage could not be determined. A special-purpose invasive inspection is recommended to assess the severity and extent of any underlying issues.

Prolonged moisture in these areas may lead to conditions conducive to termite and timber pest activity, fungal growth, timber decay, and potential structural deterioration. It is strongly recommended that a qualified bathroom specialist be engaged to undertake the necessary remedial works. Prompt action, along with ongoing maintenance and regular inspection of wet areas, is advised to prevent further deterioration and protect the long-term integrity of the structure.

Finding 3.10

Building:	Main Building
Location:	Main Bathroom
Finding:	Cracked Tiles Bathtub
Information:	During the inspection, cracked tiles were observed on the wall of the bathtub. Non-invasive moisture testing in the affected area did not detect elevated moisture levels at the time of inspection. Although no active moisture ingress was identified, the damaged tiles may compromise the waterproofing integrity over time if left unaddressed. It is recommended that the affected tiles be repaired or replaced to maintain the integrity of the wet area and prevent potential future moisture-related issues.

Finding 3.11

Building:	Main Building
Location:	Main Bathroom
Finding:	Main Bathroom Bathtub Sealant
Information:	

The sealant around the bathtub in the main bathroom was found to be deteriorated and requires repair or replacement. Defective or degraded sealant can allow water to penetrate into surrounding areas, potentially leading to moisture damage, mould growth, and conditions conducive to timber pest activity.

It is recommended that a qualified tradesperson remove and replace the affected sealant to ensure a watertight finish. Ongoing maintenance and regular inspection of wet area sealants are advised to prevent further deterioration.

Finding 3.12

Building:	Main Building
Location:	Office
Finding:	Missing Ceiling Cornice (Office)
Information:	The ceiling cornice in the office has been removed and not reinstated, resulting in an incomplete finish at the wall-to-ceiling junction. This may leave the joint exposed and more susceptible to minor cracking or movement over time. It is recommended that a suitable cornice be installed to restore the finish and provide a neat, continuous junction.

Finding 3.13

Building:	Main Building
Location:	All Areas
Finding:	Elevated Moisture to Shower Area
Information:	During the inspection, elevated moisture levels were recorded beneath the tiled surface in the ensuite shower, and extending beyond the shower zone using non-invasive moisture testing. This indicates water penetration behind the tiles and into concealed spaces. Prolonged moisture in these areas may lead to conditions conducive to termite and

timber pest activity, fungal growth, and timber decay, potentially compromising the structural integrity of surrounding building elements.

It is recommended that a qualified bathroom renovation specialist or builder be engaged to assess the extent of the issue and carry out necessary remedial works. In addition, regular maintenance, inspection of wet areas, and ongoing moisture monitoring are essential for early detection and prevention of further deterioration.

Finding 3.14

Building:	Main Building
Location:	Granny Flat Bedroom
Finding:	Bedroom Door Jamming (Granny Flat)
Information:	

The bedroom door in the granny flat was found to be jamming during operation. This may be due to movement, misalignment, or deterioration of the door hardware or reveal over time. It is recommended that the door and frame be adjusted or repaired to ensure smooth operation and proper function.

Finding 3.15

Building:	Granny-Flat
Location:	Bathroom

Finding: Moisture Ingress and Efflorescence

Information: Efflorescence was observed on the grout lines of the floor tiles, indicating the presence of moisture migration through the tiled surface. Non-invasive moisture testing confirmed elevated moisture levels beneath the tiles in the shower area, extending beyond the immediate shower zone, which suggests active water penetration into concealed areas.

Due to the limitations of a visual, non-invasive inspection, the full extent of the issue could not be determined without further invasive investigation. Prolonged moisture in these areas may lead to deterioration of building materials and create conditions conducive to termite activity, timber decay, and fungal growth.

It is recommended that a qualified bathroom specialist or builder be engaged to assess the extent of the moisture issue and carry out necessary remedial works. Ongoing maintenance, regular inspection of wet areas, and moisture monitoring are advised to prevent further deterioration.

Finding 3.16

Building: Granny-Flat

Location: Bathroom

Finding: Scratched Sliding Door

Information: During the inspection, the granny flat bathroom sliding door was found to be scratched, likely due to contact with exposed nails or sharp fixings within the door cavity. This has caused visible surface damage, which may affect the door's appearance and long-term performance. It is recommended to have the cavity inspected and repaired by a qualified carpenter to remove or reposition the offending fixings. The door panel may require refinishing or replacement depending on the extent of the damage and the client's preferences.

