Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 6A Ledger St, Goulburn NSW 2580, 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: Tue, 17 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	6A Ledger St, Goulburn NSW 2580, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

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

- This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects. The report is only valid for 90 days, were after a re-inspection must take place.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

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, Semi-Detached, Duplex
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Garage, Porch, Driveway, Party Walls, Fence - Fabricated Metal Fence, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Patio, Porch / Patio, Skirting Boards, Architraves, Door Frames, Eaves, Doors, Floating Floor, Fascias, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	EIFS (External Insulation Finishing System)
Weather	Raining

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 Exterior - Part

- Roof Void - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

- Ceiling linings

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Insulation

- No safe point from which to access roof exterior

- Proximity of perimeter fence to building

- Patio

- Porch

- Sarking

- Unsafe to Access Roof - No Fall Protection System

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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:	Main Building
Location:	Kitchen
Finding:	Electrical wires exposed
Information:	Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Exterior walls - front
Finding:	Guttering - Active Leak
Information:	An active leak was identified in the guttering during the inspection. This issue is likely caused by damage, corrosion, or substandard installation. The leak allows water to escape improperly, increasing the risk of water pooling around the building's foundation. Prolonged moisture exposure can create conditions conducive to termite activity and may also lead to soil erosion, water ingress into lower areas, or damage to associated building elements. A licensed roof plumber should assess the guttering to identify the exact cause of the leak and carry out necessary repairs or replacements as a priority to prevent further

damage and mitigate the risk of termite infestation.




Finding 3.02

Building:	Main Building
Location:	Garage
Finding:	Fascia internal corner/Installation - substandard or incomplete
Information:	The installation of this fascia corner appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard. Where installation is substandard and/or incomplete, the roof plumber should undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.

Finding 3.03

Building:	Main Building
Location:	Garage, Alfresco
Finding:	Concrete finish/Installation - substandard or incomplete
Information:	The installation of concrete finish appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard. Where installation is substandard and/or incomplete, the concrete should undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.

Finding 3.04

Building:	Yard
Location:	Yard - Front
Finding:	Site drainage - Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

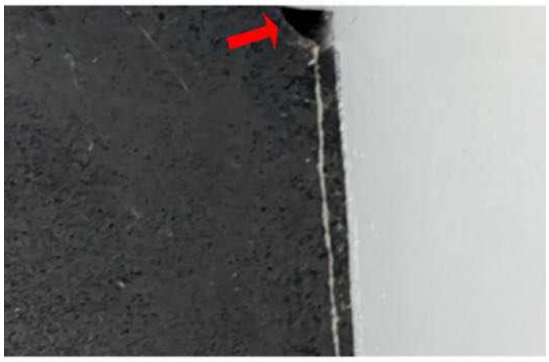
Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 3.05

Building: Main Building
Location: Porch
Finding: Gaps - general
Information: A gap was identified to this area. It is suspected that the installation of this moulding/trim or incomplete brickwork was completed to a substandard level of workmanship or is incomplete.

Gaps and holes makes the area susceptible to insect and vermin ingress, as well as allowing water penetration. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if Gaps are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant, trimmings or brickwork as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson, licensed carpenter or bricklayer.



Finding 3.06

Building: Main Building
Location: Porch, Alfresco
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 3.07

Building:	Main Building
Location:	Porch, Alfresco
Finding:	Porch and Alfresco - Missing Sealant at Tile Junction
Information:	It was noted that sealant was not installed along the junction at the porch floor tiles. Junctions between dissimilar materials such as tiles and wall surfaces require flexible sealant to accommodate normal movement and to prevent moisture entering beneath the tiles. Without a suitable sealant, water may track below the tiled surface during rainfall, leading to drummy or detached tiles and deterioration of underlying materials. The absence of sealant at this junction increases the risk of moisture ingress and tile failure over time. A flexible, exterior-grade sealant should be installed at the affected area to provide a watertight and durable finish. A tiling contractor or general handyperson should be appointed to carry out the necessary works.

Finding 3.08

Building: Main Building

Location: Porch, Alfresco

Finding: Render - Damaged

Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

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

A renderer/plasterer should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.09

Building:	Main Building
Location:	Meter Box
Finding:	Meter Box - Unsealed Penetration
Information:	A gap was observed around the meter box where it interfaces with the surrounding wall lining.

Open penetrations of this nature may allow moisture or water ingress into the wall structure, particularly during rainfall events. Ongoing exposure to moisture in these areas may contribute to deterioration of adjacent building materials over time.

It is recommended that the installation be assessed and the gap appropriately sealed to reduce the risk of moisture ingress into the wall system.

