Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 12 Rosemary Cres, Bowral NSW 2576, 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: Fri, 20 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	12 Rosemary Cres, Bowral NSW 2576, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Richie Reinikka Ph: 0438 465 646 Email: Bowral@jimsbuildinginspections.com.au
	NSW Builders Registration 362826C
Company Name:	Jim's Building Inspections (Bowral)
Company Address and Postcode:	Bowral 2576
Company Email:	Bowral@jimsbuildinginspections.com.au
Company Contact Numbers:	0438 465 646

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 must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

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 good condition with some minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Garage, Fence - Post and Rail Construction, Porch, Driveway, Pergola, Retaining Walls, Shed
Other Timber Bldg Elements	Internal Joinery, Patio, Porch / Patio, Skirting Boards, Architraves, Door Frames, Eaves, Doors, Window Frames, Landscaping Timbers and Construction, Fascias, Weatherboards
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Roof Exterior - Part

- Exterior

- Roof Void - Part

- Fencing

- Posts

- Interior

- Gardens

- The Site

- Outbuildings

- Wall Exterior

- Trees

- Timber Retaining Walls

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:

- Garage due to lack of access.

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Roof Void due to lack of access.

- 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:

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Debris in gutters

- Ceiling linings

- Chimney vents and flues

- Furniture

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Insulation

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Patio

- Porch

- No safe point from which to access roof exterior

- Overhanging vegetation

- Rugs

- Sarking

- Pets

- Proximity of perimeter fence to building

- Stored items

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

The risk of undetected defects is: **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

No evidence was found

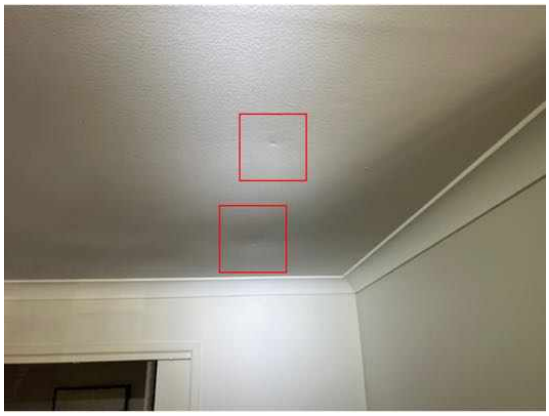
Major Defect

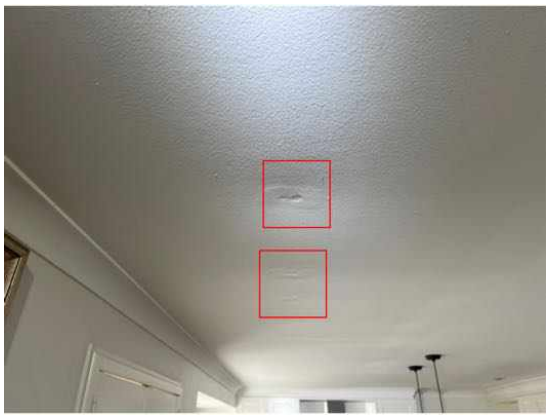
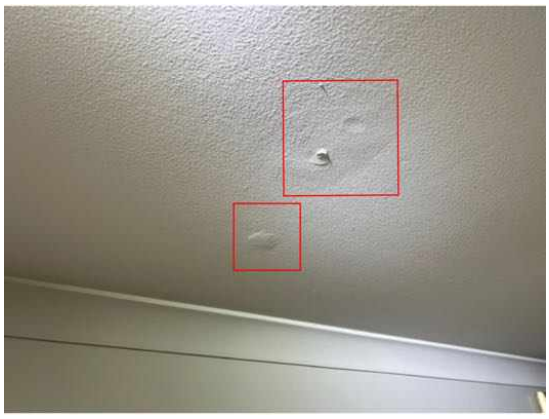
No evidence was found

Minor Defect

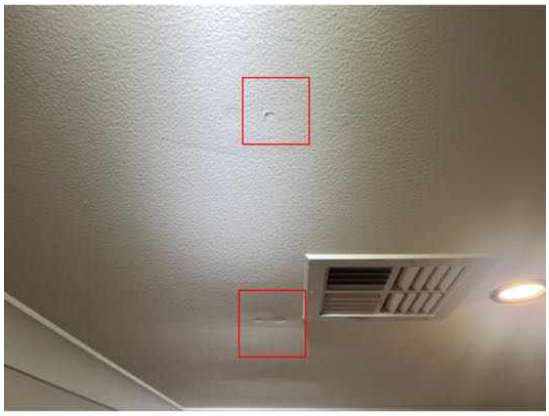
Finding 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Ceiling nails - Popping
Information:	Numerous popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure. If left unmanaged, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects. Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.







