



Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 75 Boronia Dr, Voyager Point NSW 2172,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

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: Wed, 8 Apr 2026

Modified Date: Thu, 9 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 75 Boronia Dr, Voyager Point NSW 2172, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Justin Blake Ph: 0435 182 122
Email: Shellharbour@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Shellharbour)

Company Address and Postcode: Shellharbour 2529

Company Email: Shellharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 182 122

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:

The Preinspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report. The photos at the back of this report are an example of some of the areas that could not be inspected due to the obstructions found on the day of the inspection. This report is a visual inspection and these areas may have concealed defects.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully

accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required

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

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer.

For the purpose of this report, the Structure includes the elevated front and rear balconies, all handrails and rear stairs.

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 except for the front and rear balconies and many bathroom areas.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Piers - Concrete, Slab - Suspended Slab, Steel Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Fence - Brick, Fence - Fabricated Metal Fence, Footpath, Garage, Pool, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Stair Railing
Roof	Pitched, Tiled, Timber Framed, Steel Framed
Storeys	Double
Walls	Cavity Brick
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Exterior of Pool Fencing
- Fencing
- Gardens
- Interior
- Interior of Pool Fencing
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Pool Surrounds
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Roof framing - not trafficable
- Stored items
- Wall linings
- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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

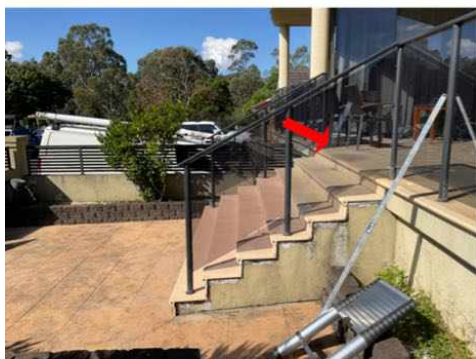
Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Building 1
Location:	Entry stairs
Finding:	Balustrade - Cracked
Information:	Cracks were identified in the stairs balustrade in this front area. Cracking in glass is generally the result of impact damage, and is likely to develop further when left unmanaged. The likelihood of this pane further cracking and shattering is increased exponentially, providing a safety hazard in the area.

A qualified glazier is required to repair the glass as soon as possible. Depending on the extent of the cracking, replacement of the glass may be required. Please be advised that any persons coming into contact with the cracked glass should do so with due caution to avoid any personal injury that may ensue.



Finding 1.02

Building:	Building 1
Location:	Many upstairs windows
Finding:	Window opening restrictors missing.
Information:	Many upper windows are missing window restrictors. The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection.

Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means all windows above ground level which do not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor.

These need to be added urgently for the safety of all persons.

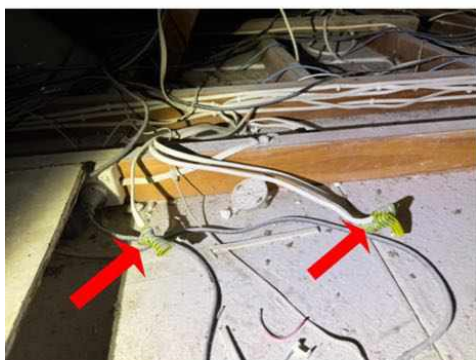


Finding 1.03

Building:	Building 1
Location:	Roof Cavity
Finding:	Electrical cables missing a junction box
Information:	The electrical fittings in the left and rear middle roof areas were found to be missing a junction boxes at the time of inspection.

This missing fittings and loose cables does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

A Licensed electrician should be appointed to rectify these areas immediately.