Finding 3.17

Building:	Main Building
Location:	Alfresco
Finding:	Subfloor Dampness (Alfresco Area)
Information:	Damp conditions were observed in the subfloor below the alfresco area. This is likely due to inadequate site drainage and insufficient subfloor ventilation. Prolonged dampness may lead to timber decay, mould growth, and conditions conducive to termite activity. It is recommended to improve drainage around the area and increase subfloor ventilation to reduce moisture levels.

Finding 3.18

Building:	Main Building
Location:	Exterior walls
Finding:	Deterioration of Exterior Painting
Information:	Due to frequent exposure to weather conditions, deterioration of the exterior painted surfaces is expected in a property of this age and condition. Where paint deterioration has occurred, the protective layer is compromised, which can lead to moisture ingress, surface degradation, and the eventual need for repair or replacement of the affected building elements. It is recommended to engage a qualified painting contractor to carry out the necessary preparation and repainting works. This will

improve the appearance of the affected areas and help protect the underlying materials from further weather-related deterioration. Regular maintenance of external finishes is essential to prolong the life of building elements and maintain overall property condition.

Finding 3.19

Building:	Main Building
Location:	Exterior walls
Finding:	Gutters Insufficient Downpipes
Information:	During the inspection, it was noted that the guttering system appears to have an insufficient number of downpipes, which may reduce the overall drainage performance of the roof. During heavy rainfall, this can lead to water pooling or overflowing from the gutters.

Over time, overflow can contribute to moisture around the eaves, ceilings, and building perimeter. Persistent moisture in these areas may increase maintenance requirements and can also create conditions that are attractive to termites and timber pests.

This is a common condition in homes of similar age and is generally manageable. To improve stormwater performance and reduce long-term maintenance risks, it is recommended that a qualified roof plumber assess the system and install additional downpipes if required. Improving drainage will help protect the building and support its long-term durability.

Finding 3.20

Building:	Main Building
Location:	Exterior walls
Finding:	Incomplete Sealant to Tile and Wall Junction (Alfresco)
Information:	Sealant to the junctions between the alfresco tiles and the exterior wall has been left unfinished. This condition may allow water ingress into adjacent building elements, potentially leading to moisture-related damage over time. It is recommended that the junction be properly sealed with a suitable flexible sealant to prevent water penetration and ensure durability.

Finding 3.21

Building:	Main Building
Location:	
Finding:	Inadequate Parapet Wall Flashing Installation
Information:	During the inspection, it was observed that the parapet wall flashings have not been properly installed, with sections of the brickwork left exposed. This condition may allow water ingress during rainfall, potentially leading to moisture penetration and deterioration of internal and structural elements. It is recommended that a licensed roof plumber rectify the flashing installation to ensure full coverage, proper sealing, and adequate protection against water entry.

Finding 3.22

Building: Main Building

Location:

Finding: Rusted Roof Sheet Screws

Information:

Rust was observed to the roof sheet screws, which had been noted in the previous inspection. This condition remains present and may continue to deteriorate, potentially compromising the integrity of the roof fixings and increasing the risk of water ingress. It is recommended that a licensed roof plumber replace the affected screws and treat any associated corrosion to maintain the roof's performance.

Finding 3.23

Building: Main Building

Location:

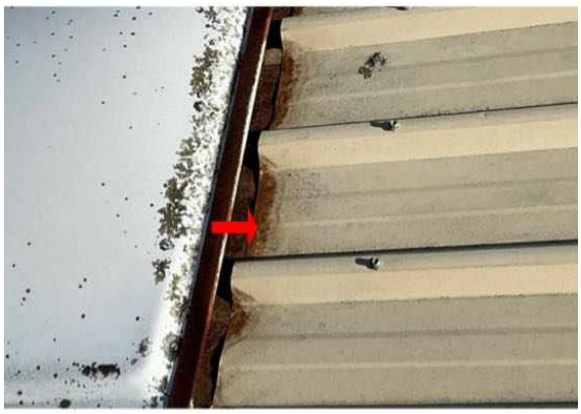
Finding: Skylight Rust Deterioration

Information:

Rust was observed to the skylight, which had been noted in the previous inspection. The corrosion has since progressed and is now extending to the surrounding roof sheets. If left unaddressed, continued deterioration may lead to water ingress and further damage to the roof structure. It is recommended that a licensed roof plumber

assess and carry out necessary repairs, including treating the rust and repairing or replacing affected components as required.