Finding 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Ceiling - localised sagging, hairline cracks, substandard works
Information:	The internal ceiling lining in this area exhibits localised sagging between framing members, accompanied by hairline cracking and substandard flushing to joints and screw fixings. Sagging of this nature generally occurs where ceiling sheets are inadequately fixed, where fixings have loosened over time, or where the ceiling lining has not been properly supported during installation. Hairline cracking to joints and screw heads is commonly associated with minor movement within the framing or insufficient joint finishing. If left unmanaged, continued movement or loosening of fixings may result in further joint separation, visible deflection, and deterioration of the ceiling finish. It is recommended that a qualified plasterer assess the affected ceiling area and undertake rectification works as required to restore alignment and finish.











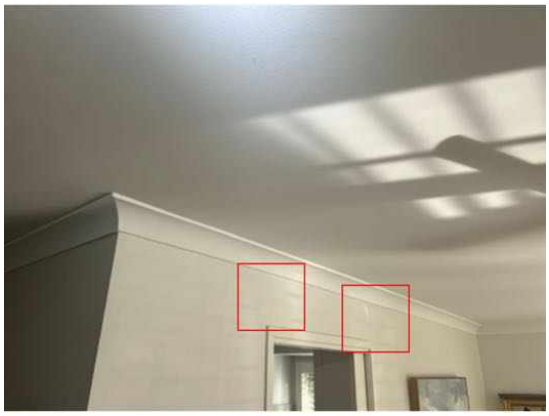


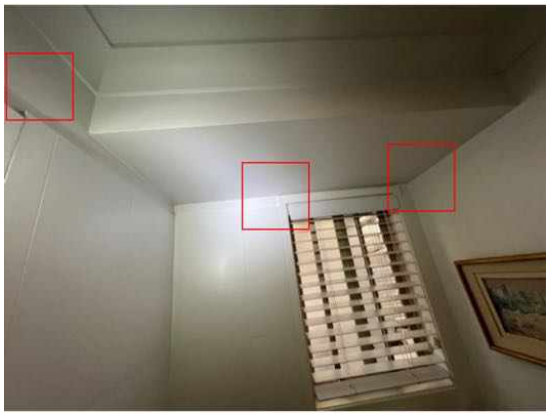





Finding 3.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Plasterboard - cracking
Information:	A crack was identified in the linings at the time of inspection. This type of defect is commonly caused by minor settlement, thermal movement, or general ageing of building materials.
	While currently an appearance defect, if left unmanaged, cracks may widen over time, potentially leading to further deterioration of the plasterboard lining.
	Remedial works, such as patching and repainting, may be required to restore the plasterboards appearance and maintain its integrity.







Finding 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sealant - degraded
Information:	It was noted on inspection that sealant or grout is degraded to the kitchen sink and splashback.

Different materials move at different rates, generally causing cracking to grout or 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 3.05

Building: Main Building
Location: Kitchen, Family Room
Finding: Wall - Incomplete or substandard works
Information: The plasterboard finishing to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a licensed plasterboard contractor or painter should be appointed to finish the wall.




Finding 3.06

Building: Main Building
Location: Bedroom 2, Laundry, Bedroom - Guest, Bedroom - Master
Finding: Door Handle - Loose
Information: The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure.

This defect is typically caused by wear and tear, insufficient fixing, or deterioration of

the handle's components.

It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.




Finding 3.07

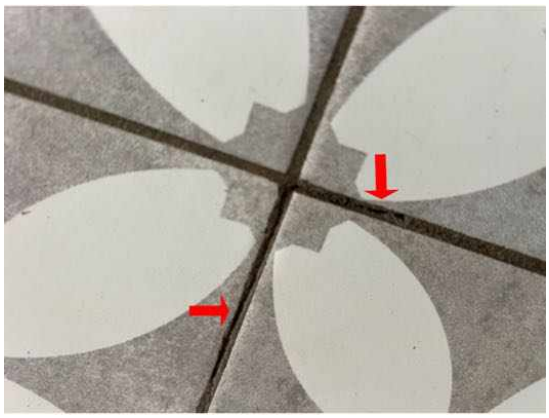
Building:	Main Building
Location:	Bedroom 3, Laundry
Finding:	Flyscreens - Missing
Information:	Flyscreens were found to be missing to the windows in this area at the time of inspection. Whether the flyscreens have not been installed or have been removed post-installation, this missing building element detracts from the operational state of the window.

Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all missing building elements be replaced in order to ensure the full function of all building structures.

A general handyperson may be appointed to replace flyscreens at the discretion of the client.

Finding 3.08

Building:	Main Building
Location:	Laundry
Finding:	Grout - Missing
Information:	Grout is missing in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures. Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.



