Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 4 Feb 2026

Property Address: 2/55 Durham St, Eaglemont VIC 3084, Australia

Contents

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

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

Original Inspection Date: Wed, 4 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	2/55 Durham St, Eaglemont VIC 3084, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Andrew Lacey Ph: 0419 824 486 Email: Hawthorn@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Hawthorn)
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Company Contact Numbers:	0419 824 486

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: N/A

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderate to high susceptibility to timber pest activity. Whilst no evidence of any termite activity or damage was noted, conditions conducive to timber pest activity were present. Fungal decay (wood rot) was also noted to some external areas.

Due to the construction type of the building and the lack of access to the subfloor, a successful chemical treatment would not be possible. Regular ongoing inspections should always be carried out especially to properties where successful chemical treatments may not be possible.

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Garage, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Interior

- Exterior

- Roof Void - Part

- Roof 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:

- Ceiling Cavity - Part.

- Subfloor due to lack of access.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Debris in gutters

- Evidence of recently painted walls or ceilings

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of suitable access or entry point

- Old disused HWS in roof cavity incl associated plumbing

- Subfloor was not able to be inspected - there was no access to this area.

- Vegetation

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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:

Location: Kitchen

Finding: Sealant - Damaged or Missing

Information: Sealant is damaged in this area. Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant is missing or damaged , a competent handyman may be appointed to scrape out and re-apply any silicone where necessary.

Failure to do so may lead to further deterioration of the sealant which in turn can lead to water damage to the surrounding area.

Finding 3.02

Building:

Location: Kitchen

Finding: Join not sealed effectively within the kitchen benchtop

Information: At the time of inspection, the join within the bench top surface was slightly open and not sealed effectively. This has the potential to allow water ingress into the gap and cause secondary damage to the cabinets underneath.

It is highly recommended that the benchtop be sealed to prevent water ingress.

A competent handyman or kitchen benchtop specialist may be engaged to perform this task.

Finding 3.03

Building:

Location: Kitchen

Finding: Slight damage to the kitchen cupboards

Information: Evidence of damage was identified to the kitchen cabinetry at the time of inspection .

It is suspected that this has occurred as a result of either excess moisture from internal spills or impact damage to the area.

A licenced carpenter or competent handyman should be engaged to inspect the damaged areas and repair or replace any items where necessary.

Finding 3.04

Building:
Location: All Areas
Finding: Cracking - fine
Information: Some fine cracking was noted throughout the property.

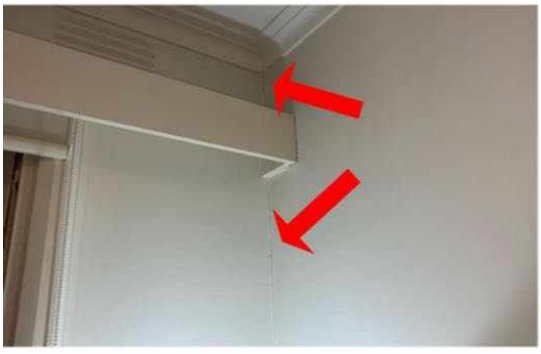
Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

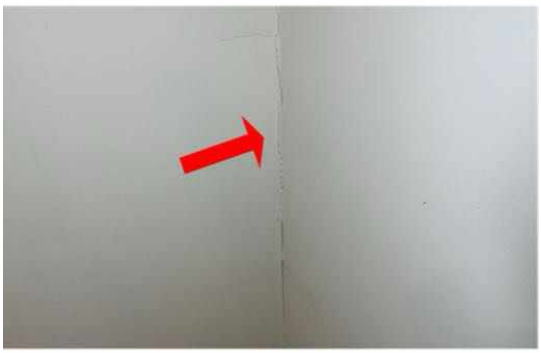
Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of

inspection. Other fine cracks may be present but not recorded here.





Finding 3.05

Building:

Location: Dining Room

Finding: Windows - Slightly Stiff to open

Information: The windows in various areas were slightly stiff to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

The first step should be cleaning of the window tracks. Replacement of the window hardware or frame may be required, should cleaning not be sufficient.

A window specialist or competent handyman may be engaged to perform this task.

Finding 3.06

Building:

Location: Dining Room

Finding: Door - Striker plate misaligned

Information: The striker plate to this door appears to have become misaligned and has consequently resulted in the door's operation being compromised. The door did not close effectively.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

Readjustment of the striker plate is recommended at client discretion. Works such as

these can be completed by a general handyman or qualified carpenter.