Finding 3.24

Building:	Main Building
Location:	
Finding:	Inadequate Roof Flashing Installation
Information:	The roof flashing was found not to be properly returned or securely fixed into the brickwork. This condition may allow water ingress during rainfall, potentially leading to moisture penetration and damage to internal building elements. It is recommended that a licensed roof plumber rectify the flashing to ensure it is correctly installed, sealed, and adequately secured to prevent water entry.

Finding 3.25

Building:	Main Building
Location:	All Areas
Finding:	Pool Timber Decking Deterioration
Information:	

Deterioration of the timber decking surrounding the pool was observed, with some boards found to be loose and twisted. This defect was also noted in the previous year's inspection and has not been addressed. If left unattended, the condition is likely to continue to deteriorate, potentially affecting the durability and safety of the decking. It is recommended that maintenance works be carried out, including securing or replacing affected boards, followed by sanding and application of a suitable protective coating to preserve the timber and extend its service life.

Finding 3.26

Building: Main Building
Location: All Areas
Finding: Incomplete Roof Plumbing (Disconnected Downpipes)
Information:

The roof plumbing to the newly constructed shed was found to be incomplete, with downpipes left disconnected at the time of inspection. This condition prevents proper drainage of rainwater and may lead to water pooling around the structure, potentially causing moisture ingress and conditions conducive to timber pest activity. It is recommended that a licensed roof plumber complete the installation to ensure effective stormwater collection.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building: Main Building

Location: Meter Box Front and Rear Elevation

Finding: Previous Termite Damage to Tree Stumps

Information: During the inspection, evidence of previous termite damage was observed in tree stumps located at the front and rear of the property. This condition has been previously reported and remains present. No active termite activity was identified at the time of inspection, however, retained stumps and damaged timber may continue to attract termite activity if not addressed.

It is recommended that the affected stumps be removed or treated by a licensed pest control professional to reduce the risk of future infestation.

Evidence of a post-construction termite management system was noted,however, its current effectiveness could not be confirmed, as no installation details or Durable Notice were located in the meter box at the time of inspection. It is recommended that any available documentation relating to the termite management system be obtained and reviewed. Regular timber pest inspections should also be maintained in accordance with industry guidelines to assist with early detection and ongoing protection of the property.

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: All Areas

Finding: In Contact With The Ground

Information: During the inspection, wood and timber materials were observed in direct contact with the ground. This condition is highly conducive to timber pest activity, particularly termites, as it provides an ideal environment for infestation and timber decay due to elevated moisture levels, concealment, and direct access to cellulose material. Untreated or inadequately protected timber in ground contact significantly increases the risk of concealed termite entry and potential structural damage.

To reduce the risk of infestation, all ground-contacting timber should be promptly removed. It is recommended to engage a qualified pest control to assess the subfloor and implement appropriate termite management system, in accordance with AS 3660.2. Regular timber pest inspections, ideally every 90 days, are advised until all conducive conditions have been fully addressed.

Finding 6.02

Building:	Main Building
Location:	Exterior walls
Finding:	Overflows Not Connected
Information:	During the inspection, it was observed that the overflows are not connected to the stormwater drainage system. This condition may result in moisture accumulation around the property and creating conditions conducive to termite activity. To mitigate these risks, it is recommended to engage a qualified plumber to connect the overflows to the stormwater drainage system.This will prevent excessive moisture accumulation, reduce the risk of termite infestations, and protect the surrounding structures from potential water-related deterioration.

Finding 6.03

Building:	Main Building
Location:	Exterior walls

Finding: Bridging

Information: Bridging of a termite physical barrier occurs when termites bypass a preventative measure designed to block or expose their access to a structure. This can happen when soil, vegetation, or debris accumulates against exterior walls above the barrier level. Appliances such as hot water units and air conditioning systems, or wooden structures like decks and porches that touch the ground and connect to the main building, can also contribute to bridging. Even structural modifications may unintentionally create pathways that allow termites to bypass barriers or inspection zones. These breaches provide termites with a direct and often undetectable route into the property, increasing the risk of substantial and unnoticed infestations that can cause extensive structural damage.

To safeguard your property from termite infestations, it is essential to maintain a minimum clearance of 75mm from the exposed slab edge. This clearance forces termites into the open, where they can be more easily detected during regular inspections. If this clearance is not achievable, it is crucial to conduct consistent timber pest inspections every 30 days or implement a post-construction termite management system compliant with Australian Standard AS 3660. Taking these precautionary measures helps ensure the property remains protected from termite threats and allows for early detection and intervention.

