Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Feb 2026

Property Address: 1691 Coramba Rd, Megan NSW 2453, Australia

Contents

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

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

Original Inspection Date:	Thu, 26 Feb 2026
Modified Date:	Fri, 27 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1691 Coramba Rd, Megan NSW 2453, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Dean Huxley Ph: 0410 535 121 Email: Yamba@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Yamba)
Company Address and Postcode:	Yamba 2464
Company Email:	Yamba@jimsbuildinginspections.com.au
Company Contact Numbers:	0410 535 121

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

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

This inspection is limited to the main dwelling. All out building, sheds or any structure that is not the main dwelling is out of the scope of works for this inspection.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also 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	Rural
Company or Strata title	Unknown
Floor	Brick Stumps or Piers, Concrete, Masonry Foundations, Slab - Suspended Slab, Stumps, Suspended Timber Frame, Timber Stumps, Timber with concrete areas, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North West
Other Building Elements	Garage, Fence - Post and Rail Construction, Fence - Perforated Materials / Wire Mesh, Carport, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, Fascias, Floorboards, Landscaping Timbers and Construction, Skirting Boards, Stumps, Veranda Posts, Weatherboards, Internal Joinery, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Five Storey
Walls	Timber Framed and Clad, Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Posts

- Roof Void - Part

- Subfloor - Part

- Roof Exterior - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - Part.

- Subfloor - Part.

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:

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Ceiling linings

- Decking

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Landscaping

- Overhanging vegetation

- Patio

- Porch

- Rugs

- Sarking

- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

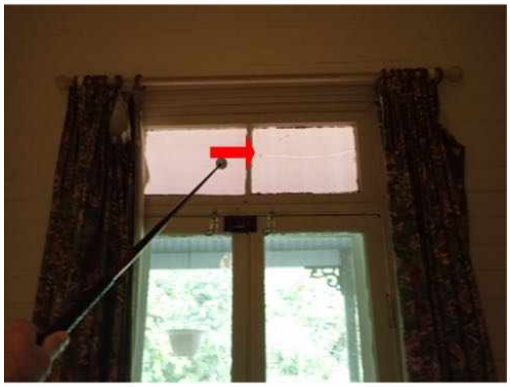
Safety Hazard

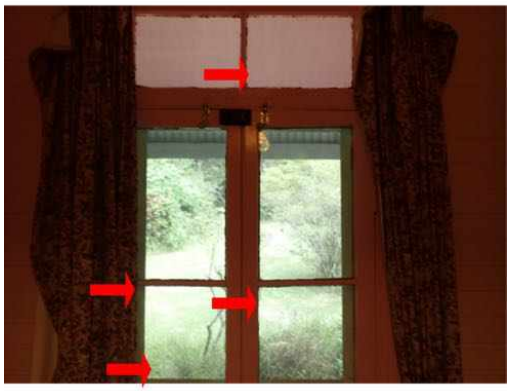
Finding 1.01

Building:	Main Building
Location:	Living Room
Finding:	Insufficient Fireplace Hearth and Damaged Tiles
Information:	The fireplace hearth was found to be too small and does not appear to extend sufficiently beyond the fireplace opening in accordance with current safety requirements. Damaged and cracked tiles were also noted to the hearth surface. In simple terms, the hearth in front of the fireplace is too small and the tiles are damaged. An undersized hearth may not provide adequate protection to surrounding flooring from heat or embers. It is recommended that a qualified builder assess and enlarge the hearth to meet current standards, and that a licensed tiler replace the damaged tiles as required. Rectification should be undertaken to improve safety and durability and can be arranged at the owner's discretion.

Finding 1.02

Building:	Main Building
Location:	All Areas
Finding:	Cracked Window Panes to Bedroom Doors
Information:	Cracked glass panes were identified to the window sections within the bedroom doors. The glazing is fractured and may be weakened, increasing the risk of further cracking or breakage. In simple terms, the glass in the bedroom doors is cracked. This type of damage is commonly caused by impact or stress to the glass. Cracked glazing may present a safety concern if it shatters. It is recommended that a qualified glazier remove and replace the damaged panes. Repairs can be undertaken at the owner's discretion to restore safety and functionality.





Finding 1.03

Building:	Main Building
Location:	Rear timber patio area
Finding:	Timber Patio Handrail/Balustrade Weathered with Two Broken Stainless Steel Wires
Information:	The timber patio handrail/balustrade was observed to be in a weathered condition, with two broken stainless steel wire infill strands identified. Deterioration of balustrade components and broken wires may reduce the effectiveness and safety of the barrier system. In plain terms, the patio railing is worn from weather exposure and two of the steel wires are broken, which may pose a safety concern. Possible causes include prolonged exposure to the elements, tension fatigue in the wires, corrosion at fixings, and lack of maintenance. It is recommended that the broken wires be replaced and the timber components repaired, re-coated, or replaced as required to maintain safety and durability. Works should be carried out by a licensed builder or suitably qualified carpenter. Rectification is recommended at the owner's discretion.






