Jim's Building Inspections

BEFORE YOU BUY
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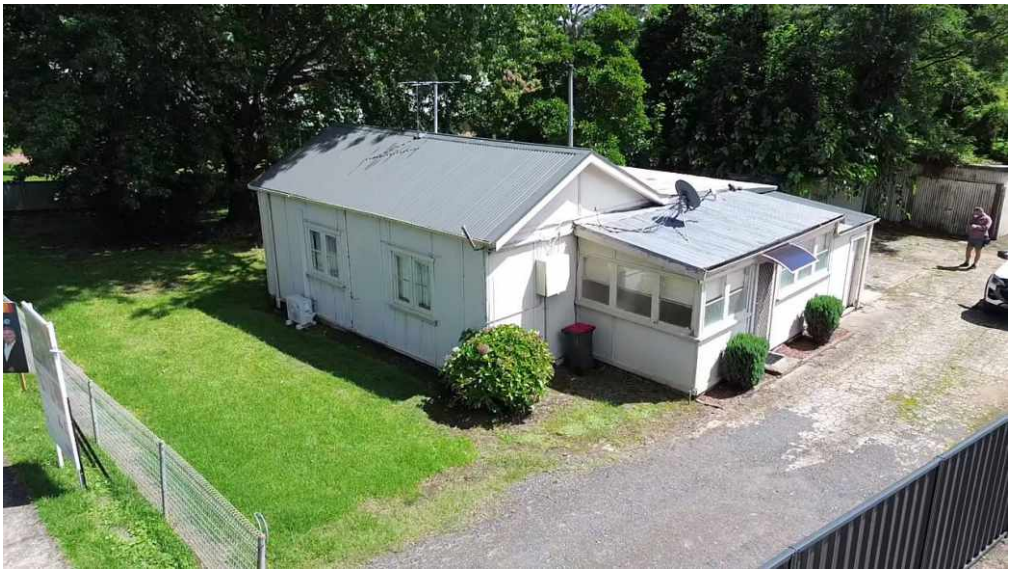
Building and Timber Pest Inspection Report

Inspection Date: Fri, 6 Mar 2026

Property Address: 1460 Burragorang Rd, Oakdale NSW 2570, Australia



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	Special conditions or instructions

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, 6 Mar 2026
Modified Date:	Thu, 12 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	Reception@oneillsolicitors.com.au
Job Address:	1460 Burragorang Rd, Oakdale NSW 2570, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Bill Veljanovski Ph: 0412 911 390 Email: Casula@jimsbuildinginspections.com.au
	Lic#81736S
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Company Address and Postcode:	Campbelltown 2560
Company Email:	Casula@jimsbuildinginspections.com.au
Company Contact Numbers:	0412 911 390

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: This report presents the findings of a visual inspection of the property, conducted in accordance with the agreed terms and conditions and AS 4349.1 (Pre-Purchase Building Inspections). The inspection was limited to reasonably accessible areas only, and concealed, obstructed, or inaccessible areas were not inspected. The client is advised to act on the recommendations outlined in this report to prevent further deterioration and maintain the overall condition of the property. To minimise the risk of subterranean termite infestation, it is important to implement a compliant termite management system in accordance with Australian Standards AS 3660.2 (Termite Management Existing Buildings). At the time of inspection, no effective termite management system was identified. In the absence of such protection, the property may be at increased risk of concealed termite activity, therefore, timber pest inspections are recommended every

90 days for early detection and intervention, and a qualified, licensed termite specialist should be engaged to assess and provide appropriate treatment or management options. This inspection is a visual assessment only and does not constitute a specialist or technically exhaustive assessment of electrical, plumbing, or other service installations. This inspection does not include asbestos identification, sampling, or laboratory testing, and no invasive or destructive testing was undertaken unless otherwise stated.

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

- The roof was inspected using a drone due to access limitations and to provide a comprehensive visual assessment of the exterior roof surfaces.
- Access to the roof void was not available, as the access hatch could not be opened at the time of inspection, preventing inspection of the roof cavity.
- Access to the subfloor was restricted due to stored items, pipework, and limited crawl space. This limited access allowed only a visual inspection from accessible safe points. It is recommended that the client arrange for a follow-up inspection once stored items are removed to ensure a thorough assessment of the subfloor. Please note that the follow-up inspection is not included in the original inspection agreement.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition. While some minor defects and maintenance issues were identified, they are considered typical for a property of this age. For a detailed overview, please refer to Section D5 of this report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is susceptible to timber pest. Due to the property's susceptibility to timber pests and previous termite damage, a further invasive inspection is recommended to check concealed areas for potential issues. Implementing a post-construction termite management system is essential, especially as there is currently no system in place. Regular timber pest inspections every 30 days are advised for early detection, minimising damage, and preserving the property's structural integrity.

Section B General

General description of the property

Building Type	Residential, Lifestyle or Hobby Farm - Small Acreage
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Unfurnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Carport, Shed, Trailer Home / Granny Flat
Other Timber Bldg Elements	Internal Joinery, External Joinery, Landscaping Timbers and Construction
Roof	Timber Framed, Pitched, Flat, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Interior

- Roof Exterior

- Wall Exterior

- Subfloor - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Subfloor due to lack of access.

- Wall exterior due to obstructions.

- Ceiling Cavity.

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 skillion or flat roof - no access

- Ceiling linings

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Lack of suitable access or entry point

- Stored items

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

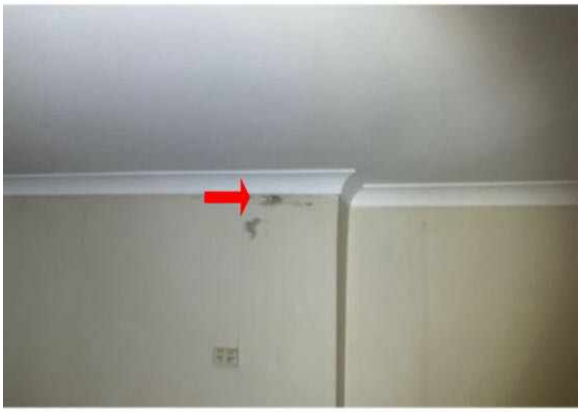
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

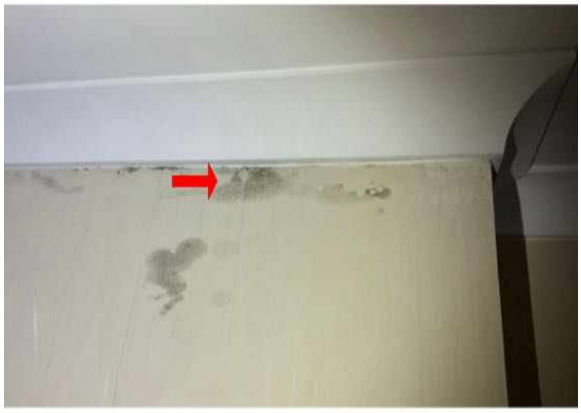
Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Black Mould / Inadequate Roof Drainage
Information:	During the inspection, black mould growth was observed on the ceiling. This condition is likely the result of inadequate roof drainage, allowing moisture to penetrate or accumulate within the ceiling cavity. Prolonged dampness can lead to further mould growth, staining, and potential deterioration of building materials. It is recommended that a licensed plumber inspect and rectify the roof drainage system, ensuring water is properly diverted away from the structure. The affected ceiling area should then be cleaned, treated, and repainted once the moisture source has been resolved to prevent recurrence.



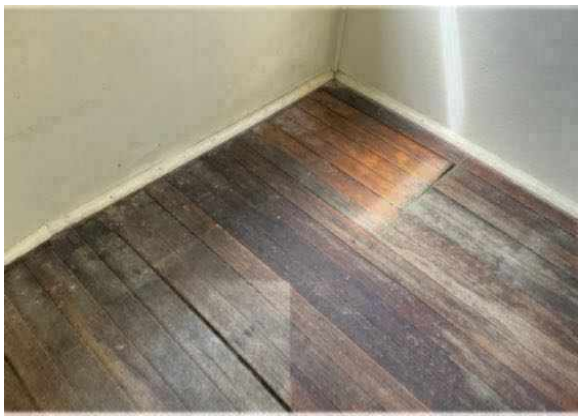
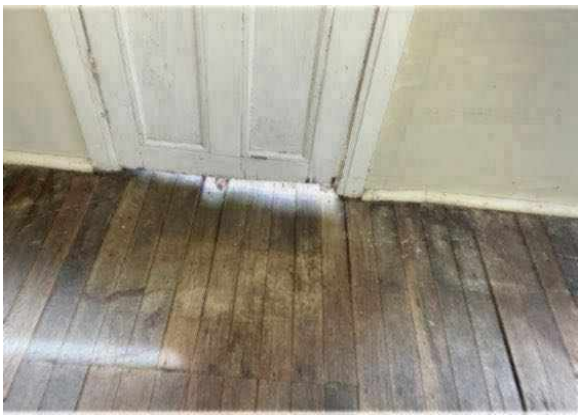
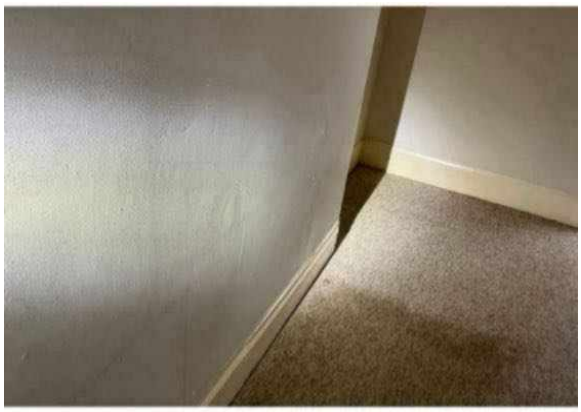
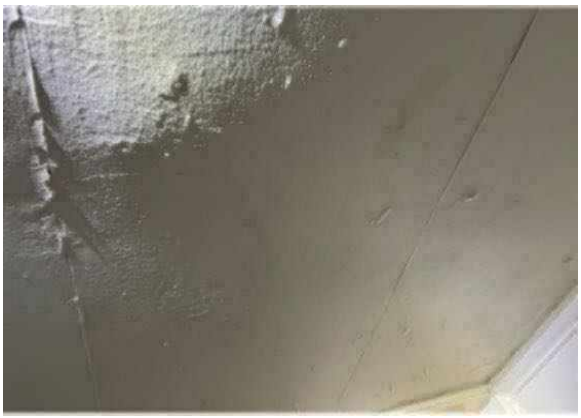
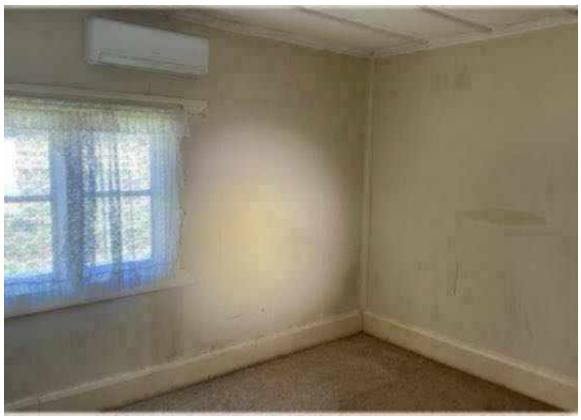


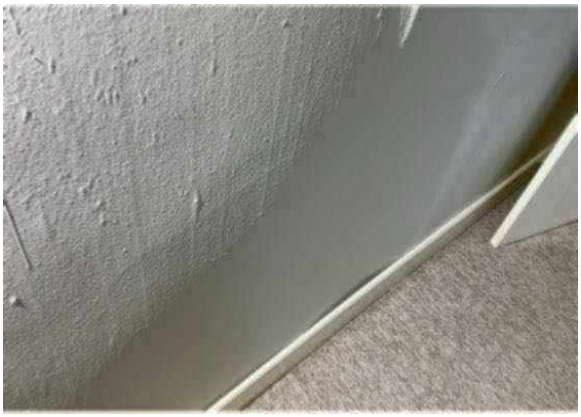
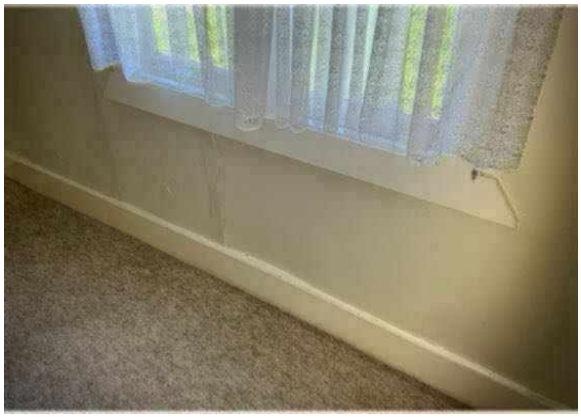
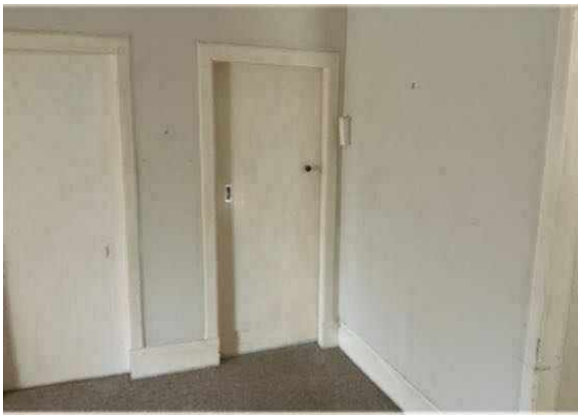
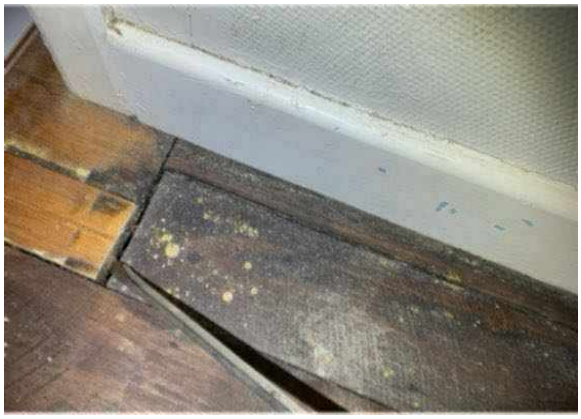
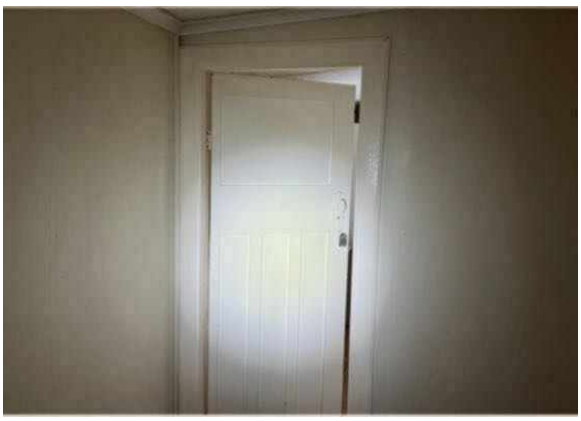
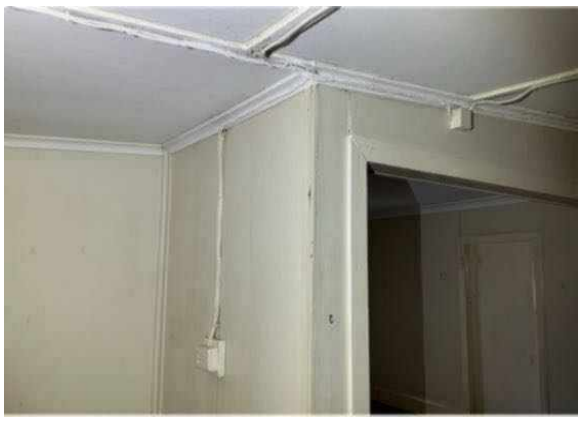
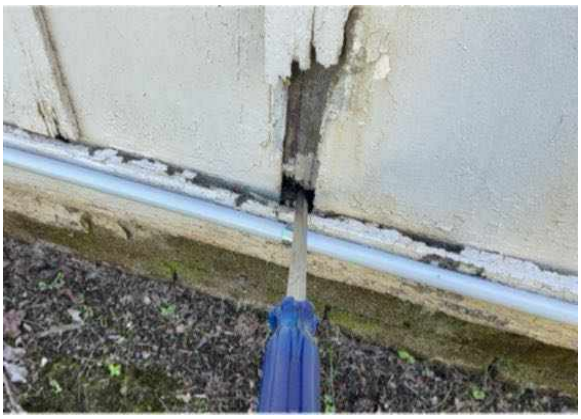
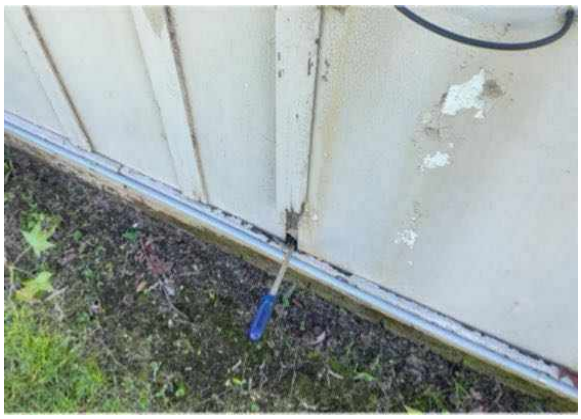
Major Defect