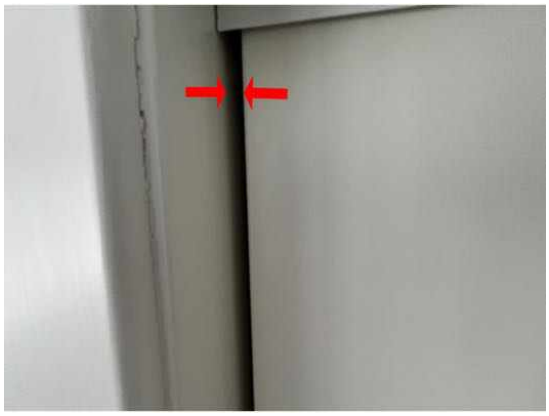
Finding 3.09

Building:	Main Building
Location:	Laundry, Bedroom - Master
Finding:	Doors - Striker plates misaligned. Doors rattle when closed.
Information:	The striker plates to a few doors throughout the home appear to have become misaligned and has consequently resulted in the door's operation being compromised. This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

Readjustment of the striker plate is recommended at client discretion. Works such as these can be completed by a general handyman or qualified carpenter.

Finding 3.10

Building:	Main Building
Location:	Bedroom 4, Bedroom - Master
Finding:	Robe Sliding door - not plumb
Information:	The sliding robe doors are not plumb with the wall when closed, resulting in visible misalignment. This issue is generally caused by improper track installation, frame movement, or an out-of-square opening. Misaligned robe doors can affect operation, closing functionality, and the overall finish. The responsible carpenter or installer should assess the issue and undertake corrective work as required to ensure the doors align properly within the opening.



Finding 3.11

Building: Main Building
Location: Bedroom 4
Finding: Mould - Present
Information: Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.

Finding 3.12

Building: Main Building
Location: Bathroom
Finding: Tap - Leaking

Information: The tap in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Finding 3.13

Building: Main Building
Location: Bathroom
Finding: Shower rail - Loose
Information: The shower rail was observed to be loose at its connection to the wall at the time of inspection. This condition is commonly caused by poor installation, deterioration of sealant, or movement in the fixture over time.

A shower rail may lead to water leakage behind the wall, potentially causing moisture damage and deterioration of associated building elements if left unmanaged.

It is recommended that a licensed plumber be engaged to assess and properly secure the spout to prevent further movement and potential water ingress.

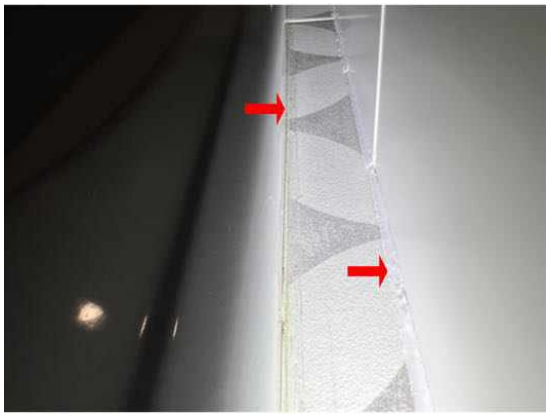
Finding 3.14

Building:	Main Building
Location:	Bathroom, Ensuite - Guest, Ensuite - Master
Finding:	Sealant - degraded/missing
Information:	It was noted on inspection that sealant or grout is degraded/missing to this area.

Different materials move at different rates, generally causing cracking to grout or 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.

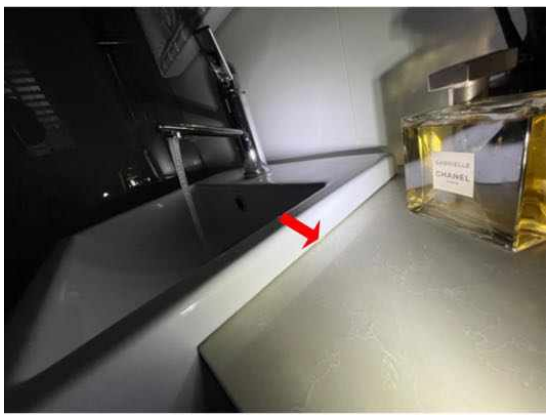
A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible









Finding 3.15

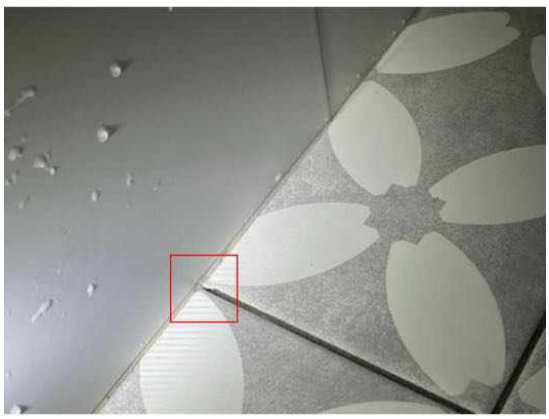
Building:	Main Building
Location:	Bathroom, Ensuite - Guest, Ensuite - Master
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