Major Defect

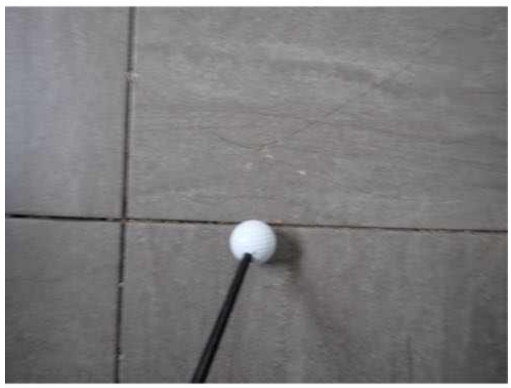
Finding 2.01

Building:	Main Building
Location:	Entry door
Finding:	Elevated Moisture Readings and Possible Water Staining – Back Entry Door Area
Information:	Higher than normal moisture meter readings were recorded to the wall and ceiling behind and around the back entry door, with possible water staining noted to the same area. In simple terms, elevated moisture levels were detected near the back door and there are signs that water may have been present. Silicone sealant work was

observed to the roof cladding above this location, which may indicate previous attempts to address a leak. The source and extent of moisture ingress could not be fully determined at the time of inspection. If ongoing, moisture ingress may result in deterioration of wall linings, framing and finishes. It is recommended that a licensed roofing contractor inspect the roof cladding and flashing above the affected area to confirm watertightness, and that a qualified builder investigate the internal moisture source and carry out repairs as required. Further investigation should be undertaken to determine whether the issue is active or historical, with rectification arranged at the owner's discretion.

Finding 2.02

Building:	Main Building
Location:	Laundry, toilet, and entry hall
Finding:	Cracked and Drummy Floor Tiles with Missing/Deteriorated Grout – Bathroom, Laundry and Entry Hall
Information:	Cracked and drummy (hollow sounding) floor tiles were identified to the bathroom, laundry and entry hall, along with areas of missing and deteriorated grout. The hollow sound indicates possible loss of adhesion between the tiles and the underlying substrate. In simple terms, some tiles are cracked, sound hollow underfoot and the grout between them is missing or breaking down. This condition is commonly associated with substrate movement, inadequate adhesive coverage, age-related wear and moisture exposure. If left unaddressed, tiles may loosen further, crack or allow moisture to penetrate beneath the tiled surface. It is recommended that a licensed tiler assess the affected areas, replace damaged or loose tiles and reinstate grout as required. Rectification should be undertaken to prevent further deterioration and can be arranged at the owner's discretion.



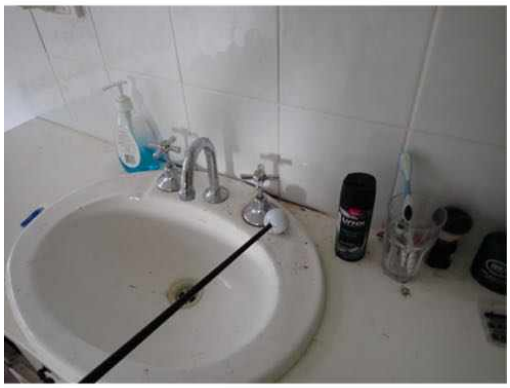


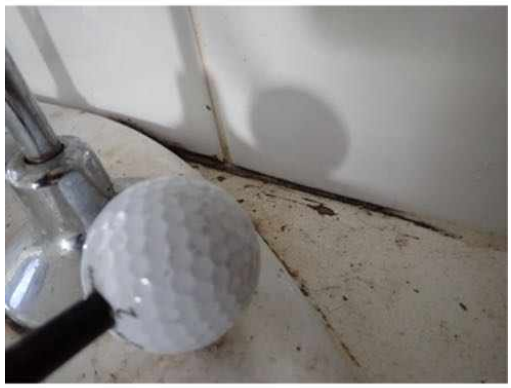
Finding 2.03

Building:	Main Building
Location:	Bathroom
Finding:	Deteriorated Grout and Silicone Around Bath Hob and Poor Tile Installation
Information:	Deteriorated grout and silicone sealant were identified around the bath hob, along with evidence of poor tile installation. The grout and sealant are cracked and breaking down, and tile alignment and finish appear substandard. In simple terms, the grout and silicone around the bath are worn out and the tiles have not been installed neatly or correctly. This condition is commonly associated with workmanship issues, age and ongoing moisture exposure. If left unaddressed, water may penetrate behind tiles and into adjoining wall or floor structures, potentially leading to further damage. It is recommended that a licensed tiler assess the affected area, rectify defective tiling and replace grout and silicone as required to ensure a watertight and compliant finish. Rectification can be undertaken at the owner's discretion.

Finding 2.04

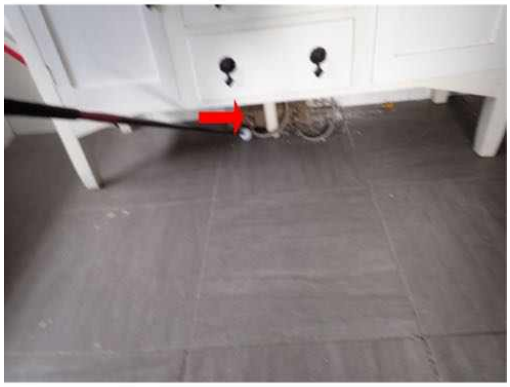
Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Vanity Cupboard in Poor Condition
Information:	The bathroom vanity cupboard was found to be in poor condition. Defects observed include deteriorated silicone, drawers and doors that are difficult to open, poorly installed plumbing, and missing tiles where plumbing penetrations have been carried out. In simple terms, the vanity unit is run down, the silicone is failing, the drawers and doors don't operate properly, the plumbing installation appears substandard and tiles are missing around pipework. This condition is commonly associated with poor workmanship and age-related wear. If left unaddressed, continued deterioration and potential moisture ingress may occur within the cabinet and surrounding wall areas. It is recommended that a licensed plumber rectify the plumbing installation, that a licensed tiler reinstate missing tiles and sealing, and that a qualified cabinetmaker or carpenter repair or replace the vanity unit as required. Rectification can be undertaken at the owner's discretion to restore functionality and prevent further deterioration.