Major Defect

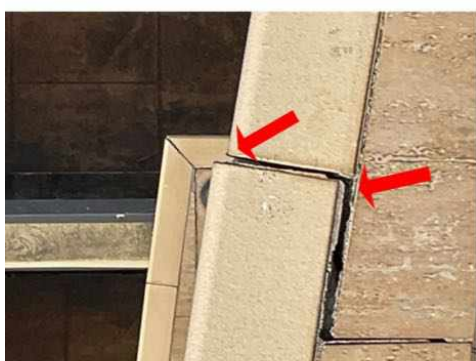
No evidence was found

Minor Defect

Finding 3.01

Building:	Building 1
Location:	Exterior walls & balconies
Finding:	Cracks in mortar beds and tile movement
Information:	Cracks and tile movement were identified in the upper verandah north east corner and other verandah areas.

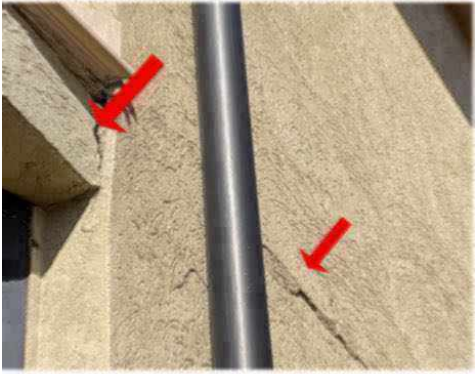
All top floor damaged tile areas require rectification (tile removal, sealing and relaying) to stop moisture ingress causing tiles to dislodge and possible injury and potential concrete cancer to the verandah slabs.

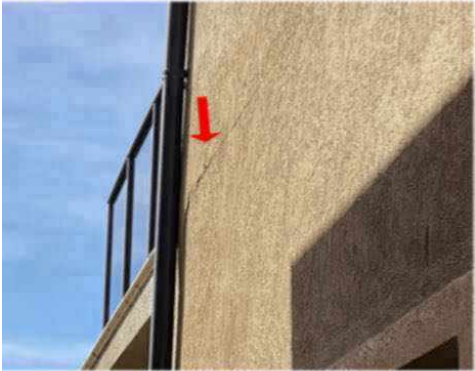


Finding 3.02

Building:	Building 1
Location:	Pictured front areas
Finding:	Render (external) cracking.
Information:	Cracking was observed to the external rendered wall finishes on the front right and three areas of the left elevations of the dwelling and other small areas. The cracks appear to be approximately up to 10 mm in width in places. Some of this render will fall off the walls in the near future. These cracked areas were inaccessible by ladder to measure. Based on visual inspection, the cracking appears consistent with movement and/or inadequate control joints within the render system. Cracks of this size may allow moisture ingress, potentially leading to deterioration of the render, loss of adhesion, and possible damage to the underlying substrate if left unrectified.

□ Further assessment by a qualified builder or renderer is recommended to determine the cause of movement and to carry out appropriate repairs. Repairs may include crack rectification, reinstatement of control joints where required, and re-rendering and repainting to restore weatherproofing and appearance.





Finding 3.03

Building: Building 1
Location: Pictured areas
Finding: Render (external) cracking (continued)
Information:



Finding 3.04

Building: Building 1
Location: Pictured front areas
Finding: Concrete spalling
Information: These right side verandahs has suffered Concrete Spalling. This is the breakdown of concrete via natural weathering and/or chemical reaction that results in sections of concrete chipping off the main body – often resulting in fractured, compromised concrete. Spalling looks like pitted acne scarring and breaks off in flecks which can expose rebar. It appears rainwater is getting into the areas of the missing and damaged grout on the verandahs.

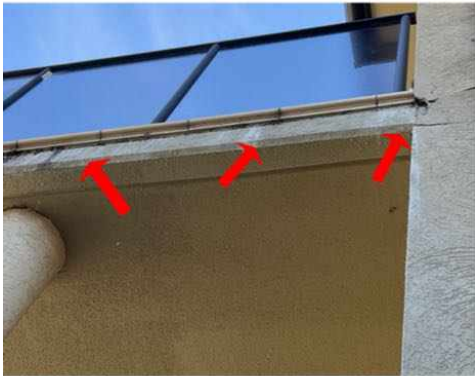
A concreting contractor can provide advice on repairs of this damaged concrete when convenient.