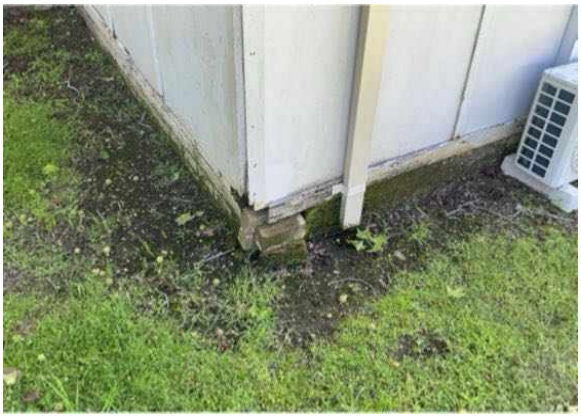
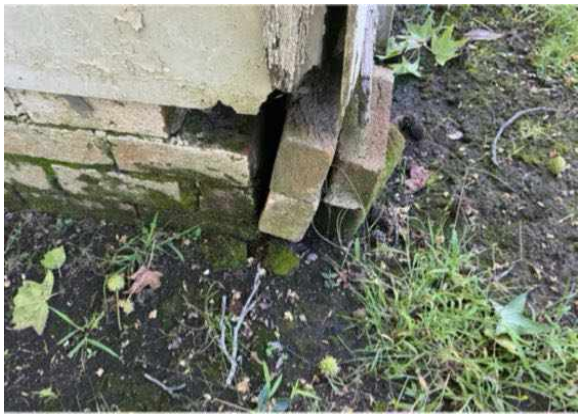
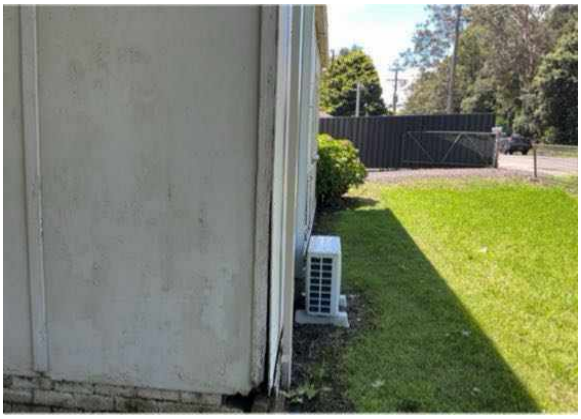
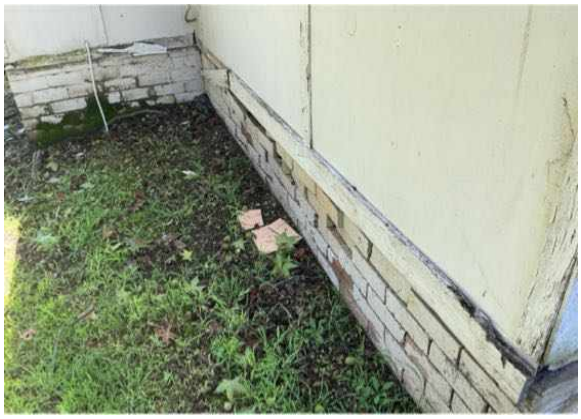
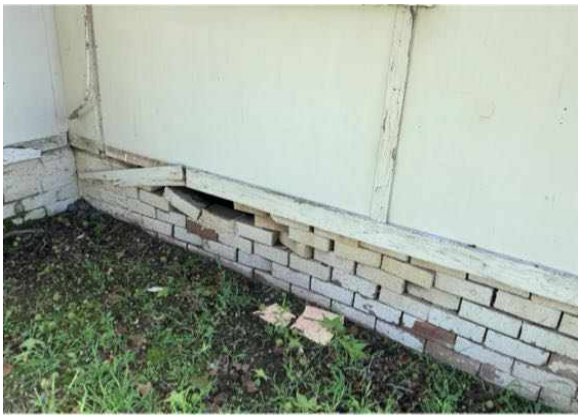
Finding 2.01

Building:	Main Building
Location:	Exterior walls
Finding:	Main Building Major Structural Deterioration Observed
Information:	During the inspection, the main building on the property was found to be in poor condition. Evidence of structural deterioration, termite damage, water damage, unstable floor and bowing walls were observed. Based on the visible condition of the building elements, significant repair works and major renovation are likely to be required.

Both the exterior and interior of the building appear to have experienced prolonged lack of maintenance, which has contributed to accelerated deterioration of various building components.

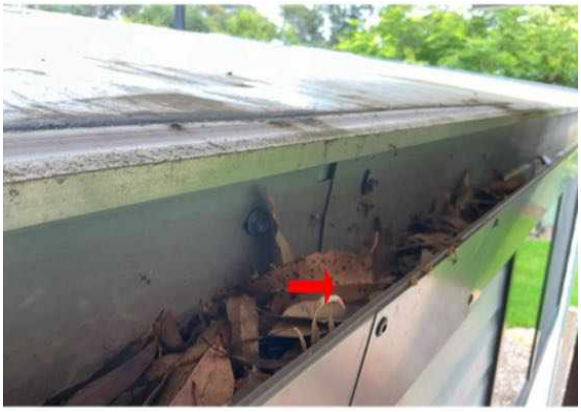
Minor Defect

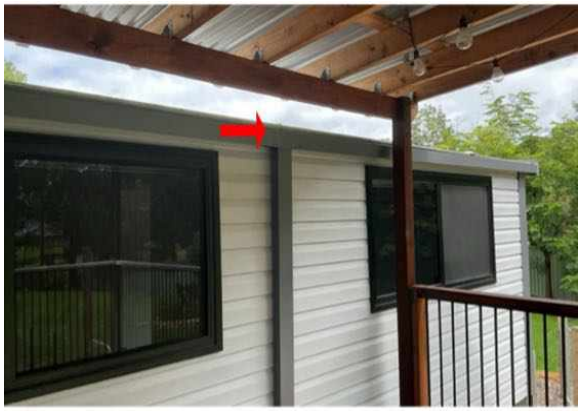
Finding 3.01

Building:	Out Building
Location:	Portable Structure
Finding:	Gutters (Blocked)
Information:	Sections of the gutters were discovered to be blocked. Blocked gutters can result in high levels of moisture during stormy weather conditions. This moisture can lead to secondary issues such as wood decay and create an environment conducive to termite activity. Therefore, it's crucial to remove the blockages to maintain dry

conditions.

Appointing relevant contractors to perform necessary remediation works is essential to address this issue effectively.

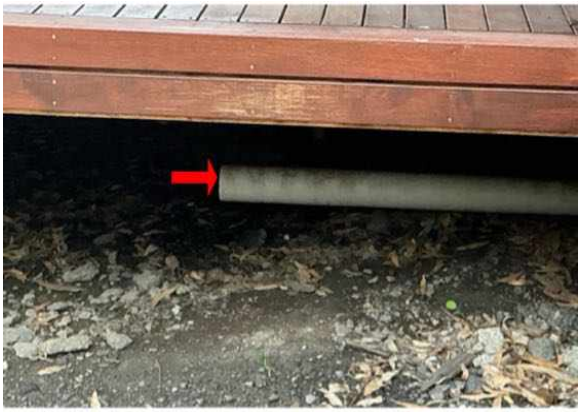


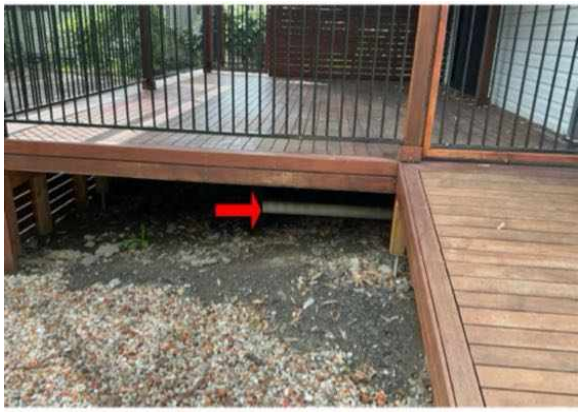


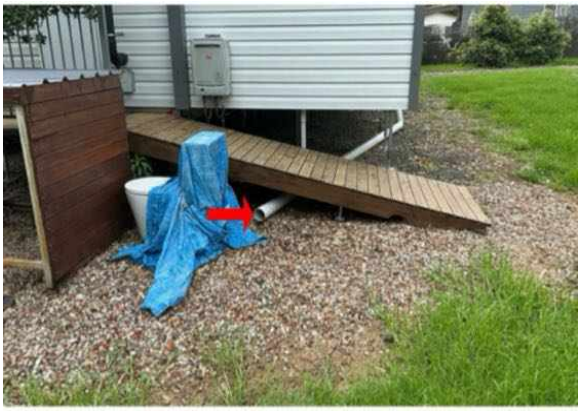
Finding 3.02

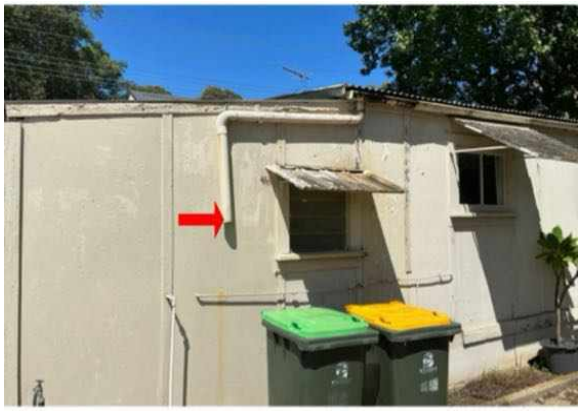
Building:	Main Building
Location:	Exterior walls
Finding:	Disconnected Downpipes
Information:	During the inspection, disconnected downpipes were observed. This is a condition commonly seen in older homes and can reduce the effectiveness of the stormwater drainage system. If not addressed, water may accumulate around the building perimeter, which over time can contribute to deterioration and create moisture conditions that are attractive to termites.

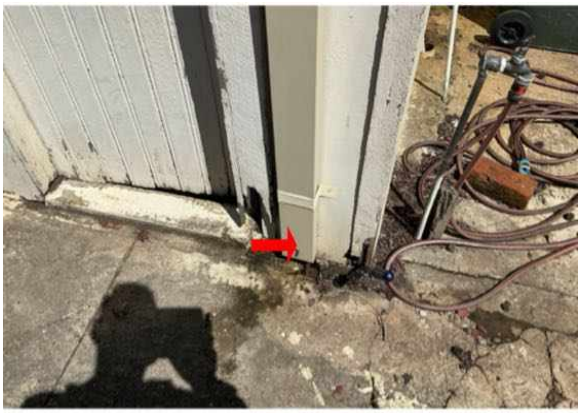
To improve drainage and help protect the property, it is recommended that a qualified roof plumber to reconnect or repair the affected downpipes as required. Ensuring that water is directed away from the exterior walls and foundations will help reduce long-term moisture concerns and support the overall durability of the building.









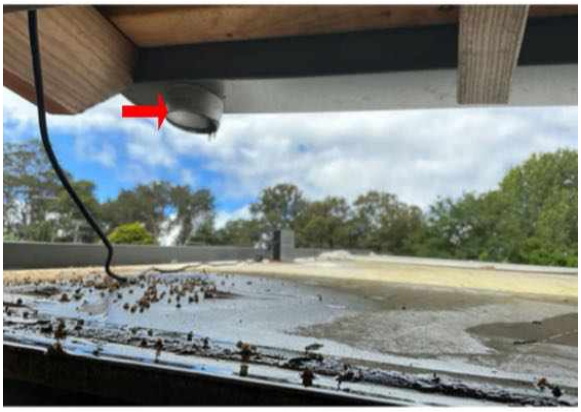


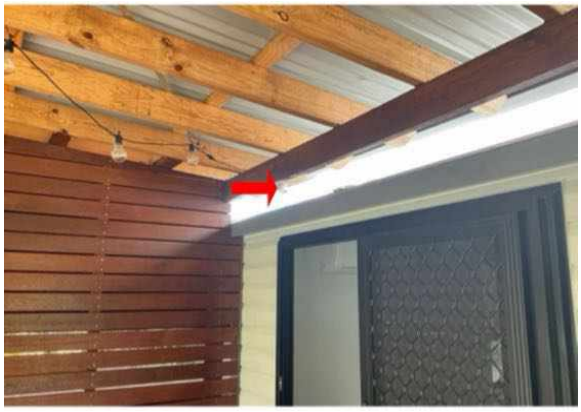
Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Veranda Roof Inadequate Downpipe Spreader
Information:	

During the inspection, it was observed that the veranda roof drainage system has an inadequate downpipe spreader. Downpipe spreaders assist in directing rainwater evenly onto the lower roof surface and help prevent concentrated water flow.