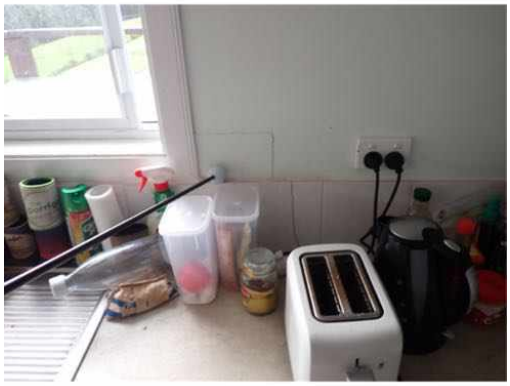

Finding 2.05

Building:	Main Building
Location:	Living Room
Finding:	Replacement Aluminium Window Poorly Installed
Information:	A replacement aluminium window was observed to be poorly installed. The installation appears substandard, with deficiencies noted in alignment, finishing and/or sealing. In simple terms, the window has not been fitted properly. Poor installation may affect weatherproofing, operation and long-term performance of the window assembly. If left unaddressed, defects in installation may allow moisture ingress or lead to movement and further deterioration. It is recommended that a qualified builder or window installer assess the installation and carry out rectification works to ensure the window is

properly secured, sealed and compliant with relevant standards. Rectification can be undertaken at the owner's discretion.

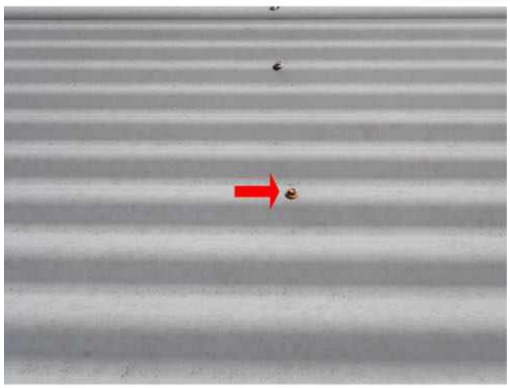
Finding 2.06

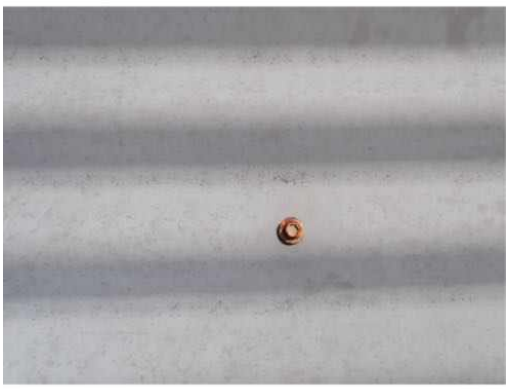
Building:	Main Building
Location:	Kitchen
Finding:	Crack to Kitchen Tiled Splashback and Plaster Above
Information:	A crack was identified to the kitchen tiled splashback and the plaster wall above. Cracking in these areas may be associated with building movement, substrate movement, or shrinkage and, if left unaddressed, may allow moisture ingress behind the tiled surface. In plain terms, there is a visible crack in the kitchen tiles and the wall above, which could worsen over time and allow water to get in. Possible causes include settlement, movement in the wall framing, or poor installation. It is recommended that the crack be further assessed and repaired as required, with tiles re-fixed and plaster patched as necessary. Repairs should be carried out by a licensed builder or suitably qualified tiler and plasterer. Rectification is recommended at the owner's discretion to prevent further deterioration.



Finding 2.07

Building:	Main Building
Location:	Roof Exterior
Finding:	External Roof Cladding in Fair Condition – Although Defects Identified.
Information:	The majority of the external roof cladding was found to be in fair condition; however, rusted screw heads and multiple silicone patch repairs were identified. Rusted fixings may deteriorate over time and compromise the effectiveness of the roof sheeting, and silicone patching is generally considered a temporary repair method. In plain terms, the roof is generally okay but some screws are rusting and there have been patch-up repairs using silicone. Possible causes include age-related deterioration, weather exposure, and previous leak repairs. It is recommended that rusted fixings be replaced and patched areas monitored and properly repaired as required to ensure ongoing weatherproofing. Works should be carried out by a licensed roof plumber or suitably qualified roofing contractor. Rectification is recommended at the owner's discretion to prevent further deterioration.