Finding 3.05

Building: Building 1
Location: External rear wall areas
Finding: Decks and balconies - Calcification or efflorescence
Information: Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, may be considered a defect if it is due to defective or missing flashings, membrane, a damp proof course DPC or faulty design and needs to be investigated to identify the cause. A waterproofing expert is required for further investigation or a tiling contractor to repair all damaged areas.



Finding 3.06

Building:	Building 1
Location:	Rear balcony
Finding:	Waterproofing of balconies
Information:	On inspection of the front and rear balconies, it is suspected no waterproofing membrane has been installed. There is a high risk of concrete cancer developing where the metal reinforcing in the concrete starts to rust, then expand and break apart the concrete. This is listed as a minor defect in this report as it is highly likely that it will lead to further damage over time if not repaired. If an invasive inspection by removing tiles shows concrete cancer, this defect may be upgraded to a major defect in this report.

On the rear balcony, it appears rainwater can flow from the weepholes and behind the perimeter tiling against the house.

Due to the amount of damaged sealant and grout, there are many areas rainwater can ingress the tiled surfaces and potentially damage the verandah slabs.

All elevated balconies, stairs and landings need urgent attention to stop further damage and very costly concrete and other repair work.

Quotes should be sought from waterproofing experts for these areas as part of due diligence in purchasing this property.

For your information -

Australian Standards for Waterproofing are as follows for your information -

AS 4654.1-2012 & AS 4654.2-2012

1. Design Principles

- Ensure balconies have adequate fall (minimum slope of 1:100) for water drainage.
- Waterproofing membranes must extend to upstands and penetrations.
- Flashing must be installed where the balcony meets the wall.

2. Materials

- Waterproofing membranes must meet the durability, elasticity, and water resistance criteria outlined in AS 4654.1.
- Materials should withstand UV exposure, weathering, and substrate movement.

3. Installation

- Membranes must be applied continuously without gaps or punctures.
- Overlapping of membranes at joints must comply with manufacturer specifications.
- Drains, outlets, and penetrations must be adequately sealed.

4. Testing and Certification

- Perform water ponding tests to confirm the integrity of the membrane before applying finishes.
- Waterproofing installers should provide compliance certificates indicating adherence to the standards.

Additional Considerations

- Movement Joints: Incorporate movement joints in the waterproofing





Finding 3.07

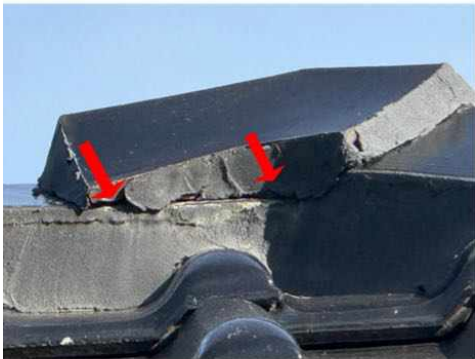
Building:	Building 1
Location:	Roof Exterior
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of visible roof tiles were considered to be in a good condition with the visible mortar in fair condition overall.

Many areas were not accessible. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar show cracking present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





Finding 3.08

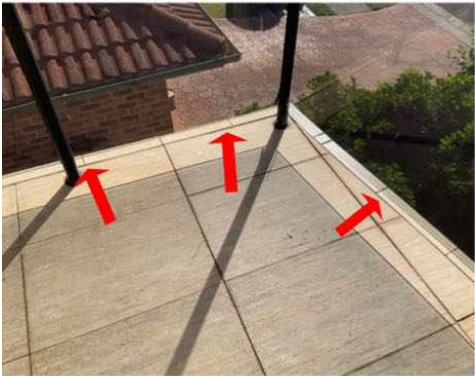
Building: Building 1
Location: Exterior walls & balconies
Finding: Sealant (external) - missing
Information: It was noted on inspection that numerous areas of external sealant was missing to many wall and balcony areas.

A flexible sealant or grout is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is occurring.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible. Note - every area of render and concrete cracking is allowing rainwater ingress to damage these areas and all require sealing.