Finding 6.04

Building: Main Building

Location: Exterior walls

Finding: Vegetation Obstruction

Information: Vegetation close to or in contact with the exterior walls provides cover and shade, creating an environment conducive to termite infestation. This obstruction hampers full inspection, leaving moisture or dampness undetected and increasing the risk of termite activity. To mitigate this risk, it is recommended to remove or trim back any vegetation that could lead to bridging. Replanting with species that do not provide cover or shade is advised. The removal of such materials should be carried out, followed by a re-inspection to minimize the risk of termite attack.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Wood Rot / Fungal Decay
Information:	Wood rot was found in the exterior timbers, a condition commonly caused by prolonged moisture exposure. This accelerates the decay process and creates an environment conducive to termite activity and fungal growth. To prevent further deterioration and reduce the risk of termite infestations, it is essential to replace the affected timber with treated or moisture-resistant alternatives. It is recommended to engage a qualified carpenter or landscaper to undertake the necessary replacements and ensure the long-term durability of the 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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- The building is considered to be in fair condition. The inspection identified safety issue (mould), minor maintenance issues, signs of fungal decay, evidence of previous timber pest damage, and conditions conducive to termite activity. While these issues are generally manageable and can be addressed by qualified builders, licensed pest controllers, or other relevant trades, failure to act may result in further deterioration and the development of more defects over time.

Additional Preventative Actions:

- Ensure all weep and vent holes remain clear of obstructions to prevent concealed termite entry. If ongoing maintenance is not feasible, the installation of a chemical termite management system becomes essential for effective long-term protection.
- Given the property's exposure to timber pest risks, as outlined in this report, it is essential to implement or obtain and review records of the previous post-construction termite management system in accordance with Australian Standard AS 3660. Engage a licensed termite management specialist for assessment and installation. In the absence of such a system, timber pest inspections should be carried out every 90 days.
- It's important to address any drainage issues or water-related concerns noted in this report as soon as possible. Excess moisture can create ideal conditions for termites and may lead to long-term damage to the structure. Keeping water away from the property through proper drainage and regularly checking moisture-prone areas will help protect your home and reduce future repair costs.
- Drill, test, and treat all trees and stumps on the property with a diameter exceeding 100mm to prevent them from becoming termite nesting sites.
- Remove or replace any untreated timber elements that are in direct contact with the ground to reduce the risk of termite attack and timber decay.
- Remove or replace affected timber by fungal decay or wood rot to prevent ongoing deterioration and termite infestation.
- It is important to ensure that all overflows and roof runoff is properly directed into stormwater drainage systems.
- Trim back trees and vegetation that are in contact with or in close proximity to external walls to reduce pest access pathways and moisture retention near the building.

- Regular inspections of the exterior roof is essential to detect early signs of damage and prevent water ingress, particularly during periods of adverse weather. Proactive maintenance helps ensure the roof remains watertight and in good condition.
- Maintain all wet areas (e.g., bathrooms, laundries, kitchens) through regular inspections and maintenance to prevent moisture-related issues.

Implementing these preventative measures will help protect the property from further deterioration, reduce the risk of termite infestation, and maintain the overall condition of the building. Regular inspections by qualified professionals are strongly recommended.

For further information, advice and clarification please contact Bill Veljanovski on: 0412 911 390

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Exterior walls
Finding:	Sliding Doors, Flyscreens and Windows Difficult to Operate
Information:	Some sliding doors, flyscreen doors, and windows were found to be difficult to open and operate. This is likely due to worn or deteriorated running hardware and is a common issue in older buildings. It is recommended that the running hardware be repaired or replaced to restore smooth operation and improve overall performance.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Inspection Photos (Obstructions and Limitations)
Information:	Additional photos have been provided for your general reference, depicting the areas that were accessible during the inspection. Please note that this visual inspection was limited to readily accessible areas, as defined by the report's terms and conditions. The photos demonstrate the obstructions and limitations encountered, which may have impeded a comprehensive inspection and could potentially conceal various defects. For a more detailed and accurate assessment, a special-purpose inspection is recommended.


















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

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System No Records Available
Information:	During the inspection, it was noted that a post-construction termite management system appears to have been installed previously, however, no records or durable notice were found in the meter box at the time of inspection. Without available documentation, the type, extent, and current effectiveness of the system cannot be confirmed. It is recommended that the owner provide any relevant installation or maintenance records. If unavailable, a licensed pest control specialist should be engaged to assess the system, confirm its effectiveness, and advise on any required upgrades or ongoing maintenance in accordance with AS 3660.2.

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.