Finding 2.08

Building:	Main Building
Location:	Rear stairs
Finding:	Rear Concrete Stair Treads Loose
Information:	The rear concrete stair treads were found to be loose under foot. Loose stair components may present a trip hazard and can worsen over time if not secured. In plain terms, the back steps move when stepped on and could become unsafe if not repaired. Possible causes include movement in the supporting structure, inadequate fixing, age-related deterioration, or ground movement. It is recommended that the stair treads be secured, repaired, or replaced as required to ensure stability and safety. Works should be carried out by a licensed builder or suitably qualified concreter. Rectification is recommended at the owner's discretion to maintain safety and prevent further deterioration.

Finding 2.09

Building:	Main Building
Location:	Rear stairs
Finding:	Major and Minor Cracking to Brickwork Beneath Rear Stairs
Information:	Major and minor cracks were identified in the brickwork beneath the rear stairs. Cracking of this nature may be associated with movement in the footing, settlement, loading from the stair structure, or general age-related deterioration. In plain terms, there are both large and small cracks in the bricks under the back stairs, which may indicate movement in the supporting area. Possible causes include ground movement, inadequate footing support, moisture changes in the soil, or long-term structural loading. It is recommended that the cracking be further assessed and repaired as required, and that the underlying cause be investigated if movement is ongoing. Works should be carried out by a licensed builder or suitably qualified bricklayer. Rectification is recommended at the owner's discretion to prevent further deterioration.

Finding 2.10

Building:	Main Building
Location:	Subfloor
Finding:	Building Mostly Re-Stumped – Remaining Timber Stumps at Front with Low Clearance
Information:	The building appears to have been re-stumped at some stage; however, a number of original timber stumps remain at the front of the building. Access to these front stumps was restricted due to low subfloor clearance, limiting the ability to fully inspect their condition at the time of assessment. Timber stumps in contact with or in close proximity to the ground are also considered conducive to timber pest attack and decay. Mixed stump types can result in differential movement over time, particularly where older timber supports remain in service. In plain terms, some supports have been replaced, but older timber stumps still remain at the front, the tight space underneath made it difficult to properly check them, and timber supports can attract termites over time. Possible causes include staged repair works, partial upgrades, age-related deterioration, and ground contact. It is recommended that the remaining timber stumps be further assessed where adequate access can be obtained and replaced if required, and that appropriate termite management measures be maintained. Works should be carried out by a licensed builder in conjunction with a licensed timber pest specialist as required. Rectification and further assessment are recommended at the owner's discretion to reduce the risk of movement, decay, or timber pest attack.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Entry door
Finding:	Back Entry Door in Need of General Maintenance
Information:	The back entry door was found to be in need of general maintenance. Minor wear, surface deterioration and age-related defects were observed to the door and/or associated hardware. In simple terms, the back door is worn and needs attention. This condition is commonly associated with age and weather exposure. If left unmaintained, deterioration may progress and affect operation and weatherproofing. It is recommended that a qualified carpenter or suitably qualified tradesperson carry out adjustments, repairs and re-coating as required. Maintenance can be undertaken at the owner's discretion to prevent further deterioration.

Finding 3.02

Building:	Main Building
Location:	Bathroom
Finding:	Deteriorated Grout and Silicone Around Bath Hob
Information:	Deteriorated grout and silicone sealant were identified around the bath hob. The grout and sealant are cracked, recessed and breaking down, reducing their effectiveness in preventing moisture penetration at junctions. In simple terms, the grout and silicone around the bath edge are worn and starting to fail. This condition is commonly associated with age, regular water exposure and minor movement. If left unaddressed, water may track behind tiles and into adjoining wall or floor structures, potentially leading to further damage. It is recommended that a licensed tiler remove and replace the affected grout and silicone to maintain a watertight seal. Repairs can be undertaken at the owner's discretion to prevent further deterioration.

Finding 3.03

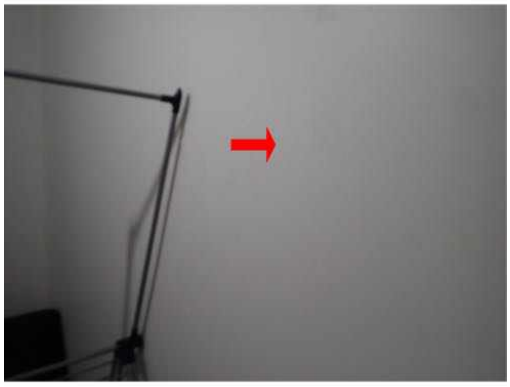
Building:	Main Building
Location:	Bathroom
Finding:	Loose Towel Rail to Bathroom
Information:	A loose towel rail was identified within the bathroom. The fixture is not securely fixed to the wall and moves when pressure is applied. In simple terms, the towel rail is wobbly. This condition is commonly caused by loose fixings, inadequate anchoring or general wear and tear. If left unaddressed, the rail may detach and cause damage to wall linings or tiles. It is recommended that a qualified handyman or carpenter re-secure the towel rail using appropriate fixings. Repairs can be undertaken at the owner's discretion.

Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Deteriorated Silicone Around Shower Area
Information:	Deteriorated silicone sealant was identified around the shower area. The sealant is cracked, separating and breaking down, reducing its effectiveness in preventing moisture penetration at wall and floor junctions. In simple terms, the silicone around the shower is worn out and failing. This condition is commonly associated with age, regular water exposure and cleaning products. If left unaddressed, water may penetrate behind tiles and into adjoining wall or floor structures, potentially leading to further damage. It is recommended that a licensed tiler or suitably experienced handyman remove and replace the affected silicone to maintain a watertight seal. Repairs can be undertaken at the owner's discretion to prevent further deterioration.

Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Minor Cracking and Loose Internal Cladding to Multiple Areas
Information:	Minor cracking and loose sections of internal wall cladding were identified at several locations throughout the building. The cracking appears consistent with minor settlement and age-related movement, and some sheets were not securely fixed. In simple terms, there are small cracks in the wall linings and some areas feel loose. This is a common condition in buildings of this age. If left unaddressed, cracking may widen and loose cladding may move further or detach. It is recommended that a qualified builder or carpenter re-secure loose sheets and repair cracked areas as required. Rectification can be undertaken at the owner's discretion to prevent further deterioration and maintain internal finishes.








Finding 3.06

Building:	Main Building
Location:	Front door
Finding:	Damage to Front Door Handle
Information:	Damage was identified to the front entry door handle. The handle shows signs of wear and/or impact damage which may affect its operation and overall security. In simple terms, the front door handle is damaged. This condition is commonly caused by age, frequent use or accidental force. If left unaddressed, the handle may become difficult to operate or fail. It is recommended that a qualified locksmith or suitably qualified tradesperson repair or replace the damaged handle as required. Rectification can be undertaken at the owner's discretion to maintain proper function and security.

Finding 3.07

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Aluminium Window in Average Condition
Information:	The aluminium window to the kitchen was operational at the time of inspection; however, it is in average condition with signs of general wear and age-related deterioration. While functional, components such as rollers, seals, tracks or hardware may require maintenance or replacement over time. In plain terms, the window works but is worn and may need attention in the future. Possible causes include normal ageing, weather exposure and lack of maintenance. It is recommended that the window and associated hardware be serviced and maintained as required to ensure continued operation. Repairs or servicing should be carried out by a licensed builder or suitably qualified tradesperson experienced in window repairs. Maintenance and any upgrades are recommended at the owner's discretion.

Finding 3.08

Building:	Main Building
Location:	Kitchen
Finding:	Damaged Sliding Door Jamb – Base
Information:	Damage was identified to the lower section of the sliding door jamb. Deterioration at

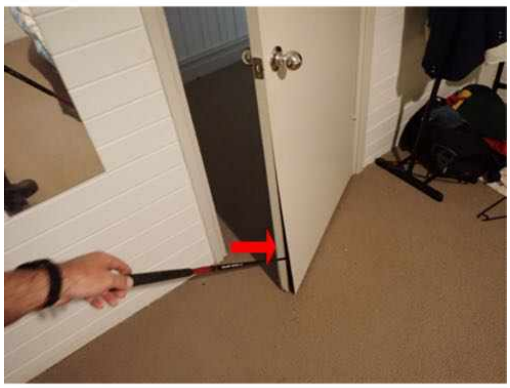
the base of door frames is commonly associated with impact damage, moisture exposure, or general wear and tear. If left unaddressed, the damage may worsen and affect the operation of the door or allow moisture ingress. In plain terms, the bottom of the sliding door frame is damaged and may continue to deteriorate if not repaired. It is recommended that the affected section be repaired or replaced as required to maintain structural integrity. Repairs should be carried out by a licensed builder or suitably qualified carpenter. Rectification is recommended at the owner's discretion.

Finding 3.09

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen in Fair Condition – General Wear
Information:	The kitchen was found to be in fair overall condition; however, defects were identified including deteriorated silicone to the tiled splashback/benchtop junction, delaminated bench top edging and a missing cupboard door. The condition observed is consistent with general wear and tear and a lack of routine maintenance. Failed silicone can allow moisture penetration behind cabinetry and wall linings, potentially leading to swelling or further deterioration over time. In plain terms, the kitchen is generally okay but shows signs of age and use, the sealant along the bench has worn out, and one cupboard door is missing. Possible causes include age-related deterioration, regular use, and lack of general maintenance. It is recommended that the silicone be removed and replaced and the missing door repaired or replaced as required. Works should be carried out by a licensed builder, cabinet maker or suitably qualified tradesperson. Rectification is recommended at the owner's discretion to prevent further deterioration.

Finding 3.10

Building:	Main Building
Location:	Bedroom
Finding:	Internal Bedroom Door – Damaged Ply Skin
Information:	The internal bedroom door was found to have a damaged ply skin, with the outer laminate layer separating from the core material. Delamination of door skins is commonly associated with impact damage, moisture exposure, or general wear and tear. If left unaddressed, the damage may worsen and affect the appearance and serviceability of the door. In plain terms, the outer layer of the bedroom door is peeling off and the door is deteriorating. Possible causes include impact, humidity, or age-related deterioration. It is recommended that the door be repaired or replaced as required. Works should be carried out by a licensed builder or suitably qualified carpenter. Rectification is recommended at the owner's discretion.