Finding 3.09

Building: Building 1
Location: Two bathrooms and rear left room
Finding: Excessive moisture and damaged wall elements
Information: Two bathroom door frames shows signs of excessive moisture and the main bathroom frame has progressed to wood rot. The rear left room also shows moisture evident.

Excessive moisture can damage walls as well as lead to the formation of mould and wood rot (see next defect).

Works to reseal or waterproofing the bathrooms may be required. A waterproofing expert should be consulted prior to purchase.





Finding 3.10

Building:	Building 1
Location:	Bathrooms
Finding:	Shower screens - Leaking
Information:	<p>Leaking was evident to two shower screens (one up and one downstairs) at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the showers , 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.</p> <p>Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs. (see also areas of wood rot)</p>



Finding 3.11

Building:	Building 1
Location:	Bathroom
Finding:	Efflorescence or calcification - Bathroom tiling
Information:	Efflorescence, characterised by white salt deposits visible at grout joints and tile surfaces, has been observed emerging from this bathroom tile bed. This condition typically indicates moisture migration through the tile system, drawing mineral salts from the underlying screed or adhesive bed to the surface.

The presence of efflorescence suggests the presence of excessive moisture beneath the tiles, potentially caused by:

A breach or failure of the waterproofing membrane,

Inadequate drainage to floor waste, resulting in water pooling.

Water ingress from adjacent wet areas or penetrations.

Excessive water mixed during grout installation.

Ongoing moisture below the tile bed can lead to the deterioration of adhesive bonds, tile debonding, and secondary water damage to the substrate or adjoining building elements.

Constant cleaning of the efflorescence will be required, if after a considerable amount of time and several cleaning attempts the efflorescence keeps returning a more intrusive inspection by a remedial builder is recommended.



Finding 3.12

Building:	Building 1
Location:	Main bathroom door frame
Finding:	Wood rot
Information:	This area show evidence of wood rot to the frame. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This is likely from a shower leak.

Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed by a waterproofing expert.

Replacement of affected door timbers is a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.



Finding 3.13

Building: Building 1
 Location: Balconies
 Finding: Tiles cracked or loose
 Information: Cracked, loose and missing tiles were evident in these pictured areas at the time of inspection. It is suspected that this cracking has occurred as a result of water ingress.

Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of balconies it can lead to water damage of concrete slabs.

Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works.



Finding 3.14

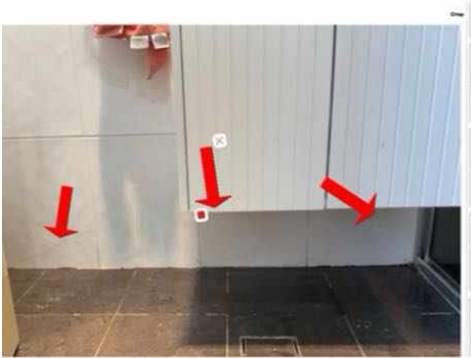
Building: Building 1
 Location: Bathrooms
 Finding: Tiles - Cracked or damaged
 Information: Cracking was evident to dozens of tiles in the wet areas at the time of inspection. These areas are frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water

damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.





Finding 3.15

Building:	Building 1
Location:	Approx 6 areas of the property
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





Finding 3.16

Building:	Building 1
Location:	Pool area
Finding:	Subsidence (external) Monitor
Information:	It appears that the left side pool paved area appears to have been affected by movement of the foundations, often referred to as sinking or subsidence. General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

At this point it is recommended to contain storm water flows, ensure pavements flow away from buildings to lessen any excessive wetting and drying effects.

A concreting contractor can repair this area when convenient.



Finding 3.17

Building:	Building 1
Location:	Exterior walls
Finding:	Most weep holes - Blocked
Information:	It was noted during the time of inspection that most of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages.

Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.