Finding 3.10

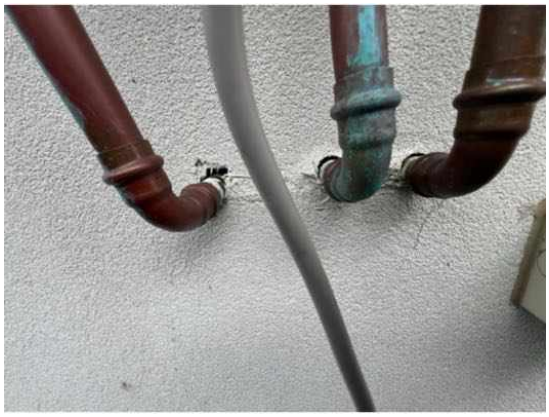
Building:	Main Building
Location:	Exterior walls - right side
Finding:	Eave - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

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

It is highly recommended that a carpenter be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.

Finding 3.11

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Pipe wall Penetration – substandard finish
Information:	Pipe/s penetration through the external wall was observed with visible gaps surrounding the pipe. This condition is considered substandard and increases the risk of moisture ingress, pest entry, and deterioration of adjacent building elements. Gaps around penetrations reduce the effectiveness of the wall's weatherproofing and may allow water to enter concealed areas, particularly during wind-driven rain events. It is recommended that a licensed plumber or sealant specialist be appointed to properly seal the penetration and ensure the wall remains protected against moisture and environmental exposure.



Finding 3.12

Building:	Main Building
Location:	Alfresco
Finding:	Additional Photos - Minor defects
Information:	Additional photographs have been included for general reference only. Where arrows or annotations are shown, these items may be discussed with the building inspector if

further clarification is required.

Finding 3.13

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Downpipe Drainage - Insufficient Capacity
Information:	It is suspected that the roof plumbing system to the exterior roof is insufficient in capacity due to excessive run lengths between downpipes, and may not adequately manage the volume of rainwater it is required to drain. The result is generally that the system may overflow during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter. If left unmanaged, excess moisture in these areas may allow the formation of conditions conducive to deterioration of building elements, including corrosion, rot, and other secondary defects. Damp conditions are also considered conducive to termite and pest activity, further increasing the risk to the structure. A licensed plumber should be appointed to inspect the roof drainage system and undertake rectification as required in the short term.

Finding 3.14

Building:	Main Building
Location:	All External Areas
Finding:	Cleaning - Guide to Standards & Tolerances Part 19.8
Information:	During the inspection, it was observed that general cleaning of the building and site had not been completed to an acceptable presentation standard. The Guide to Standards & Tolerances Part 19.8 states that building works are defective where windows are not clean, floors are not swept, mopped or vacuumed, and fixtures such as tiles, sinks, basins, troughs, and cupboards are not ready for use. The client should consult with the builder to confirm how the cleaning will be completed to meet the minimum standard outlined in the Guide to Standards & Tolerances prior to handover.




Finding 3.15

Building:	Main Building
Location:	All External Areas
Finding:	Paint finish - Incomplete
Information:	The paint finish in this area was identified as being incomplete at the time of inspection.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

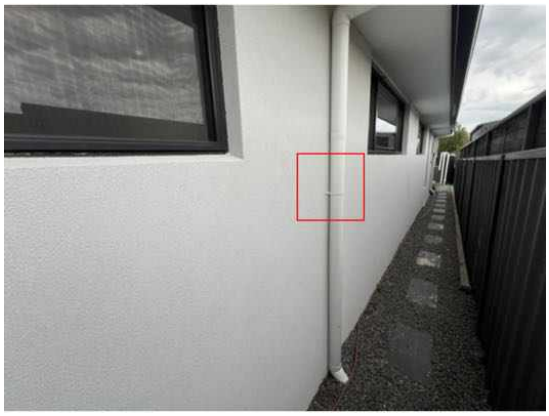
A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