Finding 3.07

Building:

Location: Bathroom

Finding: Grout and sealant - Missing or degraded within the bathroom area

Information: It was noted on inspection that grout or sealant is degraded to areas within the bathroom.

Grout and sealants are used to keep the joint water tight and protective of all associated building materials.

Different materials move at different rates, generally causing cracking to grout at this point. Build up of moisture in the bathroom can also cause grout and sealants to degrade and become mouldy.

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

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








Finding 3.08

Building:

Location: Bathroom

Finding: Moisture damage to door framing

Information: Evidence of moisture damage was identified to the door framing in the bathroom.

It is suspected that this has occurred as a result of excess moisture from internal spills. No current moisture was noted to the areas when tested with a moisture meter.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary.

Finding 3.09

Building:

Location: Bathroom

Finding: Mirror - desilvering

Information: The mirror in the bathroom exhibits signs of the desilvering, with loss of reflective coating evident along the lower edges.

This usually happens when the reflective silver (or aluminium) backing starts to deteriorate, often from moisture, cleaning chemicals, or age.

This defect is more of a cosmetic defect.

The mirror should be monitored for any further deterioration and should that occur, the homeowner may replace the mirror at their discretion.

Finding 3.10

Building:

Location: Bathroom

Finding: Shower screen seal - Leaking

Information: Leaking was evident to the shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of the screen not being sealed correctly in this area.

Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a tiling contractor or competent handyman is required to repair / replace the sealant. Such works should be performed immediately to ensure that no further damage occurs.

Finding 3.11

Building:

Location: Living Room

Finding: Door - Stiff to slide

Information: The door in this area was stiff and difficult to slide along the associated tracks at the time of the inspection. The door also appeared to be slightly loose within the frame.

Restricted function of the affected door may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as age of the building element and a lack of maintenance are the usual causes for this type of defect.

Cleaning of the tracks may improve the operation of the door. Replacement of door hardware or tracks may be required should the cleaning not be effective.

A door specialist or competent handyman may be engaged to perform this task.

Finding 3.12

Building:

Location: Living Room

Finding: Wall stained - no current moisture noted

Information: At the time of inspection, there appeared to be some suspected moisture staining to the wall in this area. It is suspected the staining may be the result of moisture coming in around the window or window frame in this area. No current moisture was noted to the wall when tested with a moisture meter.

It is recommended that the area be monitored for any changes or increase in staining. Should this occur, consultation with a registered builder should be undertaken to determine the source of the leak and make necessary repairs.

Should no changes occur, the area may be repainted at the discretion of the homeowner.

Finding 3.13

Building:

Location: Living Room

Finding: Floorboards - slightly uneven and creating a ripple effect.

Information: At the time of inspection, the flooring appeared to be wavy and each board appeared slightly bowed, creating a ripple effect.

This can occur for a number of reasons - ranging from moisture imbalance in the boards, installation issues, subfloor irregularities, seasonal movement or natural characteristics of the boards themselves.

The flooring should be monitored for any further movement and should that occur,

consultation with a flooring specialist should be sought.

Rectification may involve re sanding and finishing of the boards.

Finding 3.14

Building:

Location: Laundry

Finding: Sealant / grout - Damaged or Missing

Information: Sealant or grout is damaged in this area. Sealant and grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant or grout is missing or damaged , a competent handyman may be appointed to scrape out and re-apply where necessary.

Failure to do so may lead to further deterioration of the sealant which in turn can lead to water damage to the surrounding area.

Finding 3.15

Building:

Location: Laundry

Finding: Door showing signs of damage to the base

Information: At the time of inspection there appeared to be some moisture damage at the base of the door in this area.

Doors should be sealed on all faces including top and bottom to prevent moisture seeping into the door structure and potentially causing secondary damage.

A suitably qualified handyman or painter should be engaged to remove doors, repair any damage, paint the door including top and bottom and rehang them.

If the door cannot be repaired, a new door may be required.

Finding 3.16

Building:

Location: Laundry

Finding: Cracking - Noticeable

Information: Cracking was noted within the plasterboard wall in the laundry.

Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

Finding 3.17

Building:	
Location:	All Areas
Finding:	Floor - creaking slightly
Information:	The internal flooring in this area was creaking slightly when walked upon at the time of inspection.

Creaking floors generally indicate that the fixings for the flooring may be coming loose slightly.

The area should be monitored for any changes or unevenness. Should this occur, consultation with a registered builder should be undertaken to determine the cause . The potential resolution may involve regluing and screwing the floor down through to replacement of subfloor support structures.