Finding 3.11

Building:	Main Building
Location:	Rear timber patio area
Finding:	Timber Decking in Weathered Condition
Information:	The timber decking was observed to be in a weathered condition with signs of surface deterioration consistent with prolonged exposure to the elements and general wear and tear. Weathered decking may deteriorate further if not maintained and can lead to splitting, cupping or decay over time. In plain terms, the deck timber is worn from age and weather and will continue to deteriorate if not maintained. Possible causes include sun exposure, moisture, lack of regular sealing or coating, and general ageing. It is recommended that the decking be cleaned, sanded and re-coated, and that any damaged boards be repaired or replaced as required. Works should be carried out by a licensed builder or suitably qualified carpenter. Maintenance and any upgrades are recommended at the owner's discretion.

Finding 3.12

Building:	Main Building
Location:	Timber fascia boards
Finding:	Timber Fascia Boards in Weathered Condition – Several Locations
Information:	Timber fascia boards were observed to be in a weathered condition at several locations, with surface deterioration consistent with age, exposure to the elements,

and general lack of maintenance. Weathered fascia boards may continue to deteriorate over time and can lead to splitting, paint failure, or decay if not maintained. In plain terms, several of the fascia boards are worn from weather exposure and will worsen without upkeep. Possible causes include prolonged sun and moisture exposure and lack of regular painting or sealing. It is recommended that the affected fascia boards be prepared and re-coated, and any deteriorated sections repaired or replaced as required. Works should be carried out by a licensed builder or suitably qualified carpenter. Maintenance and any repairs are recommended at the owner's discretion to prevent further deterioration.

Finding 3.13

Building:	Main Building
Location:	External walls
Finding:	Timber Cladding in Fair Condition for Age
Information:	The timber cladding was found to be in fair condition for the age of the building; however, several areas of age-related deterioration were observed. Deterioration of external cladding may include surface weathering, minor splitting, paint breakdown, or early-stage decay and may worsen over time if not maintained. In plain terms, the cladding is generally reasonable for its age but shows signs of wear and ageing in a few areas. Possible causes include prolonged exposure to sun and moisture, natural ageing, and lack of regular maintenance. It is recommended that the affected areas be prepared, repaired, and re-coated as required, and that any deteriorated sections be

replaced where necessary. Works should be carried out by a licensed builder or suitably qualified carpenter. Maintenance and any repairs are recommended at the owner's discretion to prevent further deterioration.

Finding 3.14

Building:	Main Building
Location:	External window
Finding:	Timber Windows – Age-Related Deterioration
Information:	The timber windows were observed to have age-related deterioration, including surface weathering and general wear consistent with the age of the building. Deterioration of timber windows may lead to paint failure, minor splitting, or early-stage decay if not maintained. In plain terms, the timber windows are showing signs of ageing and wear and will continue to deteriorate without upkeep. Possible causes include prolonged exposure to sun and moisture and lack of regular maintenance. It is recommended that the windows be prepared and re-coated, and that any deteriorated sections be repaired or replaced as required. Works should be carried out by a licensed builder or suitably qualified carpenter. Maintenance and any repairs are recommended at the owner's discretion to prevent further deterioration.

Finding 3.15

Building:	Main Building
Location:	Front door and bedroom doors
Finding:	Front and Bedroom Door Sills in Weathered Condition
Information:	The front door and bedroom door sills were observed to be in a weathered condition with surface deterioration consistent with age, foot traffic and exposure to the elements. Weathered sills may continue to deteriorate over time and can lead to paint failure, minor splitting or decay if not maintained. In plain terms, the bottoms of the door frames are worn and showing signs of ageing and use. Possible causes include regular use, moisture exposure and lack of maintenance. It is recommended that the affected sills be prepared and re-coated, and any deteriorated sections repaired or replaced as required. Works should be carried out by a licensed builder or suitably qualified carpenter. Maintenance and any repairs are recommended at the owner's discretion to prevent further deterioration.

Finding 3.16

Building:	Main Building
Location:	Left hand side of building
Finding:	Minor Step Cracking to Blockwork – Left Hand Side of Building
Information:	Minor step cracking was identified in the blockwork to the left-hand side of the building. Step cracking in masonry can be associated with movement in the footing, foundation settlement, or thermal expansion and contraction. In plain terms, there is a small crack following the mortar joints in the block wall on the left side of the house. Possible causes include minor ground movement, footing movement, or normal material movement over time. It is recommended that the cracking be monitored for any signs of progression and repaired as required to prevent moisture ingress. Repairs should be carried out by a licensed builder or suitably qualified bricklayer. Rectification and monitoring are recommended at the owner's discretion.