An inadequate spreader may cause excessive water concentration in one area, increasing the risk of overflow, premature wear of roofing materials, or water ingress over time. It is recommended that a qualified roof plumber assess the installation and upgrade or extend the spreader as required to ensure effective rainwater distribution.



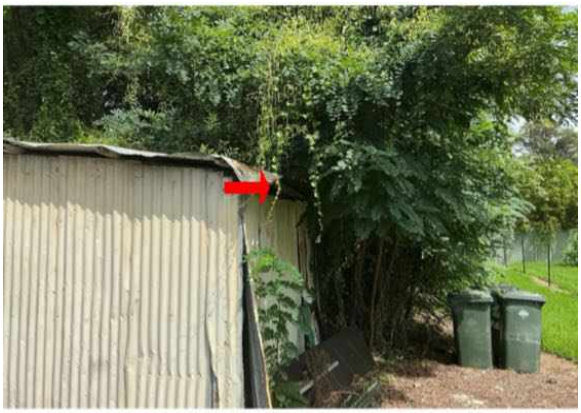


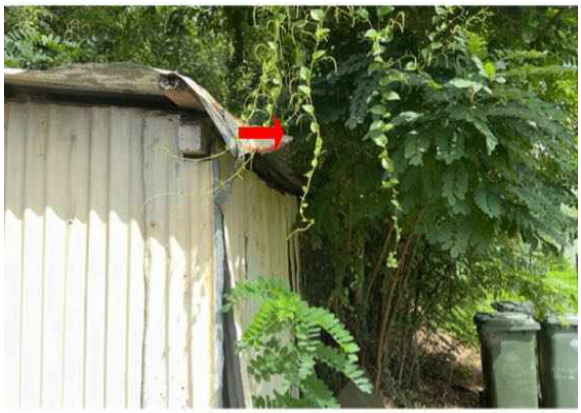
Finding 3.04

Building: Main Building
Location: Exterior walls
Finding: Shed Missing Gutters
Information:

During the inspection, it was observed that the shed roof does not have gutters installed. The absence of gutters may allow rainwater to discharge directly around the base of the structure.

Over time, uncontrolled water runoff may contribute to soil erosion, moisture accumulation, or deterioration of surrounding building elements. Installation of appropriate gutters and downpipes is recommended to improve stormwater management around the shed.



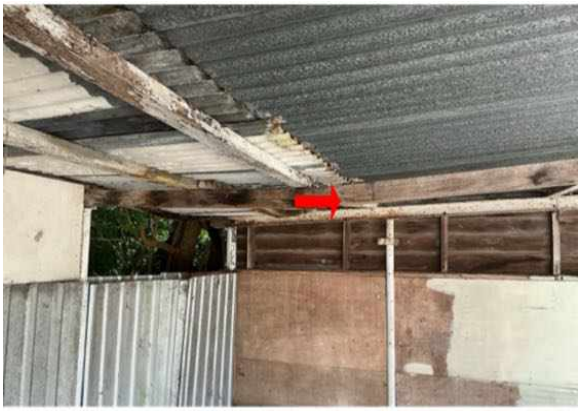


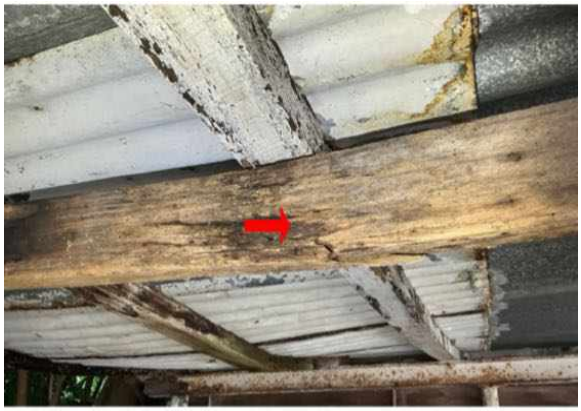
Finding 3.05

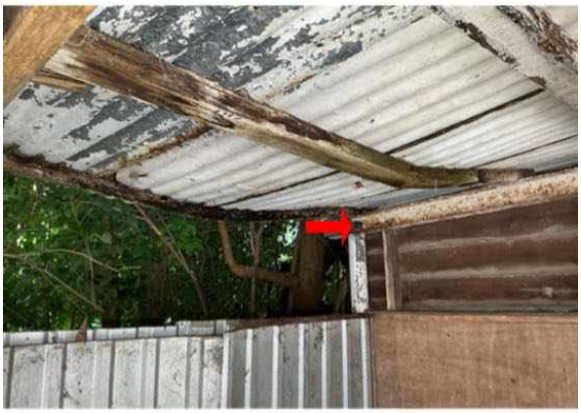
Building: Main Building
Location: Exterior walls
Finding: Rear Carport Structural Deterioration and Termite Damage
Information:

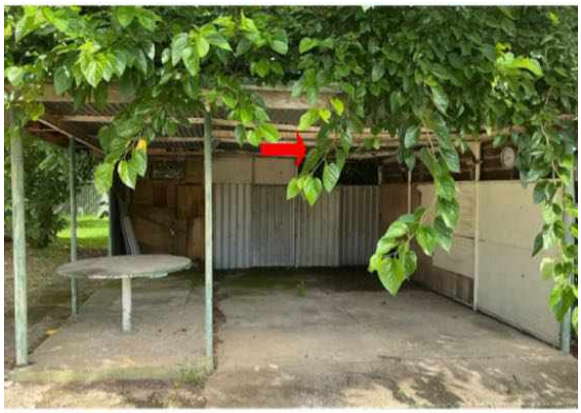
During the inspection, the carport located at the rear of the main building was found to be in poor condition. Evidence of structural deterioration and termite damage was observed in the supporting timber elements.

Due to the extent of the deterioration, the structure may be considered unsafe for normal use. It is recommended that the carport be assessed by a qualified builder or structural professional to determine the extent of the damage. Major repairs or possible replacement of the affected structural members may be required to restore safety and structural integrity.







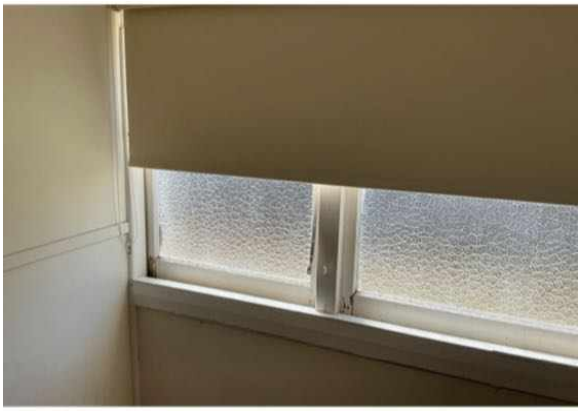


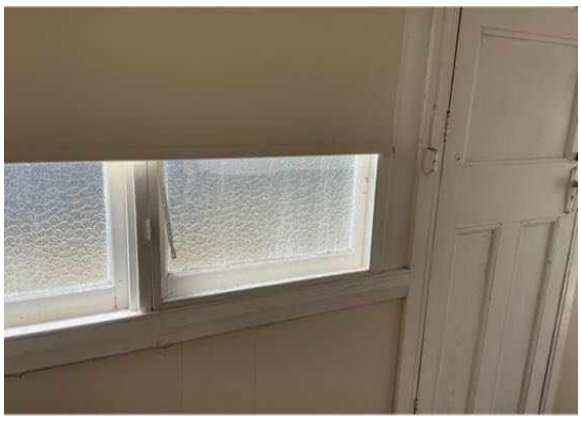
Finding 3.06

Building:	Main Building
Location:	Exterior walls
Finding:	Timber Windows Difficult to Open
Information:	

During the inspection, the timber windows were found to be difficult or impossible to open. This condition may be due to swelling of the timber from moisture exposure, paint build-up, age-related movement, or deterioration of window hardware.

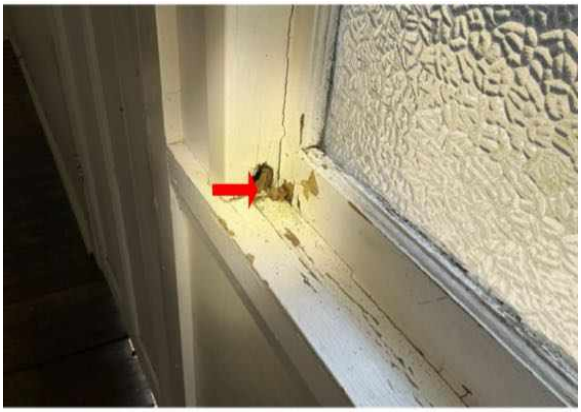
It is recommended that a qualified carpenter assess the affected windows and carry out the necessary adjustments, repairs, or maintenance to restore normal operation. Regular maintenance of timber windows will help ensure continued functionality and longevity.

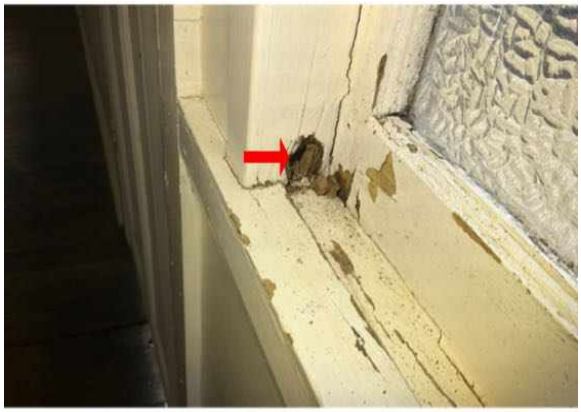




Finding 3.07

Building:	Main Building
Location:	All Areas
Finding:	Wood Rot (Window Frames)
Information:	Wood rot was found affecting the timber window frames. This type of damage is typically caused by prolonged exposure to moisture, which allows fungi to deteriorate the wood. To address this issue, it is important to first eliminate any sources of moisture intrusion. Once the source of moisture is controlled, the affected window frames should either be repaired or replaced, depending on the extent of the damage. Engaging a professional carpenter or a window specialist is recommended to ensure that the repairs or replacement are properly conducted to restore the functionality and aesthetic appeal of the windows.



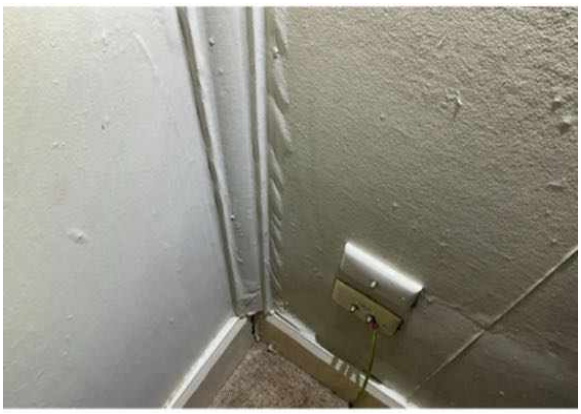
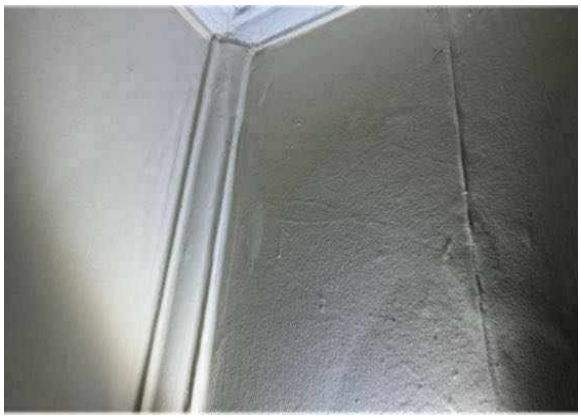
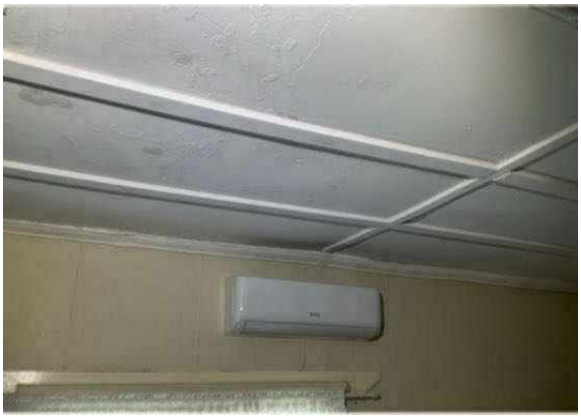
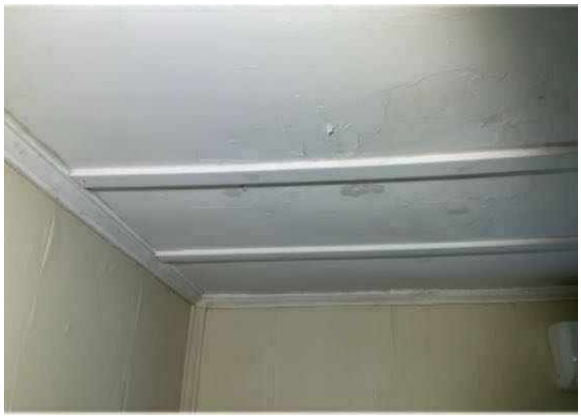
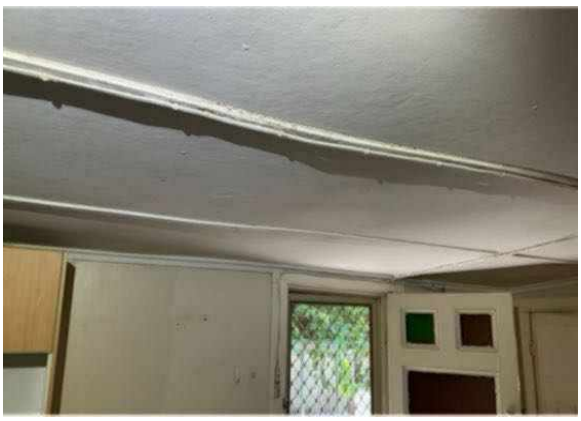
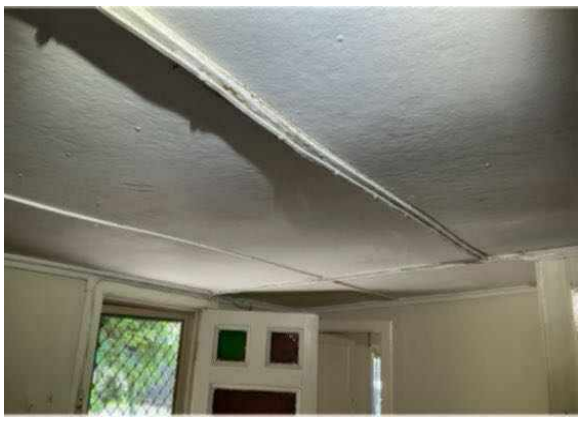