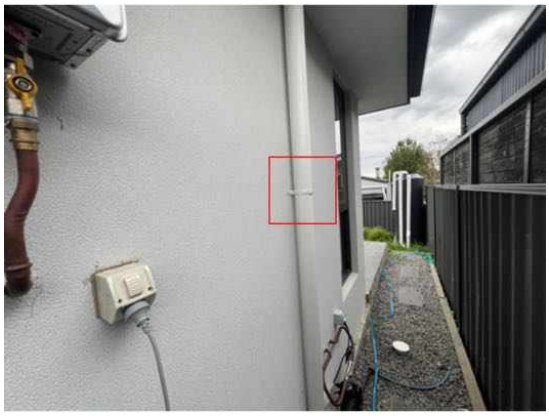
Finding 3.16

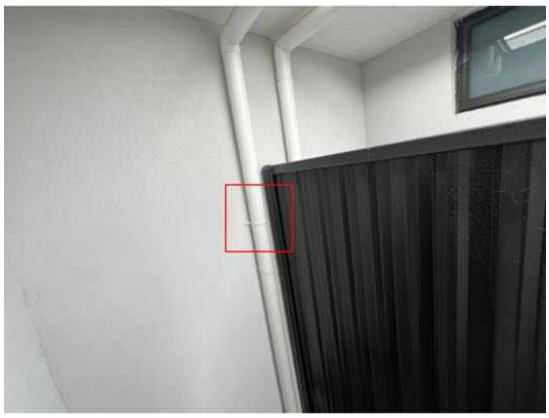
Building:	Main Building
Location:	All Internal Areas
Finding:	Downpipe - Inadequate Fixings
Information:	The downpipe was observed to be secured with only a single clip at the time of inspection. Downpipes require adequate fixing to maintain stability and alignment against the wall structure.

Where insufficient fixings are provided, the downpipe may become loose or displaced over time, which may lead to movement at joints, leakage, or failure of the pipe during stormwater discharge.

A licensed plumber should be appointed to inspect the downpipe and undertake rectification as required in the short term.

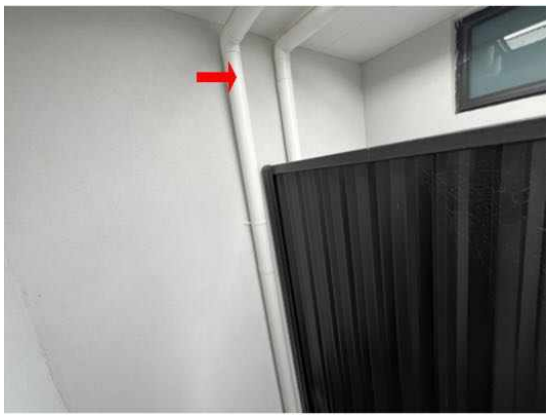






Finding 3.17

Building:	Main Building
Location:	All External Areas
Finding:	PVC pipes - not UV rated.
Information:	The PVC pipework in this area is not UV rated and therefore not adequately protected from direct sunlight.
	In accordance with Australian Standards, PVC pipes and fittings, where exposed to direct sunlight, must have resistance to UV radiation or be alternatively protected.
	At the current time, the pipework is non-compliant. Works to rectify this defect is recommended.



Finding 3.18

Building:	Main Building
Location:	All External Areas
Finding:	Downpipe - inadequately secured
Information:	The downpipe was noted to be not adequately secured to the adjoining gutter pop. Movement at the joint increases the likelihood of leakage or dislodgement during periods of heavy rainfall.

Inadequate downpipe connection may result in water discharging near the building foundation, increasing the risk of dampness, erosion, or concealed damage to surrounding elements. A licensed plumber should assess the downpipe and ensure it is properly fixed to maintain effective stormwater drainage from the property.

Finding 3.19

Building:	Main Building
Location:	All External Areas
Finding:	Downpipe - Negative Fall
Information:	The downpipe connection from the gutter was observed to have a negative fall.

Downpipes and associated pipework are required to be installed with sufficient fall to allow stormwater to discharge effectively. Where a negative fall is present, water may pond within the pipe, restricting flow and reducing drainage performance.

Poor drainage performance may lead to overflow at the gutter, increased moisture to surrounding building elements, and potential long-term deterioration if left unaddressed.

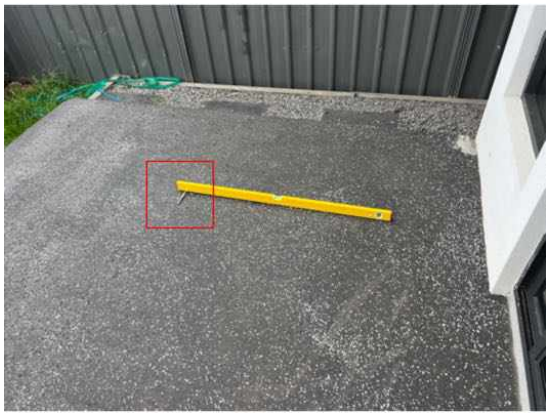
A licensed plumber should be appointed to assess the installation and confirm that adequate fall is provided to ensure proper stormwater discharge.