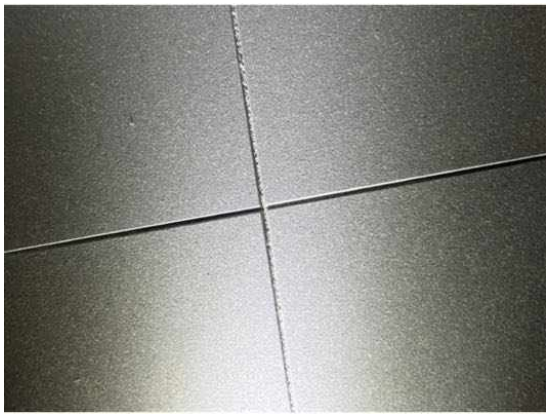
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

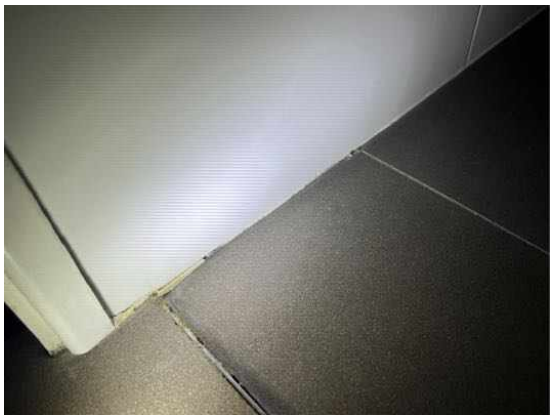
There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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 3.16

Building:	Main Building
Location:	Bathroom, Ensuite - Guest, Ensuite - Master
Finding:	Moisture in Shower
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.


Baseline


81.3

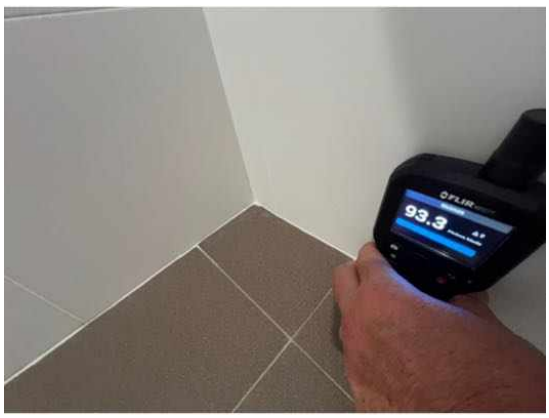

95.6


95.6


55.9
Baseline


79.2


87.6

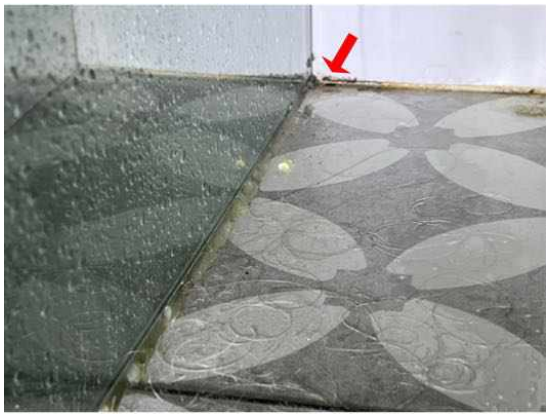

93.3

Finding 3.17

Building:	Main Building
Location:	Bathroom, Ensuite - Guest, Ensuite - Master
Finding:	Tap - Water hammer
Information:	This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged. A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.18

Building:	Main Building
Location:	Bathroom, Ensuite - Guest, Ensuite - Master
Finding:	Shower screen - active leak
Information:	A active leak was identified to the shower screen, likely due to deteriorated or inadequate sealant. If left unmanaged, water ingress may lead to damage to adjacent walls and flooring, as well as creating conditions conducive to mould growth. Resealing is recommended to restore a watertight seal and prevent further deterioration.



Finding 3.19

Building:	Main Building
Location:	Ensuite - Guest, Ensuite - Master
Finding:	Fitting or fixture - 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.

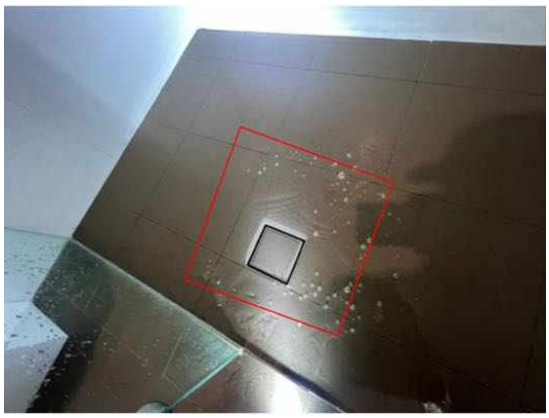
A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.