Finding 3.18

Building:

Location: Garage

Finding: Cracking - Concrete flooring within garage - fine

Information: Fine cracks were identified in the concrete flooring of the garage . Although fine cracks may be quite noticeable, they are only considered to be an appearance defect, and usually do not indicate any structural damage.

Generally the cause of a fine cracks in existing concrete paving such as driveways, garages and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.19

Building:
Location: Exterior walls - front
Finding: Brickwork - Deteriorated mortar
Information: Deteriorated or missing mortar was noted around brickwork in this area.

Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.

Finding 3.20

Building:
Location: Garage
Finding: Door showing signs of damage to the base
Information: At the time of inspection the rear garage door showed evidence of moisture damage. It is suspected this has occurred due to a lack of upkeep on the external door.

Doors should be sealed on all faces including top and bottom to prevent moisture seeping into the door structure and potentially causing secondary damage.

A suitably qualified handyman or painter should be engaged to remove door, repair any damage, paint the door including top and bottom and rehang them.

If the door cannot be repaired, a new door may be required.

Finding 3.21

Building:

Location: Exterior walls - front

Finding: Fascia - Wood rot noted

Information: Wood rot was found to be affecting the fascia in this area. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof cover or plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder will then be required to replace affected building materials.

Finding 3.22

Building:	
Location:	Driveway
Finding:	Noticeable Cracking - Concrete driveway (suspected owners corporation responsibility)
Information:	Noticeable cracks were identified in the concrete driveway.

General age and expected deterioration of the concreted areas is a common cause of this type of cracking. However, expansion and contraction of the driveway may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the driveway. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Noticeable cracks may also be due to subsidence of soils.

The area should be monitored for any changes that may occur and potentially cause tripping hazards. Should this occur, repair and likely replacement of the concrete section may be necessary.








Finding 3.23

Building:

Location: Exterior walls - front

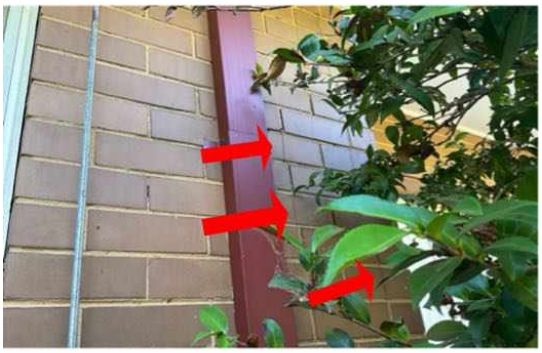
Finding: Brickwork - noticeable cracking

Information: Noticeable cracking to the brickwork at the front of the property was observed at the time of inspection.

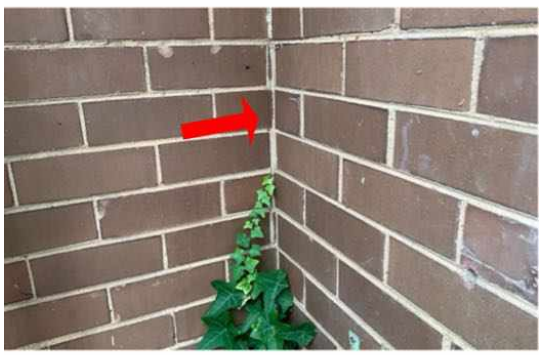
Noticeable cracks are a common occurrence in external brickwork and are a likely result of age, expected movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork.

It is highly advised that monitoring of these cracks be carried out to ensure no further cracking occurs in the area. Should no further movement occur, the brickwork may be patched by a competent bricklayer.

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




Finding 3.24

Building:

Location: Eaves

Finding: Eaves - bubbling to painted surfaces

Information: At the time of inspection, bubbling of the painted surface was noted to the eaves in various areas of the property. It is suspected that the bubbling has been caused by a failure in the guttering or roofing system above, creating excessive moisture within the area.

Where bubbling is evident, the primary requirement is to identify and rectify the source of the leaking. Where the damage is still active a roofing plumber should be appointed immediately to identify the leak and perform rectification works as necessary, ensuring the moisture damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including painters is advised. Rectification works may include replacement of eave lining or minor repainting, depending on the extent of the damage.

Please note: given the age of the property there is a high chance that the eave sheets may contain asbestos material. it is recommended that prior to any works being carried out on the eaves, an asbestos inspection and sampling be carried out to determine whether this is the case. Your Jim's building consultant can help you with this.