Depending on the nature of the blockage, the homeowner may be able to undertake remedial works to remove blockages. Alternatively, appointment of a registered builder may be required to remove blockages. Preventative works are necessary in ensuring the structural integrity of the affected brickwork and should be performed as soon as possible.



Finding 3.18

Building: Building 1
 Location: Bathrooms
 Finding: Sealant and grouting - Missing or damaged
 Information: It was noted on inspection that sealant or grout is degraded to numerous areas. The main ensuite has damaged sealant in every wall (see also cracked tiles defect).

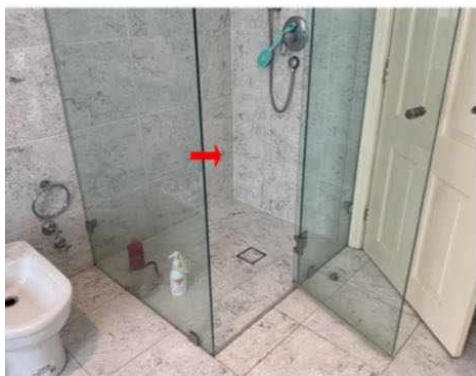
The minor settlement since construction has meant dozens of wet areas have cracks inbetween tiles.

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

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

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





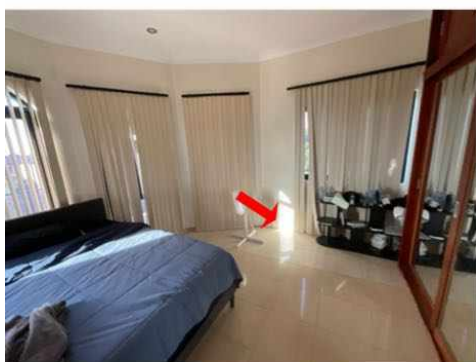
Finding 3.19

Building:	Building 1
Location:	Pictured areas
Finding:	Building elements - Damaged
Information:	Evidence of minor missing or damaged areas was identified at the time of the inspection. These include -

1. The main bathroom shower diverter does not work.
2. Many bathroom towel rails and shelves are loose or missing.
3. The front left bedroom shows a moisture damaged internal lower wall but no excessive moisture at the time of the inspection.

This is likely caused by the external damaged render.

A plumber and renderer would be the trades responsible for rectification of these areas when convenient.

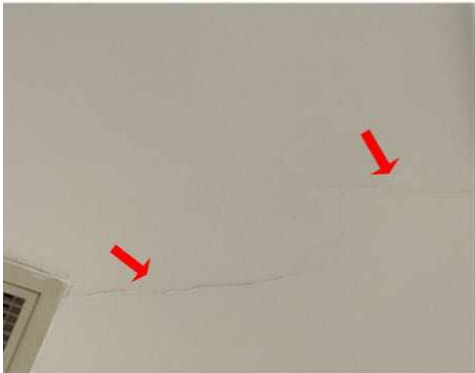


Finding 3.20

Building:	Building 1
Location:	Upper hall areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	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.



Finding 3.21

Building: Building 1
Location: Exterior driveway walls
Finding: Step cracking to brickwork (minor)
Information: Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



Finding 3.22

Building:	Building 1
Location:	Exterior walls - both sides
Finding:	Additional fixings to downpipe
Information:	Evidence of insufficient fixings were evident to most down pipe. This downpipes need additional fixings to affix to the adjoining wall ensure its longevity.

A carpenter, plumber or handy person should add additional fixings to this area as soon as possible to limit potential damage.



Finding 3.23

Building: Building 1
Location: Front & Rear decks, stairs and railings
Finding: Rangehood - Light not working
Information: While the range hood appears to be working at a satisfactory level, the light to the appliance was not working at the time of inspection.

A licensed electrician should be appointed to replace the light on the range hood to restore it to a fully operational state.