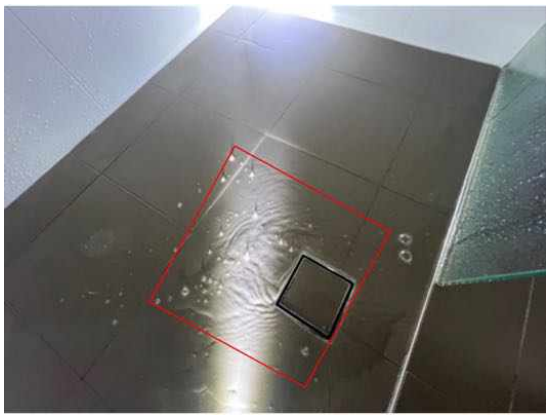
Finding 3.20

Building:	Main Building
Location:	Ensuite - Guest, Ensuite - Master
Finding:	Shower base - Water pooling
Information:	Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.





Finding 3.21

Building:	Main Building
Location:	Ensuite - Master
Finding:	Cavity Sliding Door - Out of Alignment
Information:	The cavity sliding door was noted to be misaligned or not running correctly within its floor or wall guide. This condition is typically caused by loose fixings, movement within the door frame, or lack of proper adjustment to the guide mechanism.

If left unadjusted, the door may scrape, jam, or fail to close properly over time.

A carpenter should be engaged to realign and adjust the door guide to ensure smooth and correct operation.

Finding 3.22

Building:	Main Building
Location:	Ensuite - Master
Finding:	Toilet seat - Loose
Information:	The toilet seat 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 handy person or plumber should be appointed to perform these rectification works at discretion of the client.

Finding 3.23

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Missing in areas
Information:	Upon inspection of the roof void it was noted that insulation is not present in some areas

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and

preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.






Finding 3.24

Building:	Main Building
Location:	Roof Void
Finding:	Evidence of Vermin

Information: Evidence of pests or rodents faeces in the roof space at time of inspection. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents can not enter the roof space as easily.

Finding 3.25

Building: Main Building

Location: Exterior walls - front

Finding: Eave trims - Wood rot

Information: Wood rot was found to be affecting eave trims 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.

Finding 3.26

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Downpipe - Damage, conditions conducive to termites
Information:	The downpipe in this area shows visible damage, which hinders its ability to effectively direct water away from the building. This creates conditions conducive to termite activity by increasing the likelihood of water pooling around the foundation. Prolonged moisture retention can lead to structural degradation, soil erosion, or water ingress into lower building areas, all of which may attract and sustain termite infestations. The observed damage may be attributed to impact, corrosion, or general wear. It is recommended that a licensed roof plumber be engaged to inspect the downpipe and carry out necessary repairs or replacement as a priority to mitigate moisture-related risks and potential termite activity.




Finding 3.27

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Eave - mould spotting
Information:	Mould spotting was identified on sections of the eave lining at the time of inspection. The presence of mould is typically indicative of excessive moisture in the area, which may result from inadequate ventilation, roof leaks, or condensation buildup. If left unmanaged, mould growth can contribute to the deterioration of building materials and may indicate underlying moisture issues requiring further investigation. It is recommended that a registered builder assess the affected area to determine the source of moisture and undertake any necessary remedial works. Cleaning and treatment of the mould-affected areas may also be required by a suitably qualified professional.

Finding 3.28

Building:	Main Building
Location:	Exterior walls - left side, rear
Finding:	Gutter - Water staining
Information:	Water staining was evident in this area at the time of inspection to guttering. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

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

Where water staining is active, a licensed roof plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.

Finding 3.29

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Excessive Silicone - substandard
Information:	Excessive silicone was observed to the building element, This application appears to have been used as a waterproofing measure. While silicone can provide temporary sealing, excessive application is often indicative of substandard workmanship and may not be a long-term solution to prevent water ingress. If the underlying issue is inadequate drainage or waterproofing, reliance on excessive silicone may fail over time. It is recommended that a registered builder, roof plumber assess the installation to determine if additional remedial works are required to ensure adequate water management and long-term durability.

Finding 3.30

Building:	Main Building
Location:	Pergola
Finding:	Water leak - External
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally

caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.

Finding 3.31

Building:	Main Building
Location:	Pergola
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.




Finding 3.32

Building:	Main Building
Location:	Pergola
Finding:	Exterior roof - Insufficient fall
Information:	It was identified that there is insufficient fall or angle in the roofing structure, which is leading to pooling of water and an array of secondary related building defects. Such defects are likely to include material deterioration, leaks and/or corrosion of associated building materials.