Finding 3.20

Building:	Main Building
Location:	All External Areas
Finding:	Perimeter Paving - Insufficient Fall
Information:	The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.

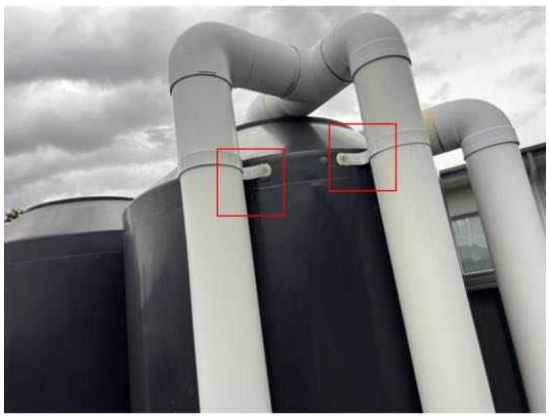





Finding 3.21

Building:	Yard
Location:	Yard - Back
Finding:	Water Tank Water leak - External
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage. Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

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



Finding 3.22

Building:	Main Building
Location:	Entry
Finding:	Timber Element - Moisture Damage
Information:	Moisture-related damage was observed to the architrave at the base of the door frame. Deterioration of timber in this location is commonly associated with prolonged exposure to moisture or water ingress at the threshold.

If left unmanaged, continued moisture exposure may result in further deterioration of the timber elements and adjacent building materials. Moisture-affected timber is also considered a conducive condition for termite activity.

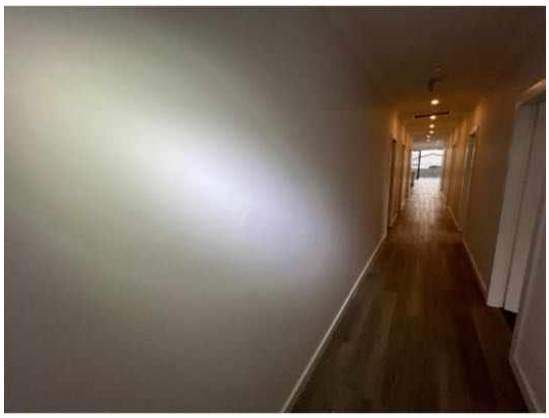
A licensed carpenter should be appointed to inspect the affected area and undertake rectification as required in the short term.

Finding 3.23

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

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

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

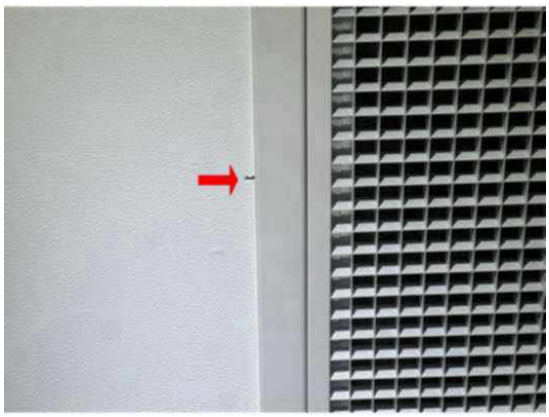


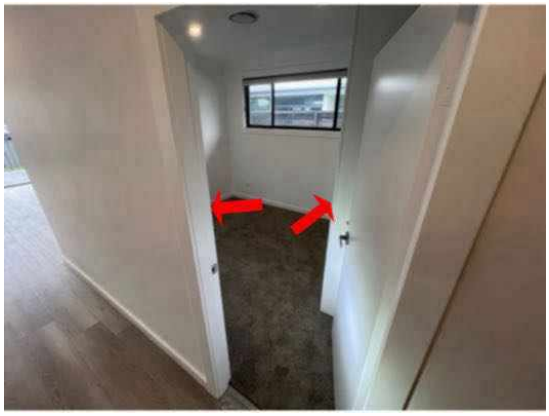
Finding 3.24

Building:	Main Building
Location:	All Internal Areas
Finding:	Plasterboard - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