Please note: As the eaves form part of the exterior structure of the building, this defect may be covered by the owners corporation. Your own enquiries should be made to determine whether this is the case.

Finding 3.25

Building:

Location: Yard - Back

Finding: Distinct Cracking and subsidence to concrete paving

Information: Distinct cracking and some subsidence was identified to the concrete paving in this area.

Distinct cracks and subsidence are generally found in older paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of defect. However, damage may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing over a sustained period of time.

Damage to this degree may also be due to poor original installation of the pavers . Factors such as poor compaction of the sub surface may create cracking, subsidence and other secondary defects.

Repairs and/or replacement will be to be required to prevent further damage and to reduce hazards associated, such as tripping. A landscaper should be engaged to inspect the pavers and repair / rectify the subsided and cracked pavers.

Monitoring of the area should be conducted frequently.

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






Finding 3.26

Building:

Location: Roof Void

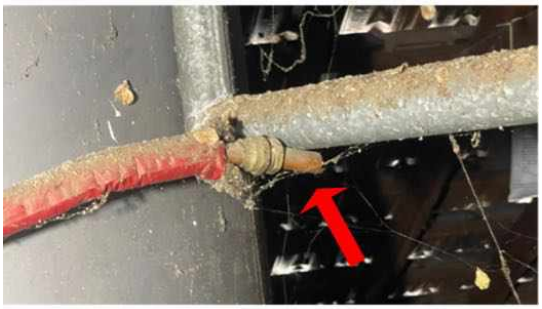
Finding: Gravity-Fed HWS - Disconnected

Information: It was noted at the time of inspection that a disconnected gravity-fed hot water system (HWS) remains in this area.

Despite this plumbing structure being unused, it is likely to be storing residual water, and is therefore susceptible to rust and corrosion. If allowed to continue, rust and corrosion is likely to lead to damage to adjoining building elements, and may also make the area susceptible to termite or timber pest activity.

While it is a costly exercise to remove the disused gravity-fed HWS, it is advisable in the short-term future to prevent any possible damage to the area.

Further consultation with a licensed plumber is required to gain further advice on removal of the structure.



Finding 3.27

Building:

Location: Roof Exterior

Finding: Roof valley - Rusted

Information: At the time of inspection it was noted that the valleys between the tiled roof structures have a coverage of surface rust.

If left unmanaged, this can lead to holes developing and potential water ingress to the internal roofing structures - leading to secondary damage of building elements. Accelerated deterioration of the valley channels and any associated building elements is also likely to occur.

A roofing contractor should be appointed to assess the damage and to perform remedial works as necessary. Works may include replacement of severely affected areas or minor works such as the application of rust-retardant surface protectors.

Finding 3.28

Building:

Location: Roof Exterior

Finding: Gutters - require cleaning

Information: At the time of inspection it was noted that the gutter in this area was full of leaves .

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

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

It is highly advised that blocked gutters be cleared by the homeowner or a general handyperson as a matter of urgency. Failure to do so may result in moisture entering the property causing more significant damage.

Finding 3.29

Building:

Location: Roof Exterior

Finding: Weathered Roof tiles - fair condition but with some minor maintenance required

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, some minor maintenance works are required.

Cracking of the mortar around the ridge and hip capping was noted. Tiles had shifted from their original positions allowing gaps underneath the tiles.

Repairs to the roof is required.

Consultation with a roofing contractor is advised to gain advice on remedial works that will be required . Where left unmanaged, damage can lead to a number of secondary defects, including water leaks and weather exposure to internal roofing structures.








Finding 3.30

Building:

Location: All Areas

Finding: Timber - exposed to weather

Information: At the time of inspection, it was noted that several timbers around the property were weathered and require treatment .

Timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Finding 3.31

Building:

Location: All Areas

Finding: Additional Photos - minor defects

Information: Additional photos are provided for your general reference. Arrows have been included where necessary to highlight areas of importance.


Tap sprays when operated
Laundry


Inside of laundry cabinet rusted


HARPIC


Front porch tiles chipped


Grout deteriorated on front porch

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:

Location: All External Areas

Finding: Building materials in direct ground contact - conducive to termites

Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness, they become conducive to termite activity. Whether timber is used as a building element, part of a fencing structure or stored as an unused item, they can provide an environment that is attractive to termite infestation.

When met with excessive moisture, timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Where possible, the removal of any such materials that may be conducive to termite activity should be carried out as soon as possible to minimise the risk of termite attack. Where not possible or practical, regular monitoring of timber elements is recommended. Replacement of any damaged materials should be carried out where necessary.