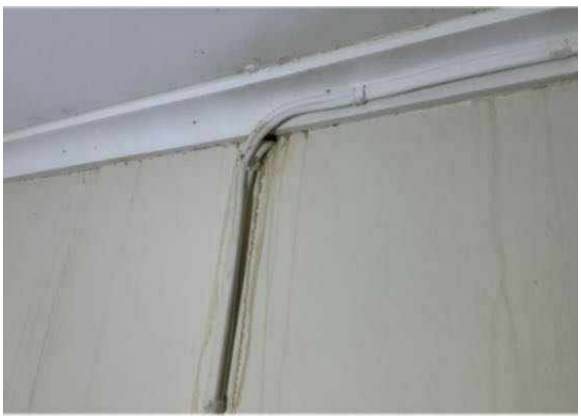
Finding 3.08

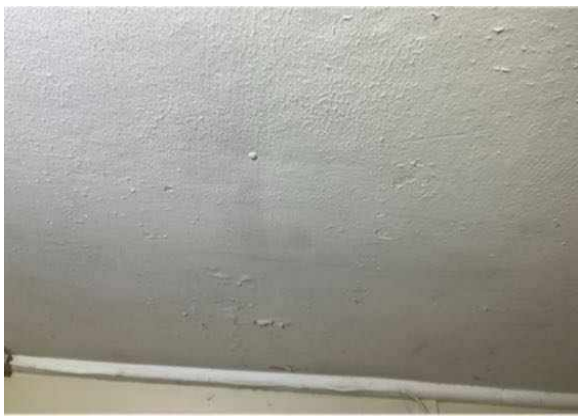
Building:	Main Building
Location:	Exterior walls
Finding:	Ceiling Water Damage, Sagging and Peeling Paint
Information:	During the inspection, sections of the ceiling were observed to have water damage, sagging, and peeling paint. These conditions are typically associated with past or ongoing moisture exposure. External observation suggests that the roof drainage in

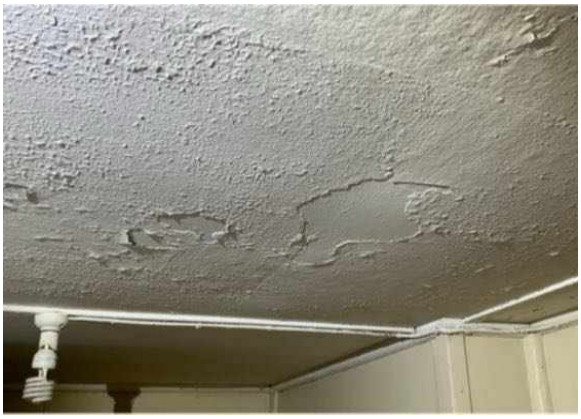
this area may be inadequate, which can contribute to water accumulation and potential leakage during periods of heavy rainfall.

Prolonged moisture exposure can weaken ceiling linings and affect their structural integrity over time. It is recommended that the roof drainage system be assessed and improved where necessary by a qualified roof plumber. Following rectification of the moisture source, repairs to the affected ceiling lining and finishes should be undertaken by a qualified tradesperson.

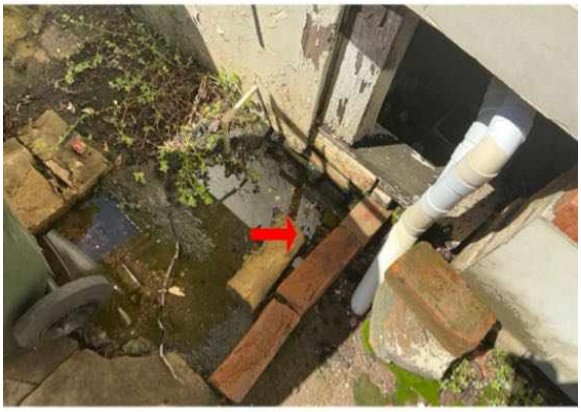


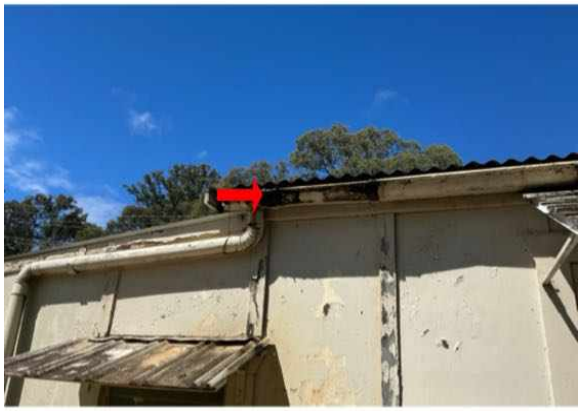




Finding 3.09

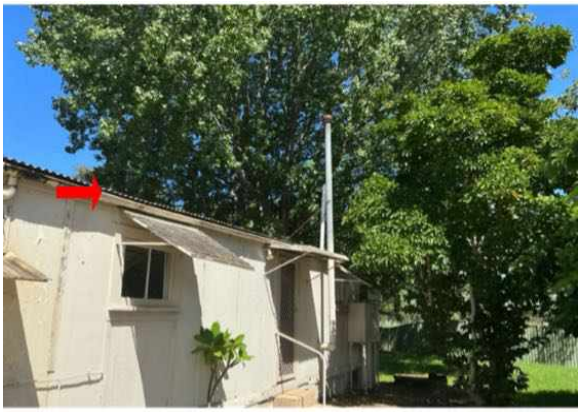
Building:	Main Building
Location:	Exterior walls
Finding:	Deteriorated Gutters
Information:	It was observed that some sections of the gutters have deteriorated and are in need of repair. Leaking gutters can lead to excessive moisture around the base of the property, which may cause damage to surrounding building materials and create conditions that attract termites. To resolve this, we recommend hiring a qualified roofing plumber to repair the gutters and ensure proper drainage. Additionally, regular gutter maintenance is advised to maintain the overall health of the roof plumbing system and reduce the risk of moisture-related issues in the future.

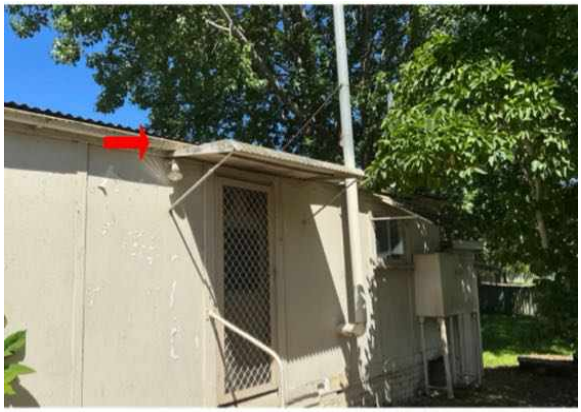




Finding 3.10

Building:	Main Building
Location:	Exterior walls
Finding:	Gutters (Insufficient Downpipes)
Information:	During the inspection, gutters were found to have an insufficient number of downpipes, reducing the overall drainage efficiency of the roof system. This can lead to water pooling and overflow during heavy rainfall, increasing the risk of water ingress, damage to eaves and ceilings, and moisture accumulation around the building perimeter. These conditions also create an environment conducive to termite and timber pest activity. This issue is common in properties of similar age and condition and, if left unaddressed, may result in moisture-related deterioration of building elements. To prevent further damage and ensure effective stormwater management, it is recommended to engage a qualified roof plumber to assess the current guttering system and install additional downpipes as required. Doing so will help maintain the structural integrity of the property and reduce long-term maintenance concerns.

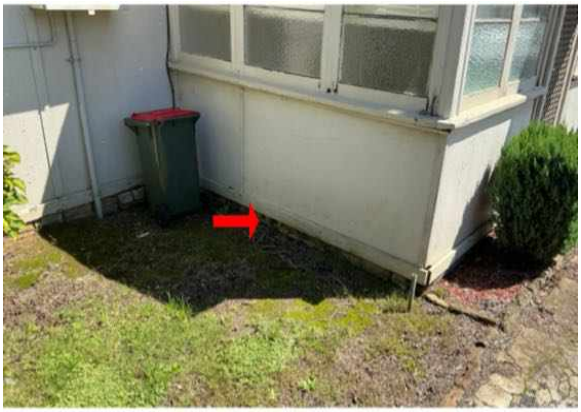


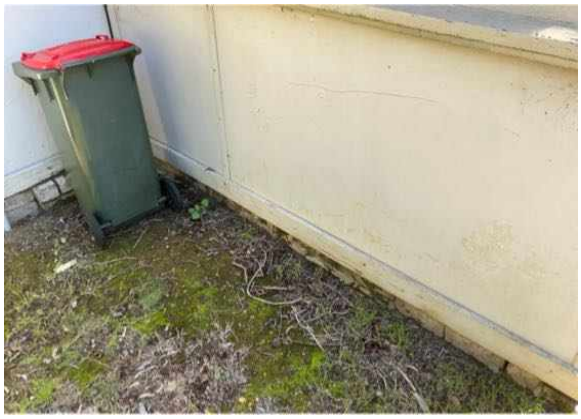


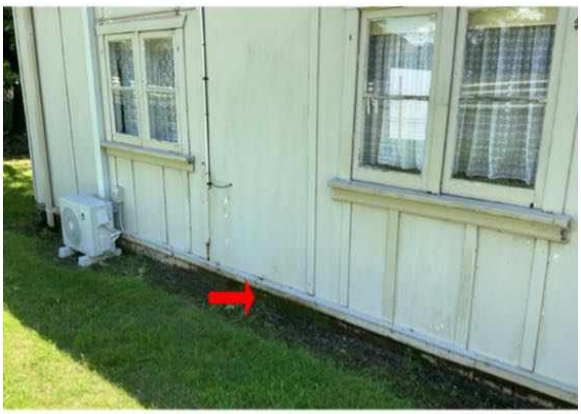
Finding 3.11

Building:	Main Building
Location:	Exterior walls

Finding:	Rising Damp / Poor Drainage / Inadequate Subfloor Ventilation
Information:	During the inspection, damp or wet conditions were noted, likely resulting from inadequate site drainage, insufficient subfloor ventilation allowing moisture ingress, and rising damp characterized by moisture traveling upwards through porous building materials such as brick, sandstone, or mortar via capillary action. This issue commonly occurs in older buildings, particularly those constructed before modern Damp Proof Course (DPC) standards. Maintaining dry conditions is essential to prevent secondary building defects. If left unresolved, persistent moisture can cause significant problems, including fungal decay, wood rot, and conditions conducive to termite and timber pest infestations. A qualified builder should be engaged to thoroughly assess the affected areas and implement remedial measures, which may involve enhancing site drainage, improving subfloor ventilation, and installing or repairing a Damp Proof Course or moisture barriers. Prompt attention will ensure the property's long-term protection and structural integrity.





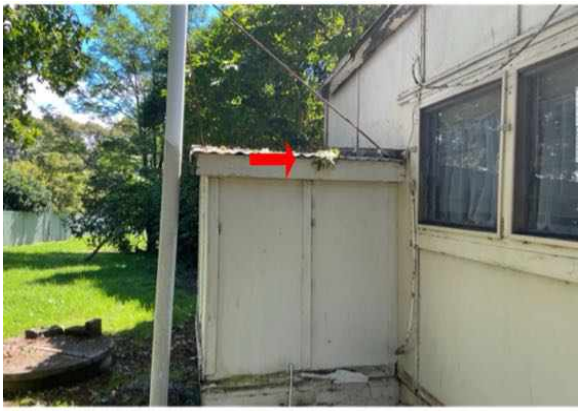


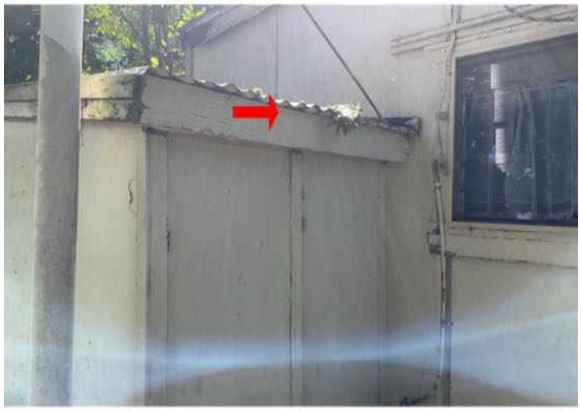
Finding 3.12

Building:	Main Building
Location:	Exterior walls
Finding:	Roof Plumbing Missing

Information: During the inspection, it was observed that the outdoor toilet roof is not adequately drained via gutters and downpipes. As a result, stormwater discharges directly onto the base perimeter of the building during periods of rainfall. This condition increases the risk of dampness, moisture-related damage, and creates an environment conducive to termite activity.

To mitigate these risks, it is recommended to engage a qualified roof plumber to install appropriate guttering and downpipes to ensure effective drainage. This rectification will assist in preventing water accumulation and reduce the likelihood of structural deterioration.





Finding 3.13

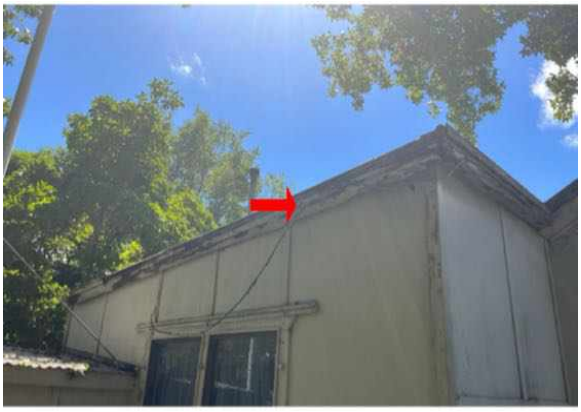
Building: Main Building

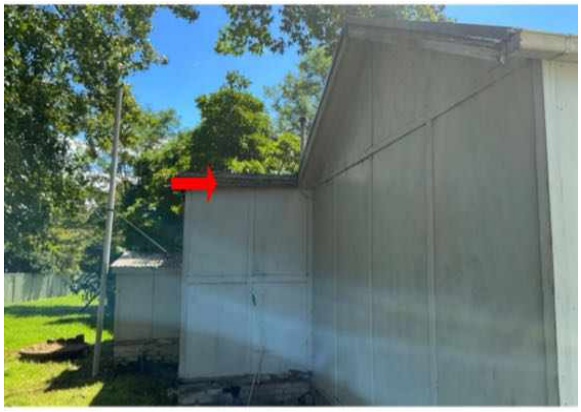
Location: Exterior walls

Finding: Fascias Wood Rot

Information: The fascias have been affected by wood rot, likely due to prolonged exposure to rain and stormy weather conditions. This issue is often the result of insufficient maintenance or ongoing roof plumbing issues, which have allowed excess moisture to accumulate. Moisture build-up creates ideal conditions for wood rot and can attract termites, which are drawn to damp, decaying wood.