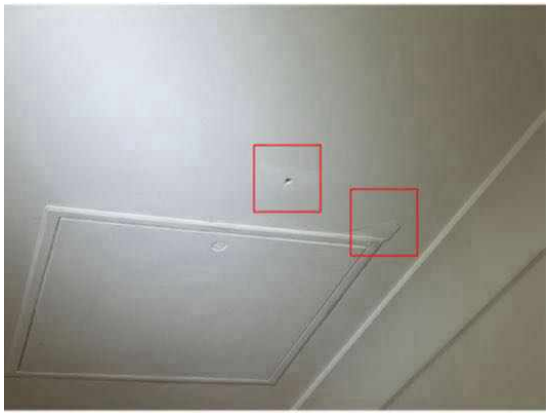
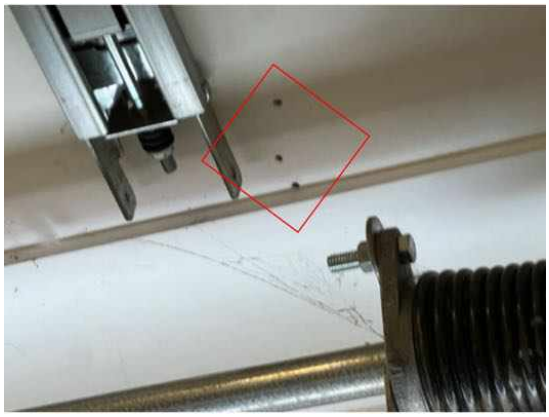
Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a plasterer or painter be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.







Finding 3.25

Building:	Main Building
Location:	Entry, Garage
Finding:	Doors (External) – Gaps and/or Seals Defective (NCC 3.12.3.3)
Information:	External doors were identified as not fully sealed to all edges, including the main entry and garage-to-house access doors. All external doors, including those leading from garages, must be fitted with compliant weather seals in accordance with NCC 3.12.3.3 to prevent air and moisture ingress. The client should bring this matter to the certifier's attention to seek clarification on whether the installation meets compliance with the NCC.


Finding 3.26

Building:	Main Building
Location:	All Internal Areas
Finding:	Door Edges Not Sealed - Guide to Standards & Tolerances Part 9.6
Information:	It was observed during the inspection that the tops and bottoms of several timber doors have not been sealed or painted. While this may appear minor, unsealed edges expose the timber to potential moisture ingress, which can cause swelling, distortion, and premature deterioration.

The Guide to Standards & Tolerances Part 9.6 states that door leaves are defective if they do not have all sides, top and bottom edges sealed or painted in accordance with the manufacturer's specifications. In accordance with AS 2311 Guide to the Painting of Buildings, all exposed timber surfaces should be properly sealed or coated to protect against moisture absorption and decay.

The client should clarify with the builder whether not sealing the door edges affects the manufacturer's warranty and how the installation complies with the requirements of the Guide to Standards & Tolerances and AS 2311.

Finding 3.27

Building:	Main Building
Location:	Hallway
Finding:	Additional Photos - Minor defects
Information:	Additional photographs have been included for general reference only. Where arrows or annotations are shown, these items may be discussed with the building inspector if further clarification is required.

Finding 3.28

Building:	Main Building

Location: All Internal Areas

Finding: Door Handle - Loose

Information: The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure.

This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components.

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

Finding 3.29

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

Finding 3.30

Building:	Main Building
Location:	Ensuite
Finding:	Door Installation - substandard or incomplete
Information:	The installation of the door jamb appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard. Where installation is substandard and/or incomplete, the carpenter or painter should

undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.

Finding 3.31

Building:	Main Building
Location:	Ensuite
Finding:	Joinery - Missing Filler (wall)
Information:	No filler has been installed between the joinery doors/drawers and the adjoining surface at the time of inspection. This component is typically included to provide a buffer, preventing direct contact between moving parts and adjacent surfaces while also concealing gaps for a more seamless finish.

The absence of a filler may lead to doors or drawers rubbing against the adjoining surface, potentially causing wear and impacting functionality over time. Additionally, the visible gap detracts from the overall aesthetic appeal of the installation.

It is recommended that a qualified cabinet maker or joiner be engaged to install an appropriate filler to improve both the functionality and appearance of the joinery.

Finding 3.32

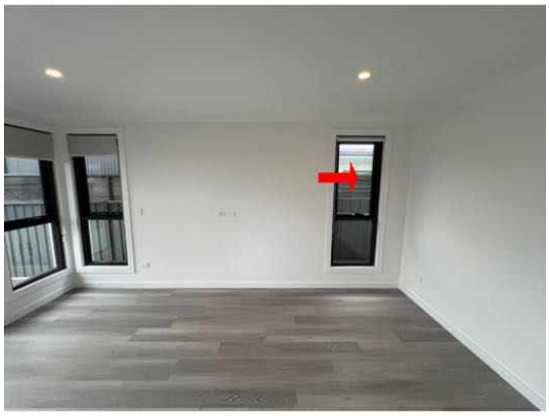
Building:	Main Building
Location:	Ensuite
Finding:	Shower screen - active leak
Information:	A active leak was identified to the shower screen, likely due to deteriorated or inadequate sealant. If left unmanaged, water ingress may lead to damage to adjacent walls and flooring, as well as creating conditions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

Finding 3.33

Building:	Main Building
Location:	Ensuite, Living Room
Finding:	Flyscreens - Missing
Information:	Flyscreens were found to be missing to the windows in this area at the time of inspection. Whether the flyscreens have not been installed or have been removed post-installation, this missing building element detracts from the operational state of the window. Where not replaced, missing flyscreens allow pest and insect ingress into the

adjoining room/s. It is advised that all missing building elements be replaced in order to ensure the full function of all building structures.