The angle of the roof is insufficient to facilitate the effective drainage of rain water to the roof plumbing systems. Over time, if this defect is not addressed (potentially including structural changes to the roof), further building defects will develop.

Consultation with a roofing plumber or roofing restoration contractor is required for quotations regarding these works. Where water pooling is quite significant, structural alterations to the roof may potentially be expensive and time-consuming.

Finding 3.33

Building: Main Building

Location: Pergola

Finding: Polycarbonate sheeting - Damaged

Information: The polycarbonate sheeting has deteriorated as a result of exposure to weather conditions over a prolonged period of time. Exposure to elements, such as heavy rain and hailstorms, is likely to damage polycarbonate sheeting, which is not as strong as other roof coverings.

Further deterioration of the polycarbonate sheeting is likely to occur if left unmanaged. Such deterioration creates potential for water penetration and secondary damage to the internal roofing structure, accelerating deterioration of all associated building elements.

Repair and replacement of several sections of the sheeting is required. Appointment of a roofing restorer is required to perform these works as soon as possible to prevent any further damage being sustained.

Finding 3.34

Building: Main Building

Location: Exterior walls - right side

Finding: Plumbing components - Rusted or corroded

Information: The plumbing components 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 licensed plumber may be appointed to replace any plumbing elements that have been severely affected by rust or water damage.

Finding 3.35

Building:

Location: Roof Exterior -Main Building, Garage

Finding: Gutters - Water pooling

Information: Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.






Finding 3.36

Building:

Location: Roof Exterior -Main Building, Garage

Finding: Gutters - Blocked

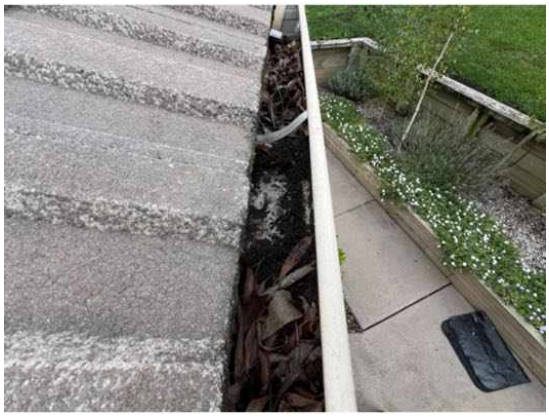
Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any

debris which may rest on top of or filter through the gutter guard.

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

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



Finding 3.37

Building:

Location: Roof Exterior -Main Building, Garage

Finding: Trees - Overhanging and filling gutters

Information: Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

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

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

Finding 3.38

Building:

Location: Roof Exterior -Main Building, Garage

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 3.39

Building:	Main Building
Location:	Roof Exterior
Finding:	Excessive Silicone - substandard
Information:	Excessive silicone was observed to the building element, This application appears to have been used as a waterproofing measure. While silicone can provide temporary sealing, excessive application is often indicative of substandard workmanship and may not be a long-term solution to prevent water ingress. If the underlying issue is inadequate drainage or waterproofing, reliance on excessive silicone may fail over time, leading to potential water penetration into the living area.

It is recommended that a registered builder, roof plumber assess the installation to determine if additional remedial works are required to ensure adequate water management and long-term durability.




Finding 3.40

Building:	Main Building
Location:	Roof Exterior
Finding:	Pest ingress
Information:	An external hole was located at the time of inspection. This hole appears to be large enough to allow bird rodent or other pest ingress creating the potential for nesting or infestation of live animals.

To ensure no such infestation occurs this hole should be adequately covered. Holes such as these are also likely to attract rain penetration which may lead to subsequent water damage to associated structures if left unmanaged.

Finding 3.41

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof flashing - non-standard
Information:	The roof flashing that has been installed does not appear to comply with current building practice. However the flashing appears to be in an acceptable condition and is fulfilling its purpose in ensuring the roof covering is weather-tight. Whilst retrospective fixing is not required if flashing begins to come loose from its fixing or deteriorates as evidenced by roof leaks a roofing plumber should be appointed immediately to replace the building element.

Finding 3.42

Building: Garage
Location: Garage
Finding: Ceiling - Shadowing
Information: The ceiling lining to this area exhibits widespread linear shadowing and uneven surface discolouration consistent with plasterboard joint ghosting. This type of marking commonly develops along sheet joints and framing lines where slight differences in surface temperature, insulation coverage, or paint absorption occur. Over time, fine airborne dust and minor condensation patterns can highlight these areas, making the joints more visible.

No distinct water staining patterns, bubbling, sagging, or material breakdown were observed to suggest active roof leakage at the time of inspection. The ceiling surface appeared firm and intact.

This condition is generally aesthetic in nature rather than structural. Ongoing monitoring is recommended, and if further darkening, softening of the lining, or progressive staining occurs, further investigation should be undertaken to exclude concealed moisture ingress.