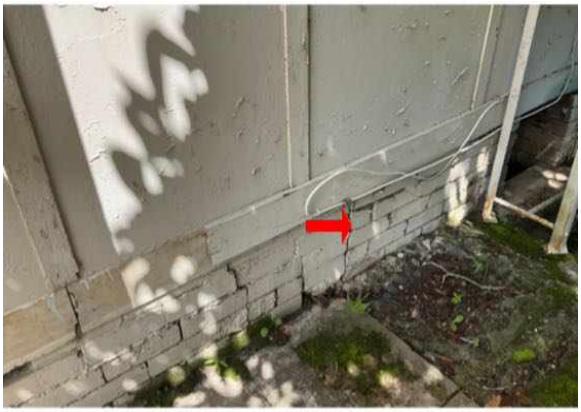
It is important to address both the underlying cause of moisture accumulation (such as roof plumbing issues) and the wood rot itself. A licensed roof plumber should inspect the roof for any ongoing leaks or drainage issues and make the necessary repairs. Additionally, replacing or treating the affected fascias will be required to prevent further deterioration and minimize the risk of termite infestations.

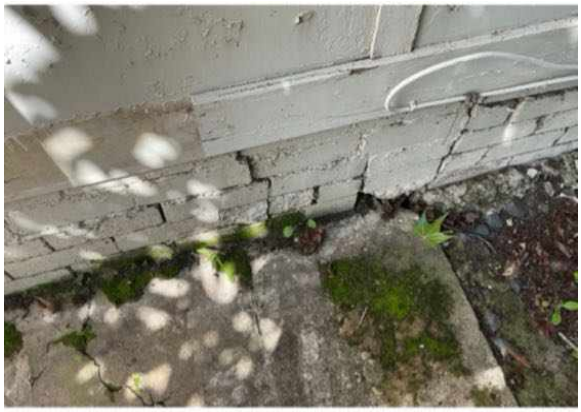




Finding 3.14

Building:	Main Building
Location:	Exterior walls
Finding:	Step Cracking Observed
Information:	Step cracking was observed in the brickwork, which often indicates foundation movement or settling due to various factors, such as environmental wear, nearby trees or drainage issues causing soil erosion over prolonged period of time. It is recommended to monitor and record these cracks over several months, or up to a year (consult a qualified expert for guidance), to assess any progression before proceeding with repairs. This observation period will provide essential data for a structural engineer to accurately determine the cause and recommend appropriate remedial actions to prevent further deterioration.



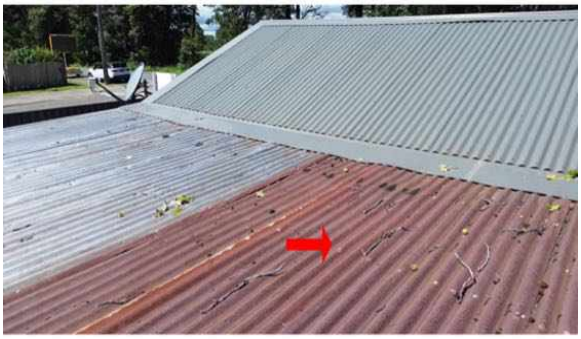


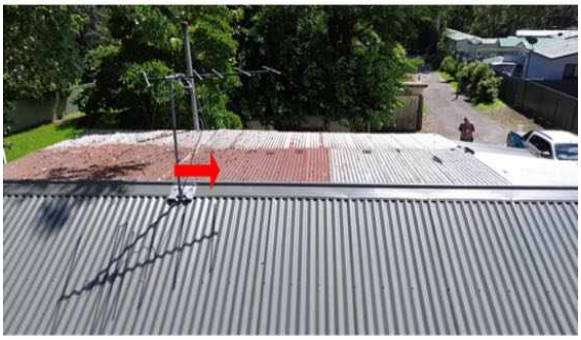
Finding 3.15

Building:	Main Building
Location:	
Finding:	Roof Sheets (Rusted)
Information:	During the examination of the exterior roofing structure, signs of rust were detected. Rusting not only compromises the integrity of the roofing sheets but also accelerates the deterioration of associated building components. To address this issue, it is advisable to engage a roofing contractor to thoroughly evaluate the extent of the

damage.

Remedial actions may include replacing severely affected roofing sheets or applying rust-retardant surface treatments to mitigate further deterioration. Prompt attention to these issues will help preserve the structural integrity and aesthetic appearance of the roof, ensuring it continues to provide adequate protection against environmental elements.



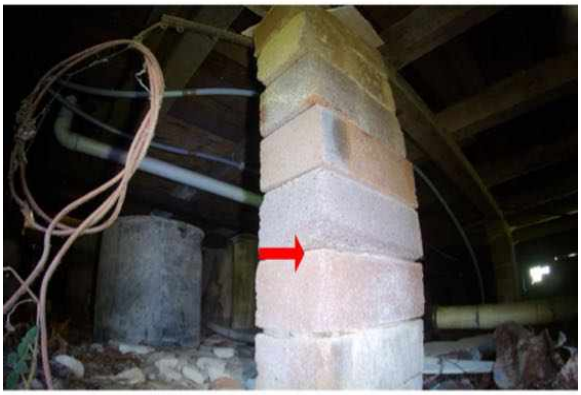


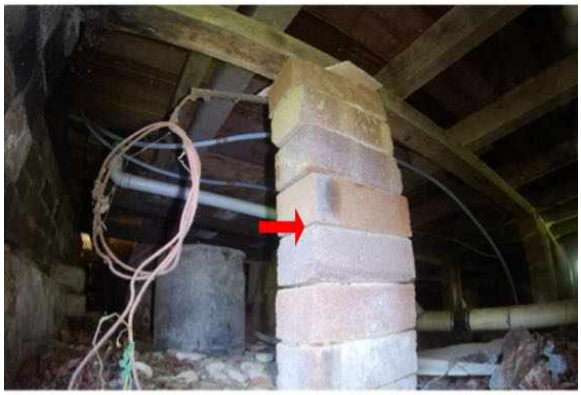
Finding 3.16

Building:	Main Building
Location:	
Finding:	Brick Piers Deteriorated Mortar
Information:	

During the inspection, deterioration of the mortar joints was observed in the brick piers. Mortar deterioration can occur over time due to weather exposure, moisture, and general ageing of the materials.

If left unaddressed, weakened mortar joints may reduce the stability and durability of the brickwork. It is recommended that the affected areas be assessed and repointed as necessary by a qualified bricklayer to restore the integrity of the piers.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Exterior walls
Finding:	Previous Termite Damage Observed (Structural Internal Damage)
Information:	

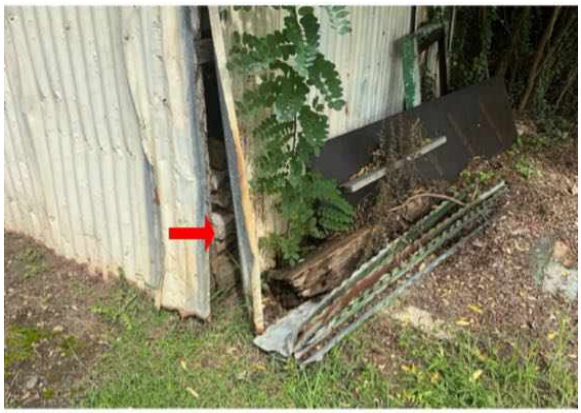
During the inspection, evidence of previous termite damage was observed in several areas of the property, including internal floor bearers and joists, structural wall elements within the main building, and timber components in the shed and carport located at the rear of the property. Given the extent and distribution of the observed damage, a further invasive inspection is considered essential to properly assess the full impact on the structural integrity of the building.

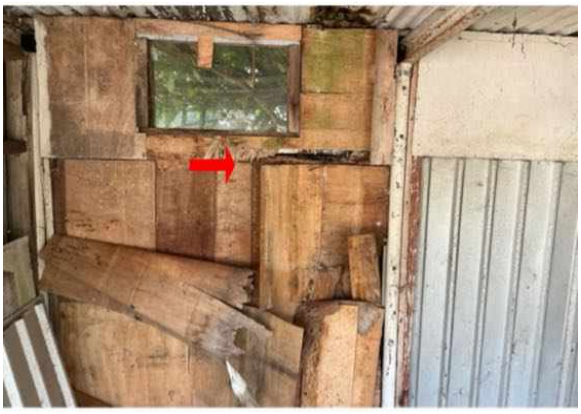
In addition, the laundry door was observed to be binding and jamming during operation, and sections of the internal flooring near the affected areas appear uneven and out of level. These conditions may be associated with structural movement or deterioration resulting from previous termite damage.

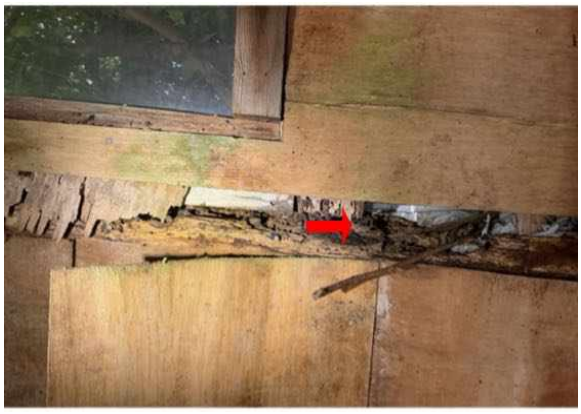
As this inspection was limited to visible and accessible areas only, concealed sections of the structure could not be fully assessed. A detailed special-purpose inspection by a qualified builder or structural professional is strongly recommended to determine the full extent of the damage and identify any structural repairs that may be required.

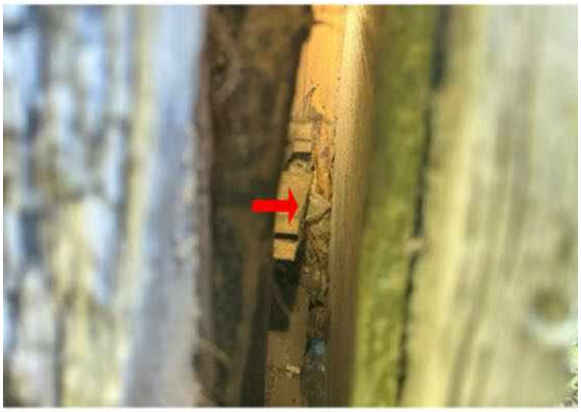
Given the history of termite activity, it is recommended that quotations be obtained from a qualified builder prior to purchase to determine the scope and cost of the necessary rectification works. Ongoing termite management is also strongly advised, including regular timber pest inspections and consideration of installing a compliant post-construction termite management system to help reduce the risk of future termite

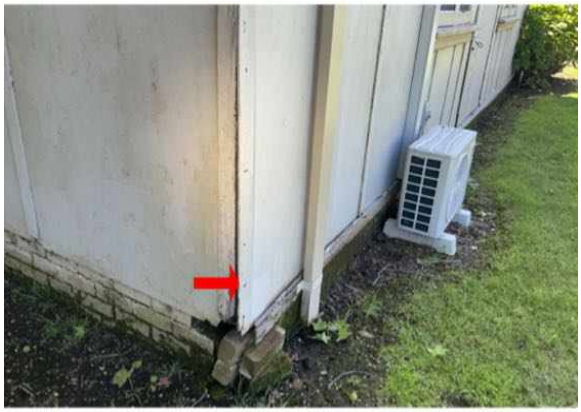
activity.

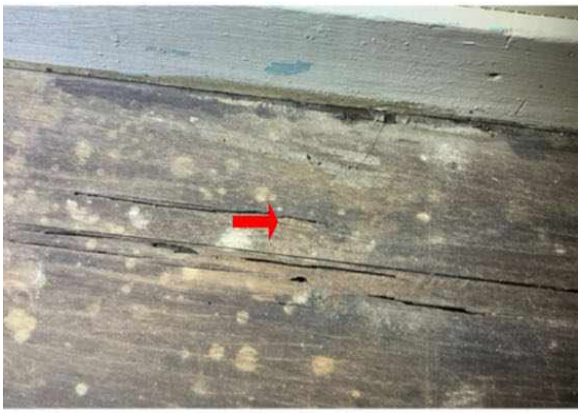


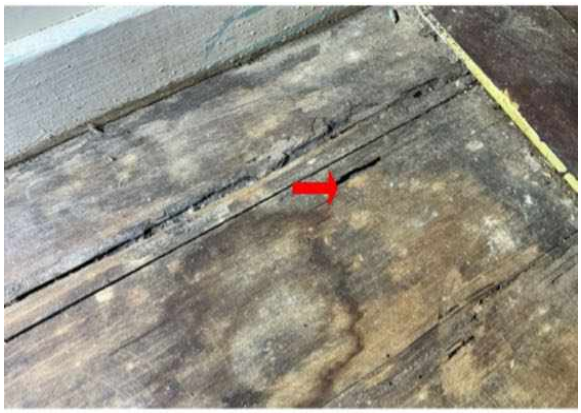


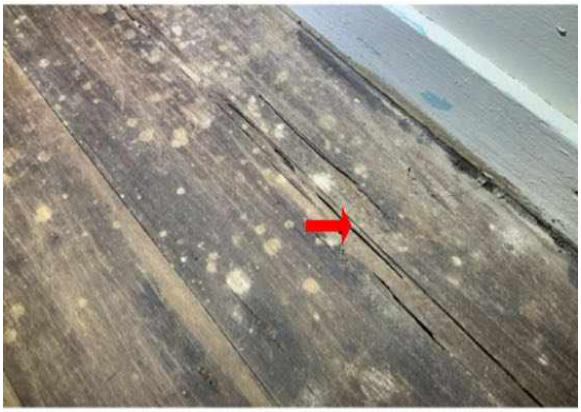


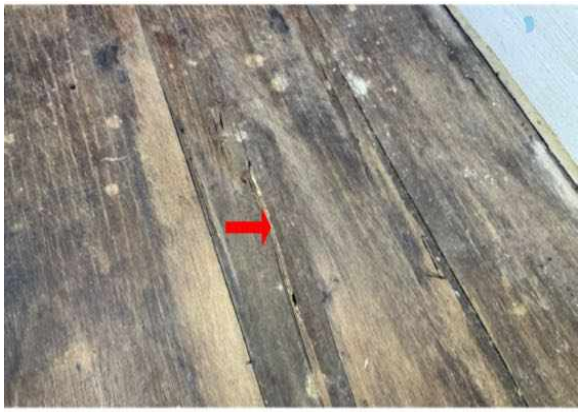








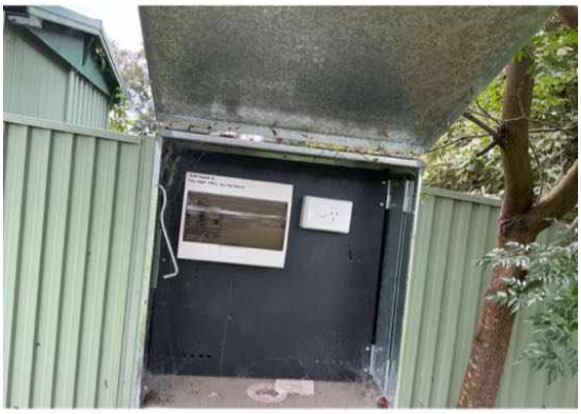


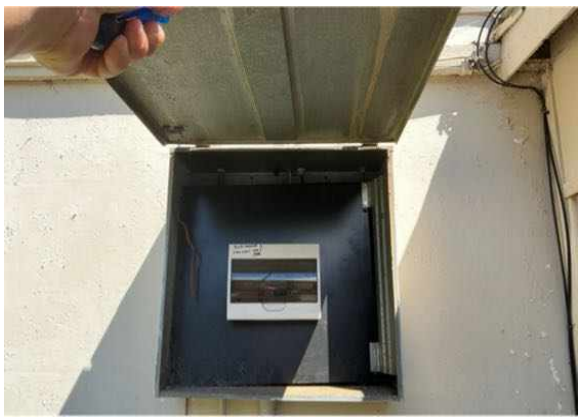


Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management (No Evidence of a Chemical Installation)
Information:	During the inspection, it was noted that no termite management system had been installed, and there was no evidence of preventative works. Applying a post-construction chemical termite barrier is essential for all properties, as these barriers are highly effective in preventing termite attacks on timber building elements. A durable notice should also be prominently displayed in the meter box to ensure awareness of the termite barriers in place. It is important for the client to seek further professional advice on implementing a termite management system. Failure to address this leaves the property vulnerable to potential termite infestations.