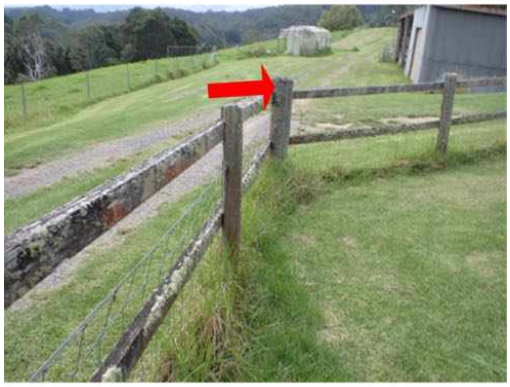
Live Timber Pest Activity

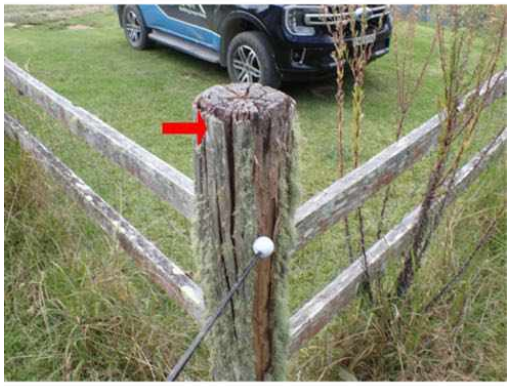
No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Timber fence around building
Finding:	Timber Fence in Poor Condition – Timber Pest Damage and Wood Rot
Information:	The timber fence surrounding the building was standing at the time of inspection; however, it was observed to be in poor condition with evidence of timber pest damage and wood rot. This condition is common with a property of this age. Deterioration of fencing timbers may lead to reduced stability and ongoing decay if not addressed. In plain terms, the fence is still upright but is in rough shape, with rot and insect damage present, which is typical for an older fence. Possible causes include prolonged exposure to the elements, ground contact, age-related deterioration, and timber pest activity. It is recommended that the fence be repaired or replaced as required. Works should be carried out by a licensed builder or suitably qualified fencing contractor. Rectification is recommended at the owner's discretion to maintain safety and durability.








Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Subfloor and perimeter of building
Finding:	Timber in Direct Contact with Ground and Stored Timber – Conditions Conducive to Timber Pest Attack
Information:	Areas were identified where timber elements, including timber stumps, are in direct contact with the ground, and stored timber was also noted in contact with soil. Timber-to-ground contact and stored timber against or on the ground create

conditions conducive to timber pest attack and increase the risk of decay due to moisture exposure. In plain terms, some structural timbers and stored wood are touching the soil, which makes them more likely to attract termites and rot over time. Possible causes include original construction methods, landscaping changes, ground level build-up, or storage practices. It is recommended that adequate ground clearance be established and maintained between soil and timber components, and that stored timber be removed or relocated off the ground and away from the building. A licensed builder should address any affected structural elements, and a licensed timber pest specialist should assess and advise as required. Rectification is recommended at the owner's discretion to reduce the risk of timber pest attack and deterioration.

Finding 6.02

Building:	Main Building
Location:	Subfloor
Finding:	Missing Ant Caps – Multiple Locations
Information:	Ant caps were not present at multiple locations to timber supports. The absence of ant caps reduces the ability to detect and deter concealed termite entry into the building. In plain terms, there are no visible termite barriers on several timber supports, which can make it easier for termites to enter unnoticed. Possible causes include original construction practices, alterations, or removal during past works. It is recommended that appropriate termite management measures be installed in accordance with current standards. Works should be carried out by a licensed builder in conjunction with a licensed timber pest specialist. Rectification is recommended at the owner's discretion to reduce the risk of concealed timber pest attack.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Subfloor
Finding:	Minor Isolated Wood Rot to Subfloor Flooring – Bathroom Area

Information: Isolated areas of timber decay were identified to the subfloor flooring system, particularly beneath the bathroom area. Timber deterioration in wet areas is commonly associated with prolonged moisture exposure and is a common defect in homes of this age. If left unaddressed, decay may progress and impact the structural integrity of the flooring system. In plain terms, some of the timber under the bathroom has rotted, likely due to moisture over time, and could worsen if not repaired. Possible causes include historical or ongoing moisture ingress, inadequate ventilation to the subfloor, plumbing leaks, or failed waterproofing. It is recommended that the affected timbers be further assessed and repaired or replaced as required, and that the moisture source be identified and rectified. Repairs should be carried out by a licensed builder, with plumbing assessed by a licensed plumber if leaks are suspected. Rectification is recommended at the owner's discretion to prevent further deterioration.

Finding 7.02

Building: Main Building

Location: Side sliding door

Finding: Wood Rot to Base of Sliding Door Architrave

Information: Timber decay was identified to the lower section of the sliding door architrave. Wood rot in this area is commonly associated with prolonged moisture exposure and may continue to deteriorate if not addressed. While architraves are generally non-structural, ongoing decay can affect appearance and may indicate moisture ingress issues. In plain terms, the bottom of the sliding door trim has rotted due to moisture and will worsen if not repaired. Possible causes include water ingress, failed seals, or lack of maintenance. It is recommended that the affected architrave be repaired or replaced as required and that the moisture source be identified and rectified. Works should be carried out by a licensed builder or suitably qualified carpenter. Rectification is recommended at the owner's discretion to prevent further deterioration.

Finding 7.03

Building:	Main Building
Location:	Rear decked area
Finding:	Wood Rot to Timber Lattice and Surrounding Framing
Information:	Timber decay was identified to the lattice and adjacent timber framing. Wood rot in these areas is commonly associated with prolonged moisture exposure and lack of maintenance and may continue to deteriorate if not addressed. In plain terms, the lattice and the timber around it have rotted and will worsen over time if not repaired. Possible causes include weather exposure, water runoff, ground moisture, and failed coatings. It is recommended that the affected lattice and framing be repaired or replaced as required and that protective coatings be reinstated. Works should be carried out by a licensed builder or suitably qualified carpenter. Rectification is recommended at the owner's discretion to prevent further deterioration.

Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	All Areas
Finding:	Minor Timber Borer Damage to Internal Architraves and Cladding
Information:	Minor timber borer damage was identified to internal architraves and wall cladding at several areas. Evidence of small flight holes and surface damage was observed consistent with past or possible timber borer activity. In simple terms, there are small holes in some of the internal timber trims and wall boards caused by borers. This condition is commonly found in older timber elements. The activity appeared minor at the time of inspection; however, the current activity status could not be fully confirmed. It is recommended that a licensed timber pest controller assess the affected areas to determine whether the infestation is active and provide treatment recommendations if required. Localised timber repairs or replacement by a qualified carpenter may also be necessary depending on the extent of damage. Rectification can be undertaken at the owner's discretion.

Finding 8.02

Building:	Main Building
Location:	Kitchen
Finding:	Wood Borer Damage to Kitchen Floorboards
Information:	Evidence of timber borer activity was identified to the upper surface of the kitchen floorboards. Timber pest damage can weaken the affected boards and, if active, may continue to cause deterioration. In plain terms, small insects have damaged the timber flooring and it may worsen if not treated. Possible causes include past or current timber borer infestation, elevated moisture levels, or untreated timber. It is recommended that the affected area be assessed to determine whether the infestation is active and treated if required, with damaged boards repaired or replaced as necessary. A licensed timber pest specialist should assess and treat, with repairs carried out by a licensed carpenter. Rectification is recommended at the owner's discretion.

Finding 8.03

Building:	Main Building
Location:	Subfloor
Finding:	Wood Borer Activity to Subfloor Timbers and Floorboards
Information:	Wood Borer Activity to Subfloor Timbers and Floorboards

Evidence of timber borer activity was identified to subfloor timbers and floorboards at multiple locations spread throughout the subfloor area, with a greater degree of damage than typically considered isolated. Timber pest damage of this nature may significantly reduce the integrity of affected members and, if active, may continue to cause further deterioration. In plain terms, there is widespread insect damage to a number of timbers under the house and this can weaken the flooring system if not properly treated and repaired. Access to some areas of the subfloor was restricted due to inadequate clearance, and as such, the full extent of damage may not have been visible at the time of inspection. Possible causes include prolonged elevated subfloor moisture levels, inadequate ventilation, untreated timber, or long-term infestation. It is recommended that a licensed timber pest specialist assess the extent of activity to determine whether it is current and carry out appropriate treatment. All compromised timbers should be repaired or replaced as necessary by a licensed builder. Rectification is recommended as soon as possible to prevent further deterioration.

Section D Significant Items

D4 Further Inspections

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

- Asbestos Inspector

- Licensed Bricklayer

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Reinspection by Jim's Building Inspections

- 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

- At the time of inspection, the property was found to be in poor condition when compared to homes of similar age, type of construction and location. This is common for a property of this age.

I recommend reading this report in detail and acting on all recommendations

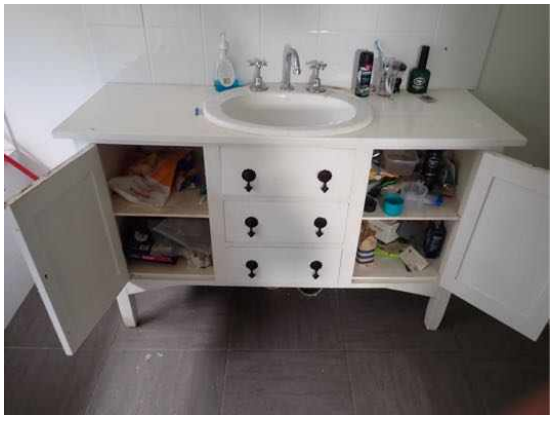
For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

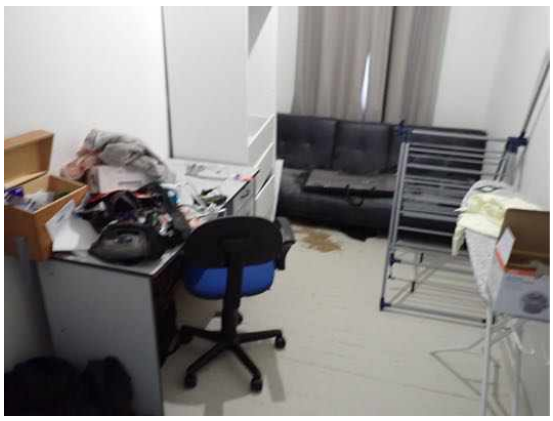
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the area at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





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

Noted Item

Building:	Main Building
Location:	Electrical meter box
Finding:	Evidence of Timber Pest Treatment – No Installation Date Noted
Information:	Evidence of a timber pest treatment system was observed via a notice sticker located within the meter box; however, no installation date was recorded on the sticker. Without a clear installation date, the age and current effectiveness of the treatment system cannot be confirmed. In plain terms, there is a sticker showing termite treatment has been done, but it does not say when it was installed. Possible causes include incomplete documentation or replacement of the sticker. It is recommended that the owner obtain records from the installing company to confirm the installation date, warranty details, and ongoing service requirements. A licensed timber pest specialist should be contacted to verify the status of the system and carry out inspection and maintenance as required. Further clarification and maintenance are recommended at the owner's discretion.

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.