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



Finding 3.34

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

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

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

Finding 3.35

Building: Main Building

Location: Ensuite, Bathroom

Finding: Tap - Water hammer

Information: This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap.

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.36

Building: Main Building

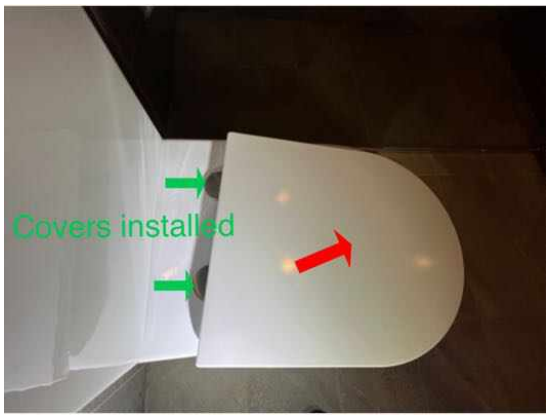
Location: Ensuite, Bathroom

Finding: Toilet seat - Loose

Information: The toilet seat in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A handy person or plumber should be appointed to perform these rectification works at discretion of the client.



Finding 3.37

Building: Main Building

Location: Ensuite, Bathroom

Finding: Tiles - penetration gaps

Information: Over sized cutout for pipe penetration was evident to the tiling in this area at the time of inspection. While the opening appears to be minor, this area is 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.

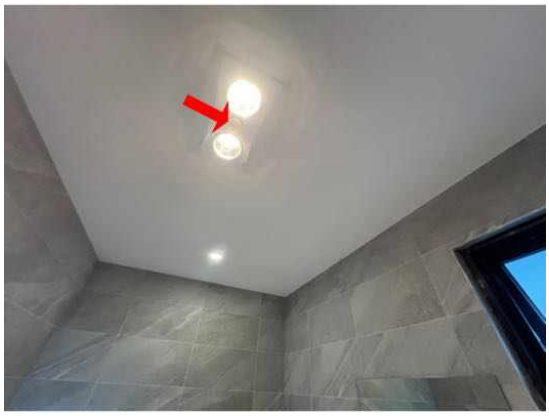
A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

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

Finding 3.38

Building:	Main Building
Location:	Ensuite, Bathroom
Finding:	Light bulb for heating not working
Information:	During the inspection, it was noted that the light bulbs for the heat light are not working. This could be due to a variety of reasons such as a blown bulb or faulty wiring.

As a remedial action, it is suggested to replace the light bulbs and if the issue persists, further investigation into the wiring and electrical system may be necessary to resolve the problem.



Finding 3.39

Building:	Main Building
Location:	Ensuite, Bathroom, Laundry
Finding:	Flexible sealants to junctions - poorly applied (AS 3958.1)
Information:	Sealant was observed to be poorly applied to tiled areas, presenting as uneven, smeared, or incomplete.

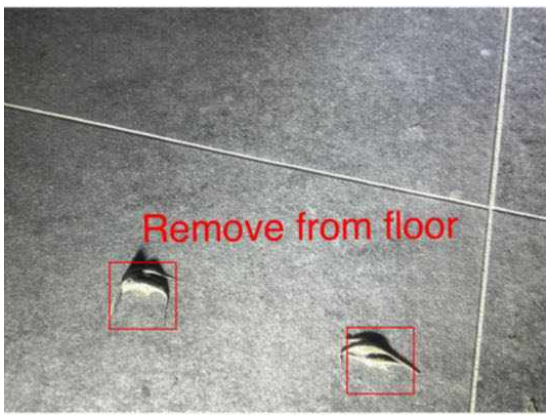
Flexible sealant is required at junctions to allow for movement while maintaining a watertight finish. As outlined in NSW Standards and Tolerances 12.7, flexible or waterproof sealants are defective if not installed where required by the NCC, AS 3958.1, or the manufacturer's installation requirements.