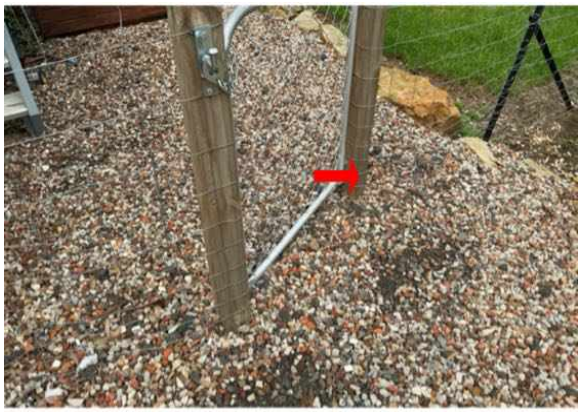


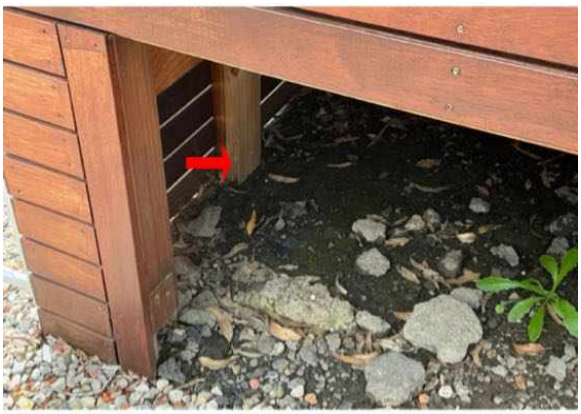
Finding 6.02

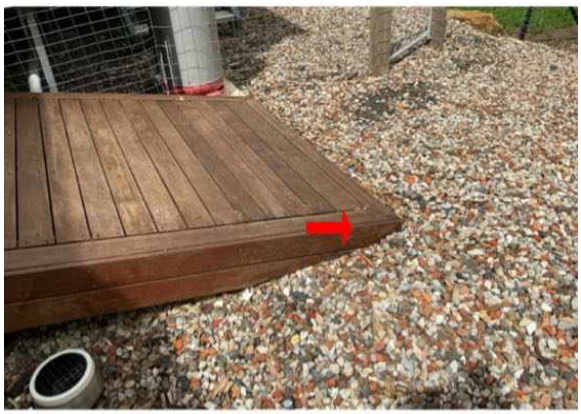
Building:	Main Building
Location:	All Areas
Finding:	In Contact With The Ground

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

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







Finding 6.03

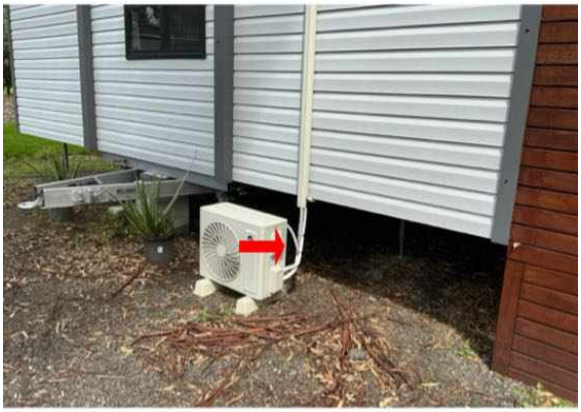
Building: Main Building

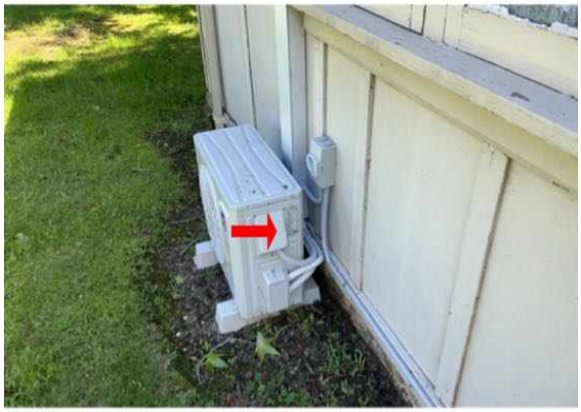
Location: Exterior walls

Finding: Overflows Not Connected

Information: During the inspection, it was observed that the overflows are not connected to the stormwater drainage system. This condition may result in moisture accumulation around the property and creating conditions conducive to termite activity. To mitigate these risks, it is recommended to engage a qualified plumber to connect the overflows to the stormwater drainage system.This will prevent excessive moisture accumulation,

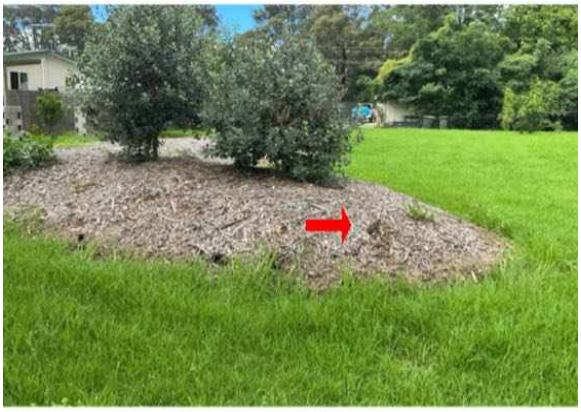
reduce the risk of termite infestations, and protect the surrounding structures from potential water-related deterioration.

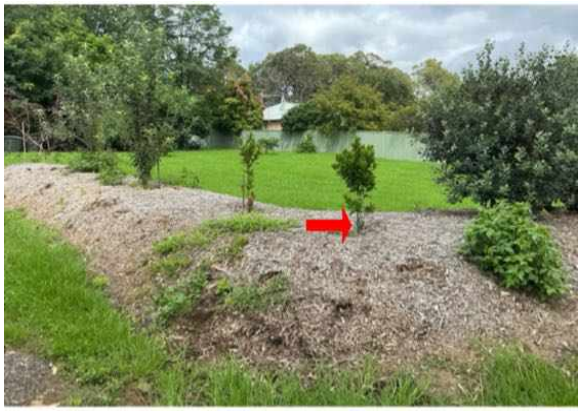




Finding 6.04

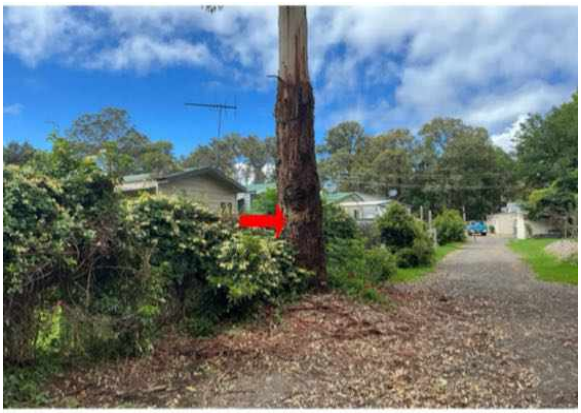
Building:	Main Building
Location:	All Areas
Finding:	Wood-chip Garden Mulch (Conducive Condition to Termite Activity)
Information:	During the inspection, woodchip mulch was observed in the garden beds surrounding the property. While commonly used for landscaping, woodchip and other timber-based mulches are considered highly conducive to termite activity, as they provide both a food source and retain moisture, creating an ideal environment for termite nesting and concealed ingress into the structure. In accordance with AS 3660.2 (Termite Management in and Around Existing Buildings), it is recommended to remove or replace wood chip mulch located close to the structure with a non-cellulose alternative, such as pebbles, crushed rock, or other inorganic materials. Doing so will significantly reduce the risk of attracting termites and improve long-term protection of the building. Additionally, regular timber pest inspections are advised, ideally every 30 days, particularly where timber-based landscaping materials remain in place. These inspections will help monitor for early signs of termite activity and ensure ongoing compliance with termite management best practices.

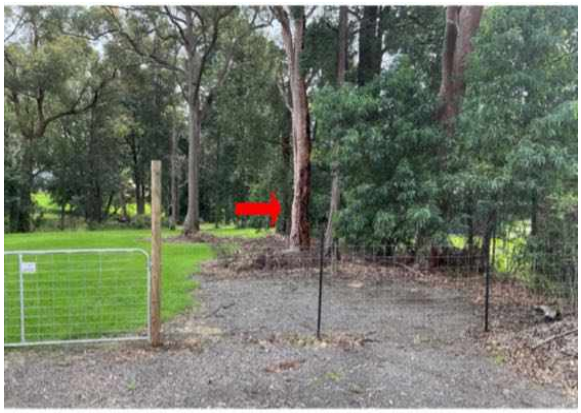




Finding 6.05

Building:	Main Building
Location:	All Areas
Finding:	Trees / Tree Stumps
Information:	Trees and tree stumps located close to the building can provide ideal nesting conditions for termites. If left untreated, they may act as a direct pathway for termite access to the structure, increasing the risk of infestation. To reduce this risk, it is recommended that any nearby stumps or high-risk trees be removed or professionally treated by a qualified pest control technician. Implementing these preventative measures, together with regular timber pest inspections, will assist in protecting the property and maintaining its long-term structural integrity.



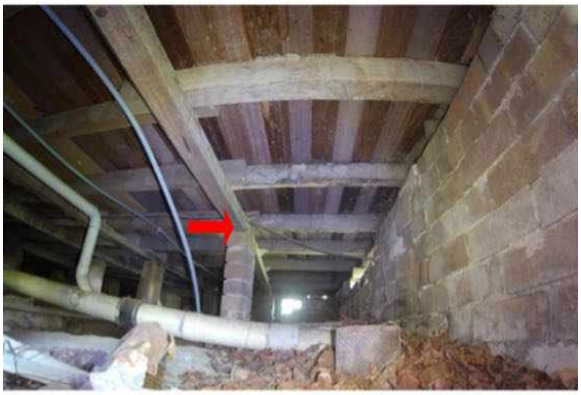


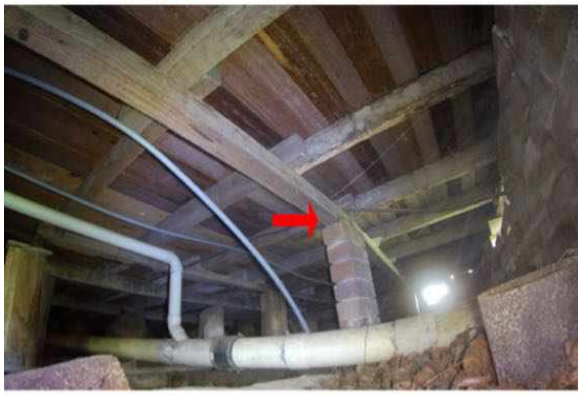
Finding 6.06

Building:	Main Building
Location:	
Finding:	Ant Caps (Missing)
Information:	During the inspection, it was observed that the ant caps were not missing in section of the subfloor structure. Typically, ant caps are placed at the junctions between the tops of piers or brickwork to facilitate the easy detection of termite or pest ingress. Their presence is crucial for monitoring and preventing termite migration from the piers to

the bearers.

Considering their absence, it is highly recommended to conduct regular monitoring of these areas to promptly identify any signs of termite or other timber pest activity. This proactive approach is essential for maintaining the structural integrity and preventing potential infestations. Furthermore, installing ant caps is advised to enhance the protection against termite entry and aid in the early detection of any pest issues.



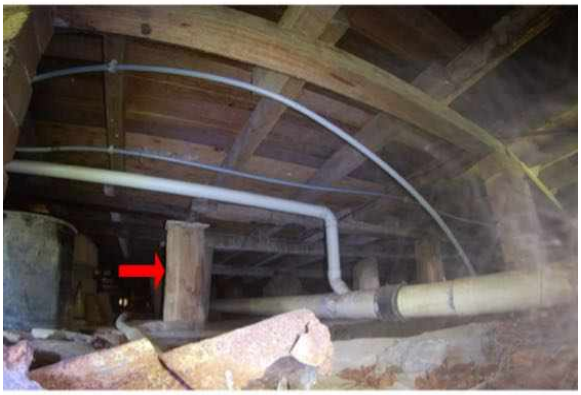


Finding 6.07

Building:	Main Building
Location:	
Finding:	Subfloor Timber Stumps
Information:	It was noted that the property is supported on timber stumps. Inspection of the condition of the timber stumps below ground level is outside the scope of this report and could not be assessed during the inspection.

Timber stumps are susceptible to deterioration over time due to moisture exposure, wood rot, and termite activity. While the visible sections appeared serviceable at the time of inspection, the concealed portions below ground level could not be inspected, and deterioration may exist in areas that were inaccessible.

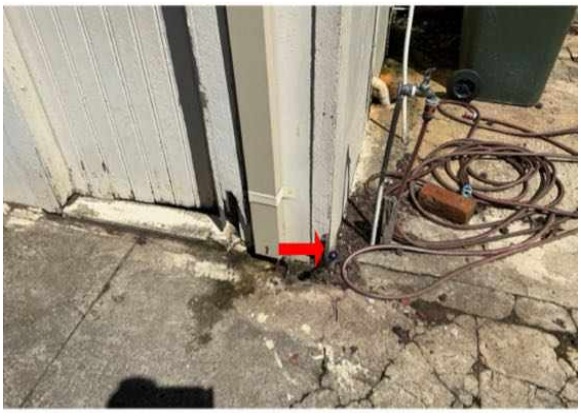
Regular monitoring and periodic invasive inspection of the timber stumps are recommended to assess their ongoing condition. If concerns arise, consultation with a qualified builder or structural professional is advised to determine whether repairs, treatment, or replacement may be required.