Finding 3.24

Building: Building 1
 Location: All Roof cavity areas
 Finding: Insulation - Missing
 Information: Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

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



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

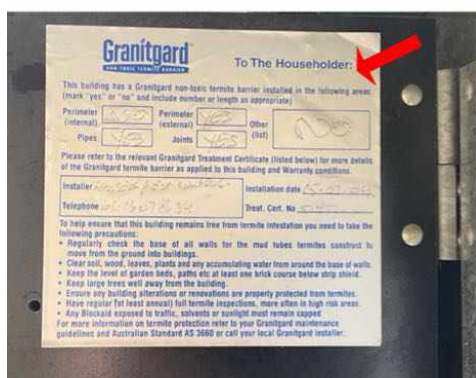
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Building 1
 Location: Meter Box
 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. 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, the durable notice was evident and it appeared as though a physical but no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since the property was built.

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



Finding 6.02

Building:	Building 1
Location:	Exterior walls - right side
Finding:	Bridging or breaching of termite barrier
Information:	The concrete around the property appears to bridge the termite barrier. The AC units also block inspection of the barrier.

Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.



Finding 6.03

Building:	Building 1
Location:	Exterior walls
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

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

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





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Building 1
Location:	Bathroom door frame
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

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

In this case, the affected timber element is in a decaying state and will need replacement by a carpenter or licensed builder.

Note - See ALL wood rot photos in building defects above, all these show fungal decay.



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

- Licensed Electrician
- Licensed Plumber
- 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

- SUMMARY

The building compared to others of a similar age and construction appears to be in fair condition overall excepted for the verandah and many bathroom areas.

On inspection of the verandahs, cracking, water ingress and other minor damage was found in tiles and tile beds. Some concrete spalling was visible in the right . No concrete cancer was visible at the time of the inspection but please be aware this may be concealed by tiled and painted surfaces. As explained verbally, it is highly recommended to gain quotes on the verandah and bathroom defects prior to due diligence in purchasing the property due to the potential high costs involved in repairs to these areas.

There were safety defects in the roof void of missing junction boxes and missing window restrictors which can all be easily fitted to these areas and one cracked lower balustrade glass panel.

There are minor defects and maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, sarking, floor and concrete coverings etc meant some areas were inaccessible. The external upper wall areas were only accessible from the ground level as no safe areas were found at the sides of the house to place a ladder. The roof was inspected from 3 areas where the balcony was wide enough to place a ladder. The roof was not physically accessed due to the increased fragility of terracotta tiles.

Every bathroom and the laundry shows cracked tiles, damaged sealant and settlement cracking to some walls.

TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards

AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage. In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

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

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

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: Front & Rear decks, stairs and railings
Finding: Elevated structure inspections
Information: Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

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

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes the front & rear decks, rear stairs and all railings



Noted Item

Building: Building 1
 Location: Pictured areas
 Finding: Safety Hazards and Major defects require immediate rectification
 Information: All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury.

All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections- Residential buildings", defects are classified accordingly within this report:

Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect - A defect other than a major defect

Noted Item

Building: Building 1
 Location: All External Areas
 Finding: Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas 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.





Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas 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.





Noted Item

Building: Building 1
Location: All Roof cavity areas
Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. A re-inspection is recommended once the areas are made accessible.

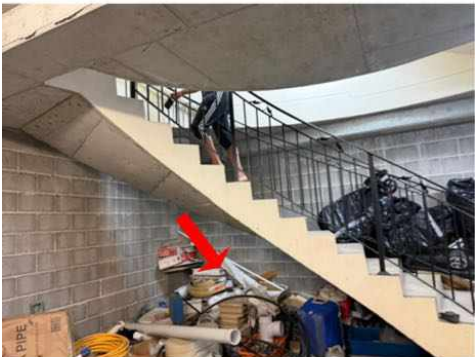
The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.





Noted Item

Building: Building 1
Location: All Subfloor Areas
Finding: Additional Photos - Obstructions and Limitations of GARAGE AREAS
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas 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.



Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
Location: All External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
Location: Pool area
Finding: Additional Photos
Information: Additional photos are provided for your general reference

Certification.

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



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 cm ² (Residential) or 10 micrograms/100 cm ² (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.