All affected areas must be properly sealed prior to handover.







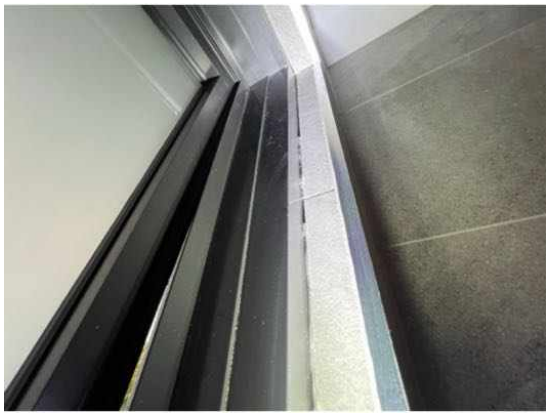


Remove from floor






Finding 3.40

Building:	Main Building
Location:	Ensuite, Bathroom, Laundry
Finding:	Flexible sealants to junctions - not installed (AS 3958.1)
Information:	Sealant was incomplete at junctions within wet areas. As outlined in NSW Standards and Tolerances 12.7, flexible or waterproof sealants are defective if not installed where required by the NCC, AS 3958.1, or the manufacturer's installation instructions. All required wet area junctions must be fully sealed with compliant materials prior to handover.





Finding 3.41

Building: Main Building
Location: Ensuite, Bathroom, Laundry
Finding: Sealant - missing
Information: It was noted on inspection that sealant is missing to this area.

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

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

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

Finding 3.42

Building: Main Building

Location: Ensuite, Bathroom. Laundry

Finding: Tap - Loose

Information: The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Finding 3.43

Building: Main Building

Location:	Ensuite, Bathroom, Laundry
Finding:	Floor tiles - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

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

It is highly recommended that a qualified floor and wall tiler to be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.

Finding 3.44

Building: Main Building
Location: Ensuite, Bathroom, Kitchen
Finding: Shelving - Missing
Information: Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

A carpenter or cabinet maker should be appointed as soon as possible to replace the missing building element.




Finding 3.45

Building: Main Building
Location: Bathroom
Finding: Tiled insert (waste) - Missing
Information: Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its

performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

A Tiler should be appointed as soon as possible to install a tile insert to the waste.

Finding 3.46

Building:	Main Building
Location:	Bathroom
Finding:	Freestanding Bath - not secure
Information:	The freestanding bath was identified as not being securely fixed to the floor at the time of inspection, allowing noticeable movement. This condition may result from improper installation or inadequate fixing materials.

If left unmanaged, the movement of the bath could lead to damage to associated plumbing, tiles, or surrounding building elements, as well as reducing its usability.

It is recommended that a licensed plumber be engaged to secure the bath to the floor to prevent further movement and ensure its long-term stability.

Finding 3.47

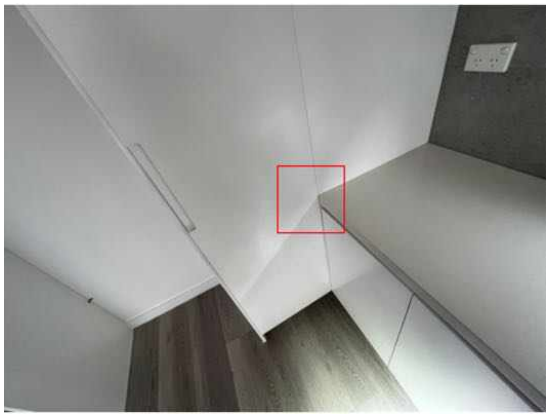
Building:	Main Building
Location:	Bathroom
Finding:	Bath spout - Loose
Information:	The bath spout was observed to be loose at its connection point at the time of inspection. This condition is commonly caused by poor installation, deterioration of sealant, or movement in the fixture over time. A bath spout may lead to water leakage behind the wall/floor, potentially causing moisture damage and deterioration of associated building elements if left unmanaged. It is recommended that a licensed plumber be engaged to assess and properly secure the spout to prevent further movement and potential water ingress.

Finding 3.48

Building:	Main Building
Location:	Bedroom 2
Finding:	Joinery - substandard install (AS 4386.1)
Information:	Misalignment and visible gaps were identified to sections of fixed joinery. These defects impact the overall finish and do not reflect an acceptable standard of installation. AS4386, Domestic kitchen assemblies – Kitchen units and the NSW Guide to Standards and Tolerances 11.4, joinery components must be installed square, flush, and plumb, with tight-fitting junctions and consistent alignment. Visible gaps or irregularities are defective where they detract from the intended appearance or function.