Finding 3.43

Building: Garage
Location: Shed
Finding: Building element - Damaged
Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

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:	Bathroom, Ensuite - Guest, Ensuite - Master
Finding:	Moisture in Shower (Photos shown in previous defect section)
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

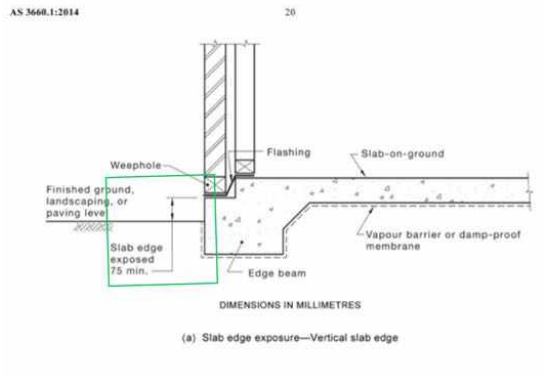
As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.


AS 3660.1:2014
20
Flashing
Slab-on-ground
Weephole
Finished ground, landscaping, or paving level
Vapour barrier or damp-proof membrane
Slab edge exposed 75 min.
Edge beam
DIMENSIONS IN MILLIMETRES
(a) Slab edge exposure—Vertical slab edge

Finding 6.03

Building: Main Building
Location: All External 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.

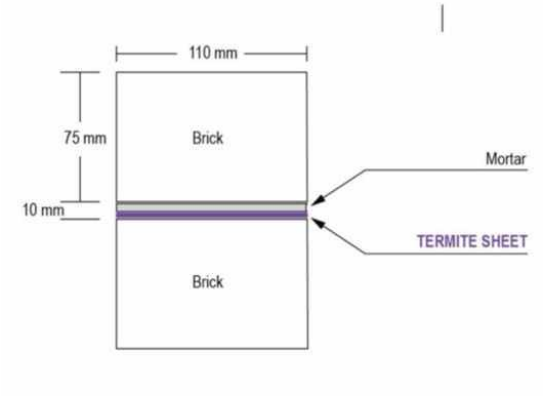
Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

Finding 6.04

Building: Main Building
Location: Porch, Alfresco
Finding: Bridging of termite barrier - brick piers.
Information: Brick pier that are attached from ground to structure without a visible inspection zone (barrier 75mm AFL) causes a bridging point. 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 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to Buildings.
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector







Finding 6.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Downpipe - Damage, conditions conducive to termites (Photos shown in previous defect section)
Information:	The downpipe in this area shows visible damage, which hinders its ability to effectively direct water away from the building. This creates conditions conducive to termite activity by increasing the likelihood of water pooling around the foundation. Prolonged moisture retention can lead to structural degradation, soil erosion, or water ingress into lower building areas, all of which may attract and sustain termite infestations. The observed damage may be attributed to impact, corrosion, or general wear. It is recommended that a licensed roof plumber be engaged to inspect the downpipe and carry out necessary repairs or replacement as a priority to mitigate moisture-related risks and potential termite activity.

Finding 6.07

Building:	Main Building
Location:	Pergola
Finding:	Water leak - External (Photos shown in previous defect section)
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage. Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours. It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.

Finding 6.08

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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

Finding 6.09

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were observed around the perimeter of the building, obstructing visual inspection of lower wall areas and providing potential concealed termite entry points.

Raised soil levels and retained moisture from watering can allow termites to access wall cavities or weep holes undetected, while timber edging materials may further encourage activity.

It is recommended that garden beds be reduced or cleared from the building perimeter, or that regular timber pest inspections be carried out in accordance with AS 4349.3 or AS 3660.2 to monitor risk.

Finding 6.10

Building:	Main Building

Location: Shed

Finding: Vegetation Against Building - Conducive to Termite Activity

Information: Vegetation and trees were observed in direct contact or in close proximity to the building at the time of inspection. This condition creates a conducive environment for termite activity by providing concealed access points, retaining moisture against the structure, and reducing ventilation. Additionally, vegetation can contribute to organic debris buildup, further increasing the risk of pest infestation.

It is recommended that all vegetation be trimmed back to allow adequate clearance from the building. Ongoing maintenance is advised to reduce the risk of termite activity and improve ventilation around the structure. Regular termite inspections should also be conducted to monitor for any signs of infestation.