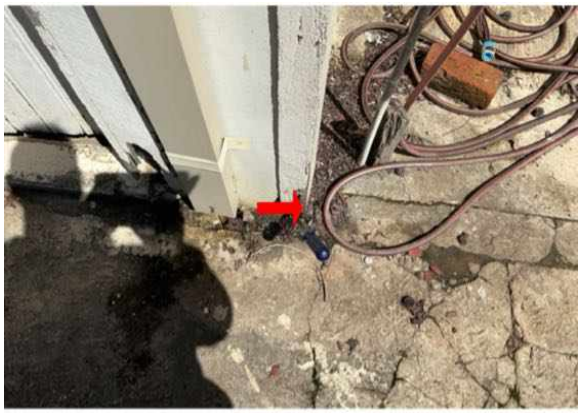


Evidence of fungal decay activity and/or damage

Finding 7.01

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





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

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

Additional Preventative Actions:
- The adequacy of subfloor ventilation could not be fully assessed due to limited access during the inspection. However, based on the building's design, natural airflow appears to be restricted. Inadequate ventilation can lead to excessive moisture build-up, promoting fungal decay and increasing the risk of timber pest activity. To improve airflow and manage subfloor conditions, the addition of mechanical ventilation is recommended.
- Given the property's exposure to timber pest risks, as outlined in this report, it is essential to implement a post-construction termite management system in accordance with Australian Standard AS 3660. Engage a licensed termite management specialist for assessment and installation. In the absence of such a system, timber pest inspections should be carried out every 90 days.
- It's important to address any drainage issues or water-related concerns noted in this report as soon as possible. Excess moisture can create ideal conditions for termites and may lead to long-term damage to the structure. Keeping water away from the property through proper drainage and regularly checking moisture-prone areas will help protect your home and reduce future repair costs.
- Drill, test, and treat all trees and stumps on the property with a diameter exceeding 100mm to prevent them from becoming termite nesting sites.
- Regularly clean and maintain gutters to prevent blockages, reduce water accumulation, and minimise moisture ingress that may encourage timber pest activity.
- Remove or replace any untreated timber elements that are in direct contact with the ground to reduce the risk of termite attack and timber decay.
- Remove or replace affected timber by fungal decay or wood rot to prevent ongoing deterioration and termite infestation.
- It is important to ensure that all overflows and roof runoff is properly directed into stormwater drainage systems.

- Trim back trees and vegetation that are in contact with or in close proximity to external walls to reduce pest access pathways and moisture retention near the building.
- Regular inspections of the exterior roof is essential to detect early signs of damage and prevent water ingress, particularly during periods of adverse weather. Proactive maintenance helps ensure the roof remains watertight and in good condition.
- Maintain all wet areas (e.g., bathrooms, laundries, kitchens) through regular inspections and maintenance to prevent moisture-related issues.

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

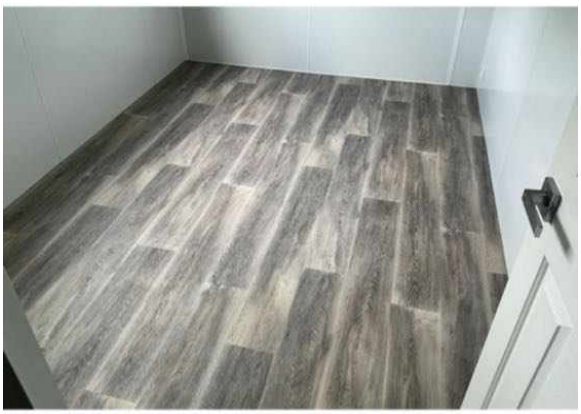
For further information, advice and clarification please contact Bill Veljanovski on: 0412 911 390

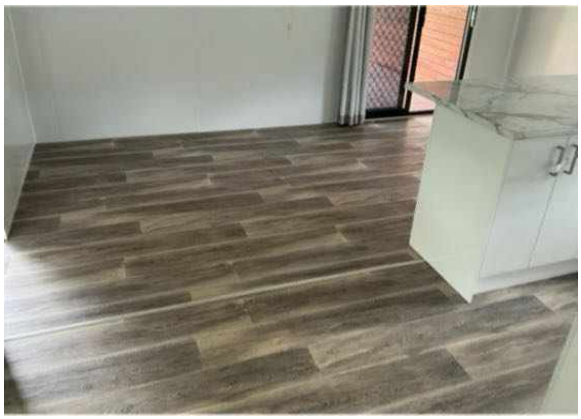
Section D Significant Items

The following items were noted as - For your information

Noted Item

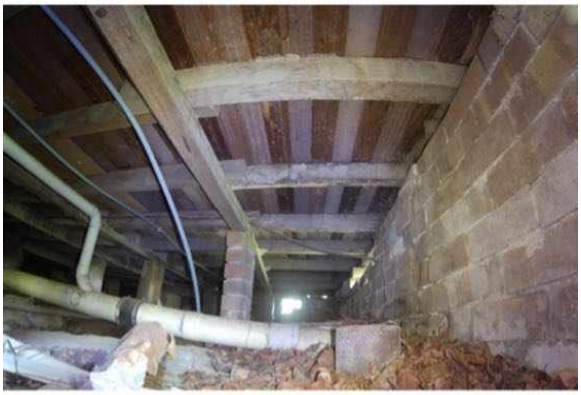
Building:	Out Building
Location:	Portable Structure
Finding:	Floor Squeaking
Information:	During the inspection, a the flooring produced a noticeable squeaking sound when walked across. This is commonly caused by friction between timber members or movement around nails or fasteners that have loosened over time. While typically not considered a structural concern, persistent squeaking can be a nuisance and may indicate minor movement or inadequate fastening.

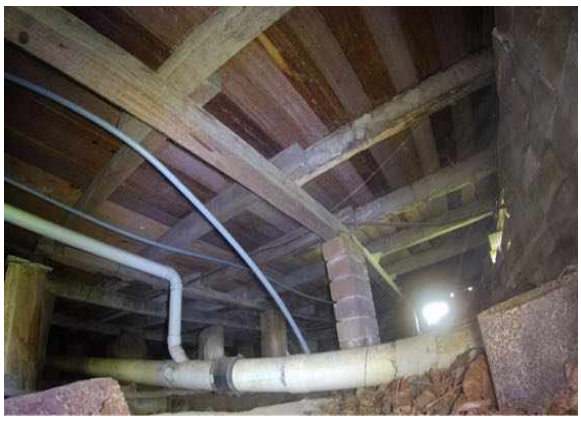


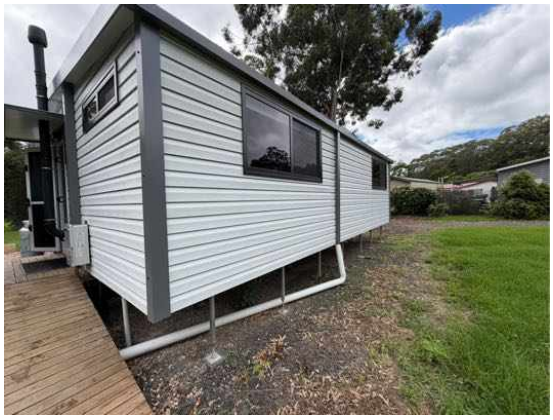


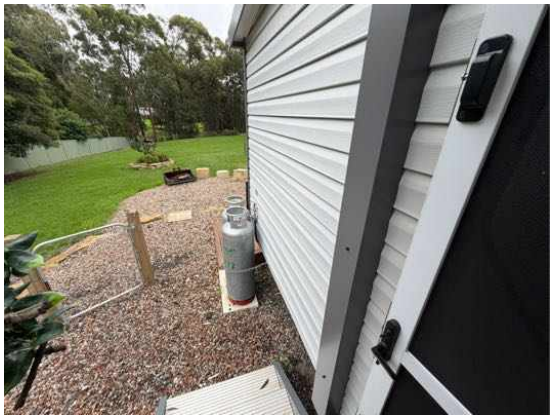
Noted Item

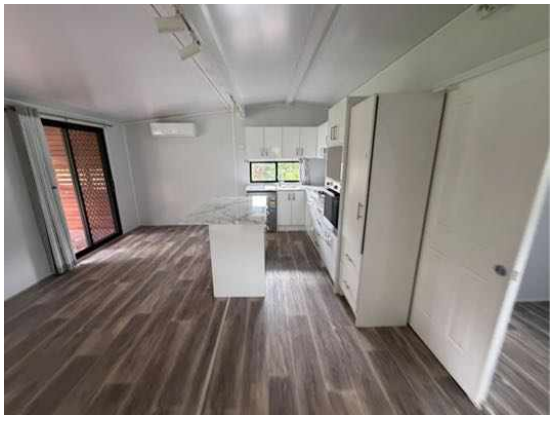
Building:	Main Building
Location:	All Areas
Finding:	Inspection Photos (Obstructions and Limitations)
Information:	Additional photos have been provided for your general reference, depicting the areas that were accessible during the inspection. Please note that this visual inspection was limited to readily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