Finding 6.02

Building:

Location: All External Areas

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were found to be evident around and against the property. These garden beds can include untreated timber, and with a combination of moisture from rainfall and hosing, can make conditions conducive to termite activity and termite ingress.

Plants against or very close to buildings can also provide cover/ shade and can provide an environment that is attractive to termite infestation.

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

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






Finding 6.03

Building:

Location: Exterior walls - rear

Finding: A/C Overflow - Not plumbed for drainage

Information: The A/C overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area becoming excessively damp.These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also occur.

It is recommended that all overflows be plumbed into storm water drainage. Where this is not possible, an additional hose may be added to the end of the overflow and

that may be either draped inside drainage or channeled away from the edge of the building. This can be conducted by the homeowner or a competent handyman.

These works will ensure that the area remains dry and free of any secondary defects.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:

Location: All External Areas

Finding: Fungal decay - conditions conducive to timber pest attack

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Decaying timbers can create an environment conducive to timber pest attack. It is recommended that the decaying timbers be repaired / replaced to lessen the risk of timber pests.

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

- Overall, the property at the time of inspection presented in a fair condition when compared with properties of a similar age and characteristic. A range of minor defects and maintenance items were noted throughout the property.

There was some wood rot (fungal decay) noted to the fascia boards at the front of the property. It is suspected this has occurred due to failure of either the guttering or roof tiles. There was some cracking noted to the mortar around the ridge capping above this area. The damaged fascia boards will need to be replaced along with repairs to the roof tiles and capping.

Cracking was noted to the external brickwork at the front right hand corner of the property. It is suspected this may have occurred due to excess moisture in the area potentially from spillage from the guttering above. The brickwork should be monitored for further development of cracks. Should this occur, consultation with a brick layer and a structural engineer will be required. Should no further cracking occur, a bricklayer may be engaged to patch the cracking where necessary.

In terms of the timber pest inspection, there was no evidence of any termite activity or damage. No evidence of any termite management system was noted . Some fungal decay (wood rot) was noted to external timbers. Several conditions conducive to timber pest activity were noted around the property and as a result, the property would be classified as a medium to higher risk for timber pest attack. Due to the construction type of the building, a successful chemical treatment may not be possible. Regular inspections are always recommended for properties especially where chemical treatments cannot be successfully carried out.

The risk of undetected defects is listed as high due to not all areas of the property being able to be inspected and the possibility of unseen damage underneath the flooring.

Details of all defects should be read in full within the body of the report. Action should be taken as per the recommendations listed within.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:
Location: All Areas
Finding: Termite inspection - no termite activity found
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

No evidence of termite activity was found inside the property at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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

Noted Item

Building:
Location: All Areas
Finding: Termite Management System - no evidence of a chemical installation
Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

Noted Item

Building:
Location: All Areas
Finding: Additional Photos for your information - toilet and bathroom door hit each other
Information: At the time of inspection, it was noted that the toilet and the bathroom door hit each other when they were both opened.

This item is more of a design feature issue and is listed for your information only.

Noted Item

Building:
Location: Roof Void
Finding: Insulation - older style insulation
Information: At the time of inspection, it was noted that the insulation within the roof void was the older insulation. Whilst there appeared to be a fairly decent coverage, this insulation has a tendency to settle and reduce in volume over time. This settling can reduce the effectiveness of the insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property. The insulation helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

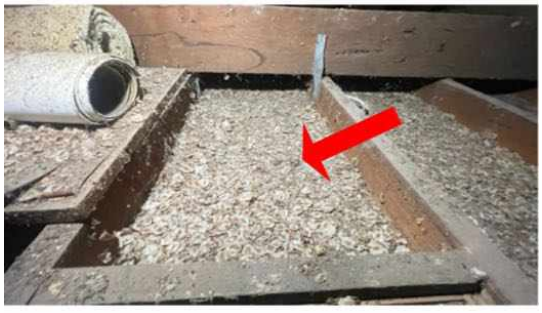
It is recommended that the comfort levels within the property be monitored for any changes . New insulation may be required to improve the thermal efficiency of the house should the current insulation be shown to be an adequate.

Caution should be exercised when accessing the roof void. Do not attempt to stand

on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

An insulation contractor should be engaged to perform this task at the discretion of the homeowner.

Please note: the space above the garage does not have any insulation. This is very common and in fact garages are not required to have insulation installed.



Noted Item

Building:

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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

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.