Finding 6.11

Building: Main Building

Location: Roof Exterior

Finding: Gutters - Blocked (Photos shown in previous defect section)

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 6.12

Building:	Yard
Location:	The Site
Finding:	Stumps, Dead or Decayed Trees - conductive conditions
Information:	Stumps and/or dead or decaying trees were observed within the property boundary during the inspection. These elements are recognised as significant conducive conditions, as they retain moisture and provide a cellulose-rich environment ideal for sustaining termite activity. Even in the absence of visible termite workings at the time of inspection, decayed timber material can support undetected subterranean termite harbourage, particularly when located in close proximity to the dwelling. The risk of concealed termite ingress into structural timbers is increased when such materials are not removed or managed appropriately. The client is advised to consult a licensed pest management professional to assess the site and determine whether treatment or removal of the stumps or trees is required. Ongoing timber pest inspections should be maintained at regular intervals to monitor for any future activity.

Finding 6.13

Building:	Yard
Location:	The Site
Finding:	Timber Pest Risk – Trees Within 50m of Dwelling
Information:	Mature trees were identified within 50 metres of the dwelling. The presence of trees in close proximity to the structure increases the risk of termite activity, as trees provide a natural food source and nesting environment for termites. Tree roots can also contribute to excessive moisture retention in the soil, creating conducive conditions for timber pest activity. Regular monitoring for signs of termite activity is advised. A licensed pest inspector

should be engaged to assess the area and provide further recommendations on risk mitigation and management.

Evidence of fungal decay activity and/or damage

Finding 7.01

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

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

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is

therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

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

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered/Licensed Builder

- 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 when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

All room numbers are labeled from right to left as walking through the property from the front door through each level.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

No access was available to the roof void to the garage at the time of inspection. A visual inspection was not carried out. It is recommend to remove obstructions and organise for a re-inspection.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in GOOD condition. It does however have 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.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. 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.

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

ADDITIONAL INVASIVE AND NON INVASIVE TESTS
These tests involve the use of limited invasive techniques or additional specialist equipment intended to

allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

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.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Shed
Location:	Shed
Finding:	No Access
Information:	Access to this area was restricted at the time of inspection, preventing a full assessment. The condition of any concealed elements could not be determined, and defects may exist that were not visible during the inspection. Further inspection is recommended once access is made available.

Noted Item

Building:	Main Building
Location:	
Finding:	FYI - Obstructions and Limitations
Information:	Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations. These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section. It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable. As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building: Main Building
Location:
Finding: FYI - Taps, drainage and toilets tested
Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

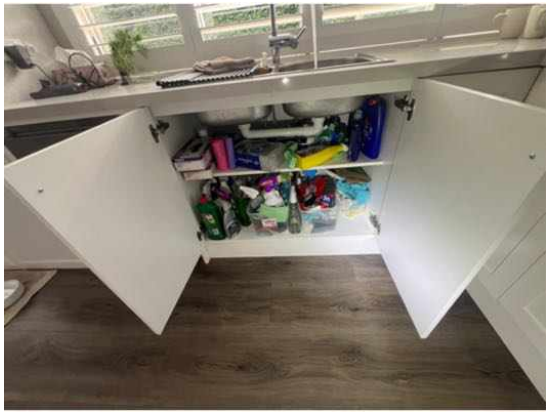
Building: Main Building
Location:
Finding: FYI - Windows and doors were tested for operations
Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

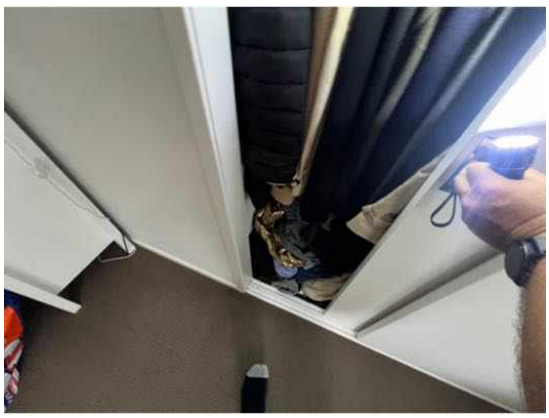
Unless identified in a seperate items, no rememedial work is required on these items.

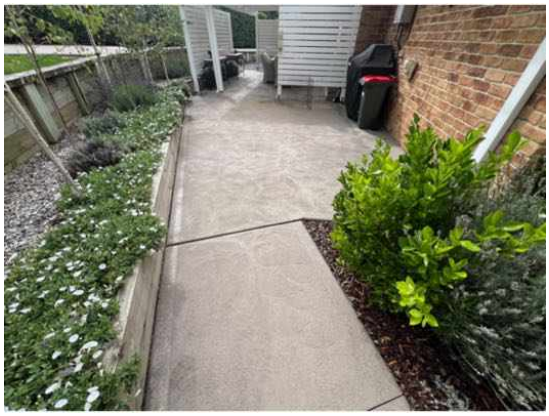
Photos may be shown in additional photos section.

Noted Item

Building:	Main Building
Location:	
Finding:	FYI - Additional Photos
Information:	Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.





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B26


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Slight sag


FRAGILE

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

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.

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.