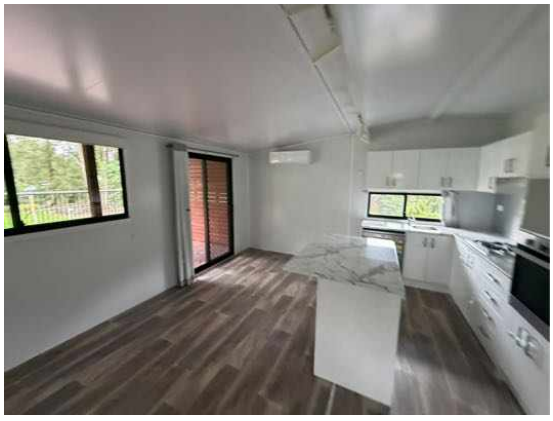


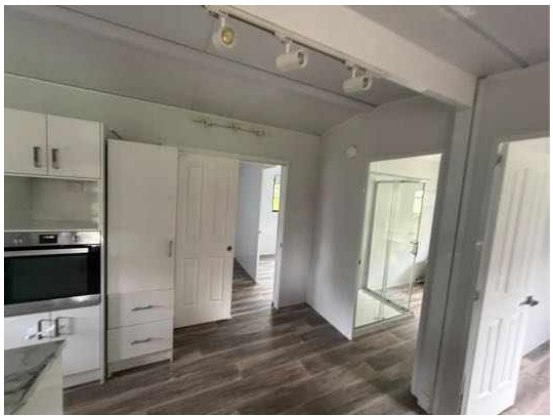


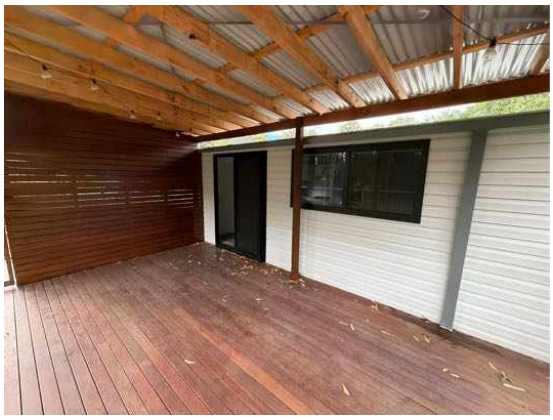


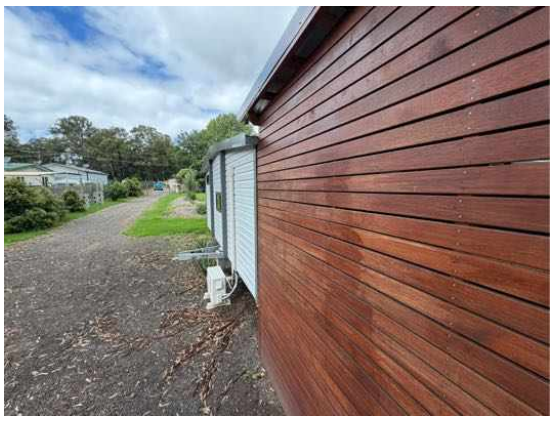


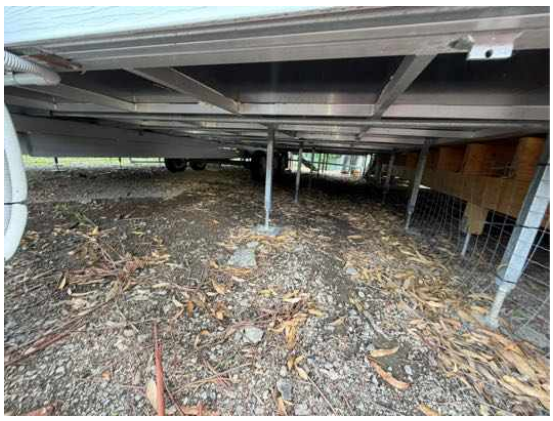


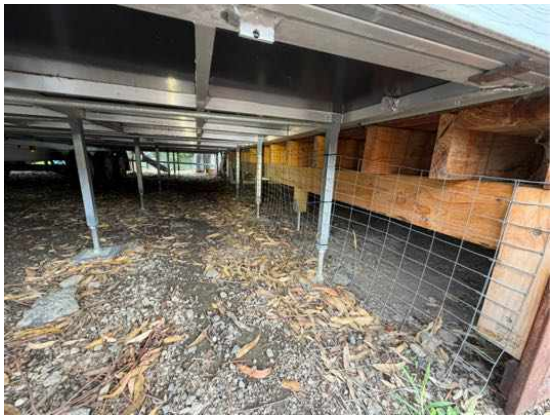


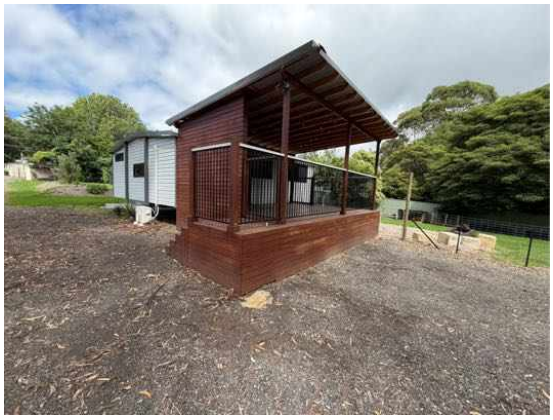


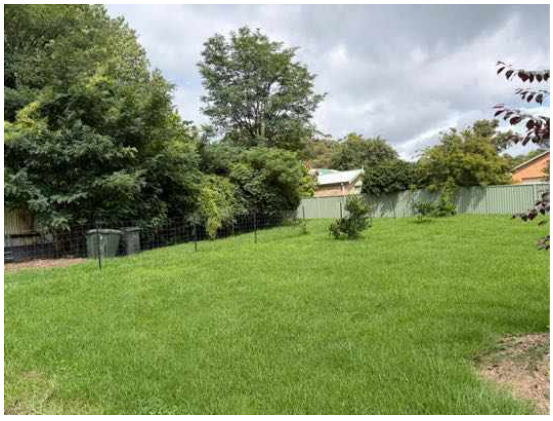


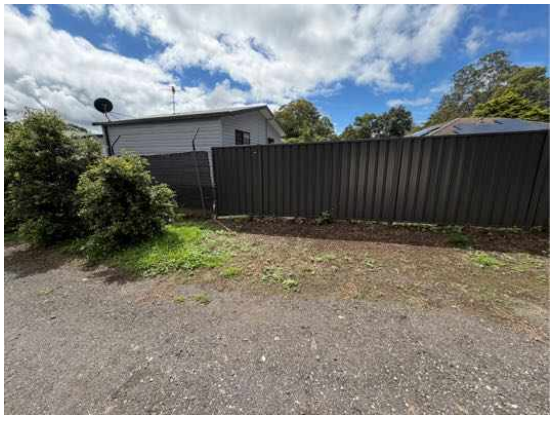


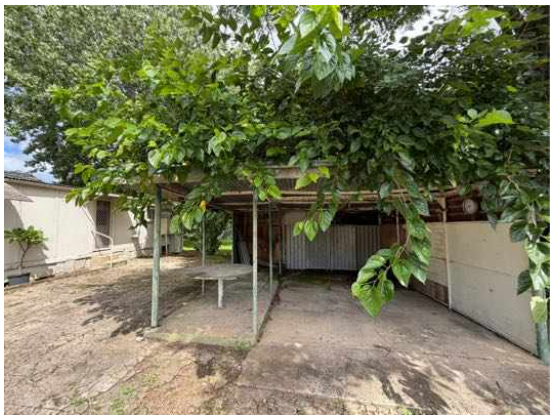


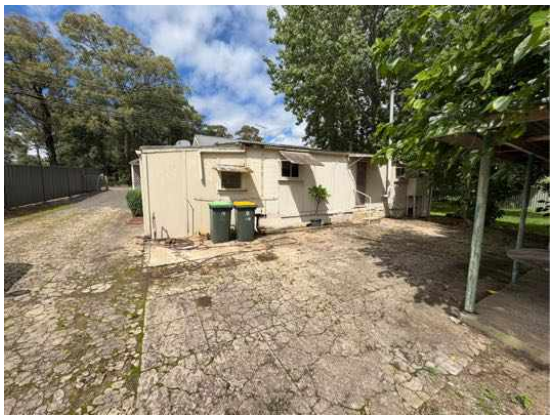


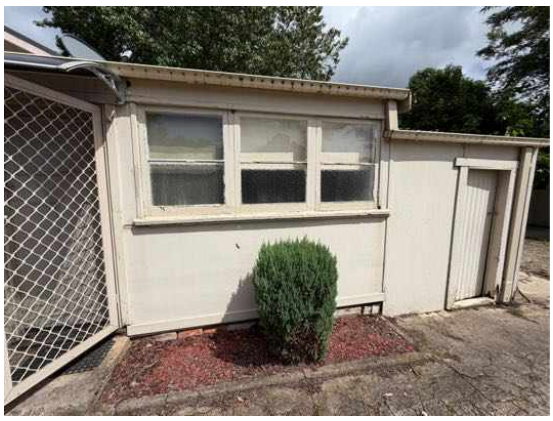
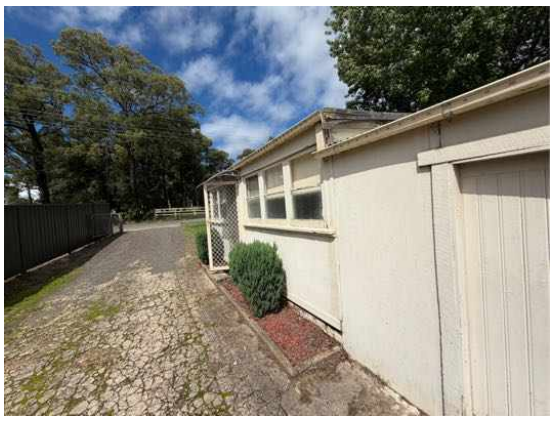
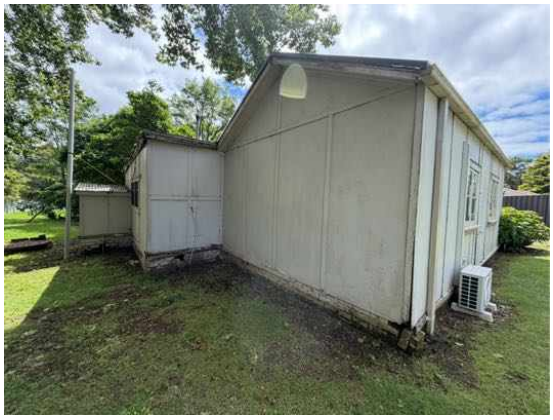
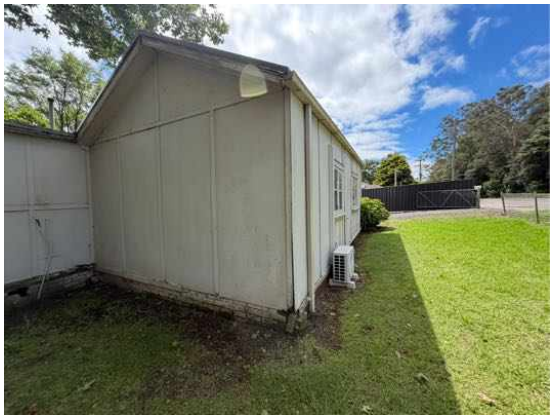
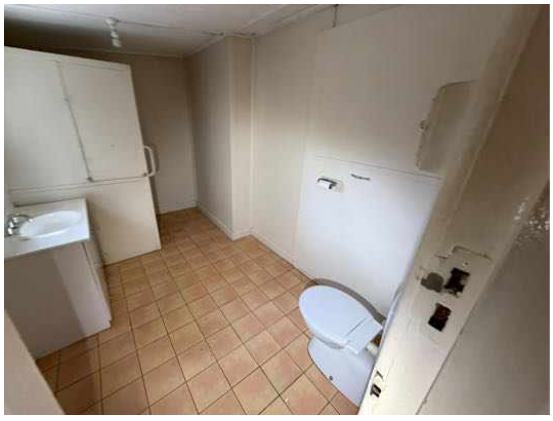
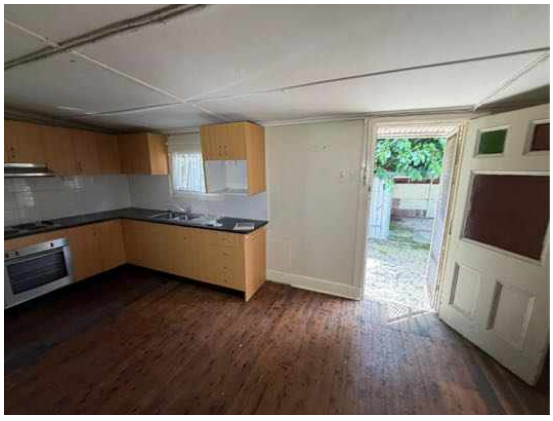
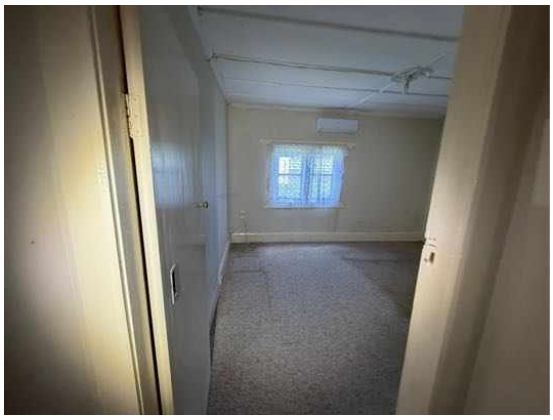
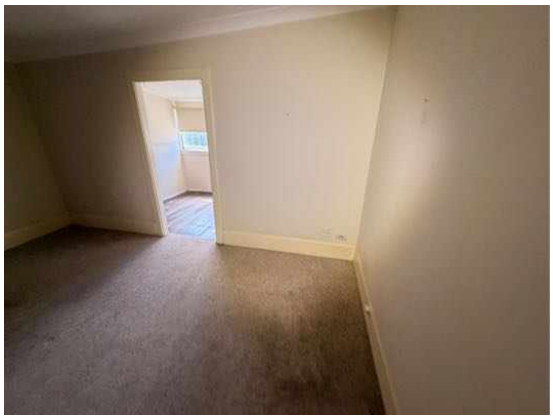


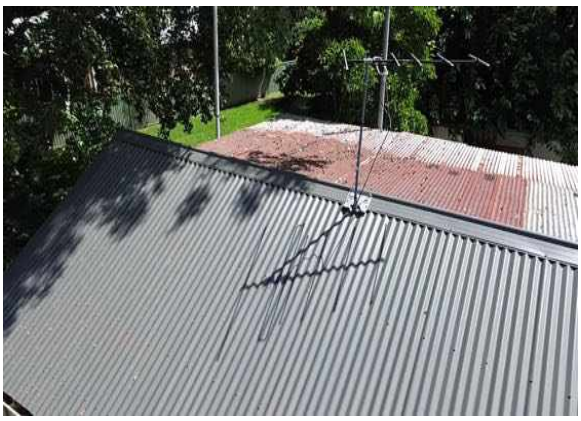


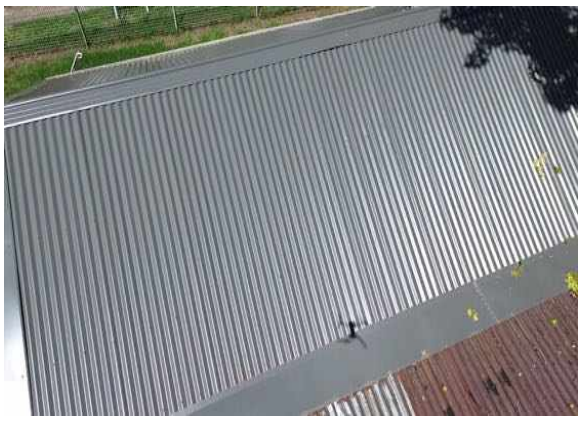


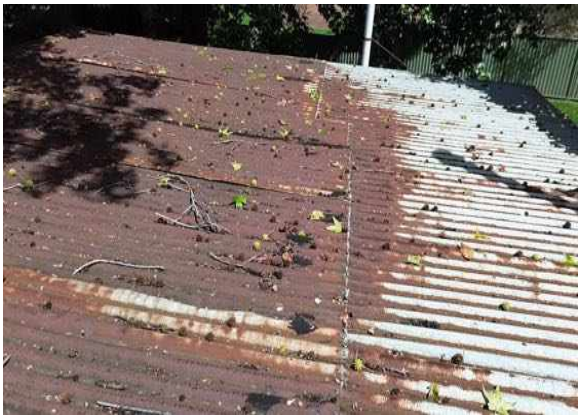


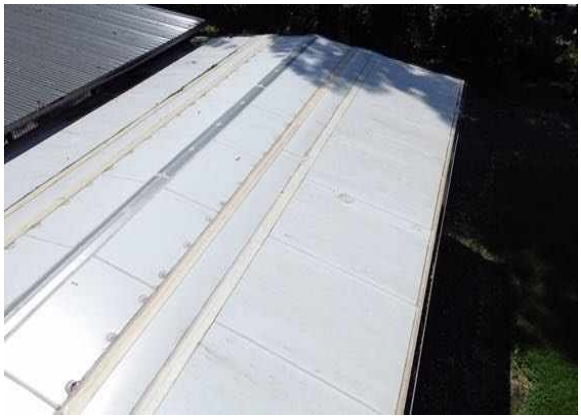


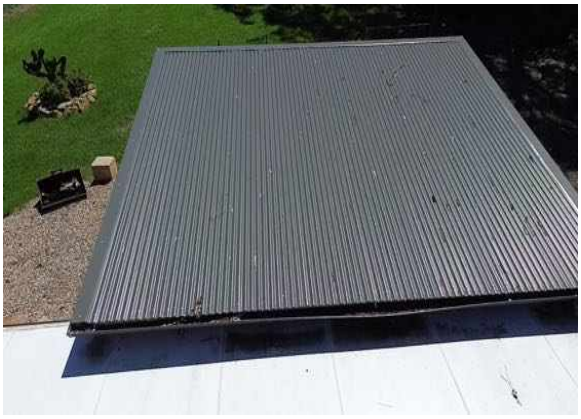









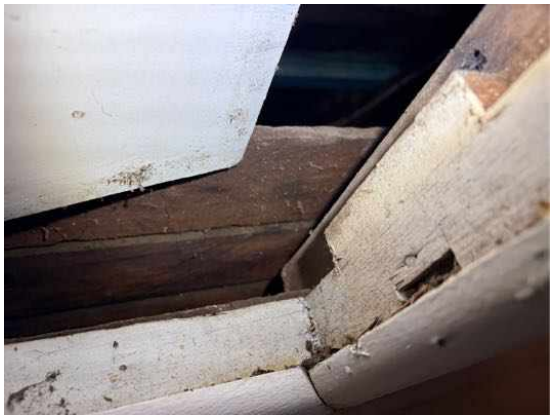


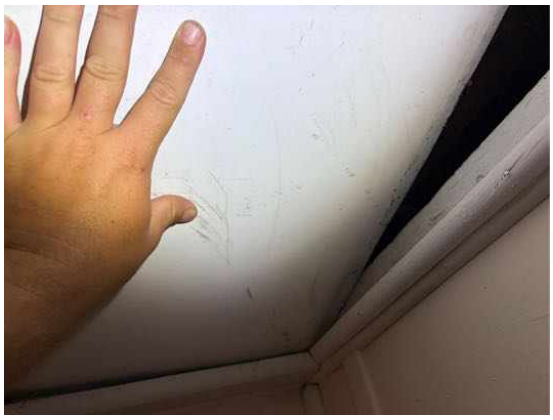


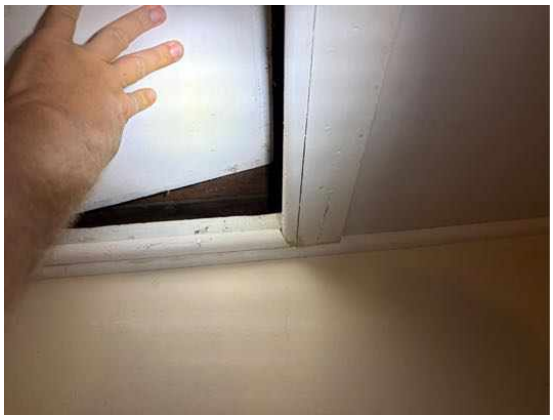












Definitions to help you better understand this report

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.