Finding 3.49

Building:	Main Building
Location:	Kitchen
Finding:	Joinery Doors - Binding
Information:	Binding of joinery doors is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the adjacent joinery. A door that binds may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges. Recommend a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.50

Building:	Main Building
Location:	Kitchen
Finding:	Ducting - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). Repair and/or replacement of broken elements is advised to ensure that additional

secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A plumber should be appointed to repair or replace the ducting to the flue element prior to any subsequent damage being caused.

Finding 3.51

Building:	Main Building
Location:	Kitchen
Finding:	Oven - Not Secured
Information:	The oven was observed to be inadequately secured within the surrounding joinery.

Appliances of this type are required to be properly fixed in position to prevent movement during use. Where an oven is not securely installed, it may shift or become unstable, which may affect safe operation and lead to damage to the appliance or surrounding joinery.

A licensed electrician or appliance installer should be appointed to inspect the installation and undertake rectification as required in the short term.

Finding 3.52

Building: Main Building
Location: Kitchen
Finding: Misaligned Joinery Doors/Drawers
Information: The Joinery doors and doors are identified as not closing properly at the time of inspection. These defects may result from wear and tear, movement of materials, or substandard installation.

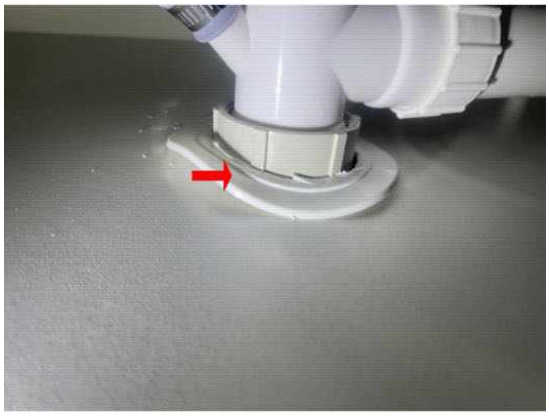
It is recommended that a qualified cabinet maker, joiner or handyman to be engaged to realign the door to ensure proper functionality and a tidy appearance.

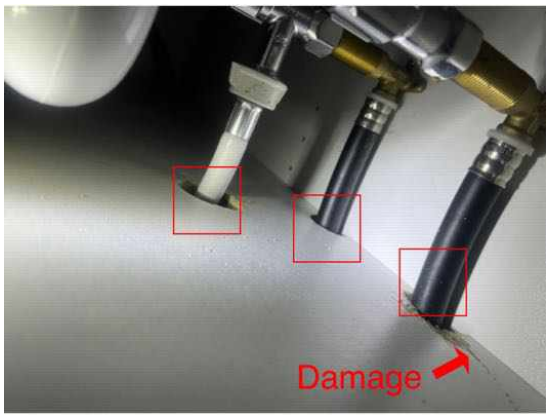
Finding 3.53

Building: Main Building
Location: Kitchen
Finding: Pipe penetrations through external walls and inside cupboards (ST 7.3)
Information: Pipe penetrations through walls and joinery were observed without proper sealing or finish.

As outlined in NSW Standards and Tolerances 7.3, penetrations are defective if not properly grouted, not neatly cut to minimum size, or not fitted with tight-fitting cover plates or collars.

All plumbing penetrations must be finished in accordance with these requirements.





Finding 3.54

Building:	Main Building
Location:	Kitchen
Finding:	Basket waste - Missing
Information:	Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.
	Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.
	The appropriate tradesperson or person should be appointed as soon as possible to replace/install a basket waste.

Finding 3.55

Building:	Main Building
Location:	Garage
Finding:	Paint finish - Incomplete
Information:	The paint finish in this area was identified as being incomplete at the time of inspection.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

Finding 3.56

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - missing (AS4859)
Information:	Upon inspection of the roof void it was noted that no ceiling insulation has been installed.

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.

Installation of adequate insulation is required according to Australian Standards and should be conducted as soon as possible.

Finding 3.57

Building:	Main Building
Location:	Roof Void
Finding:	Ceiling - glue Cracking / Minor Detachment
Information:	Cracking was observed along glue at joist, with slight detachment noted at the adhesive/fixing lines to the ceiling lining.

This condition is commonly associated with minor separation between the ceiling lining and supporting joists or inadequate bonding at installation. In new construction, this may indicate that the installation does not meet expected workmanship standards.

If left unmanaged, the affected areas may progress, resulting in further separation or visible surface irregularities.

The builder should be requested to assess the affected area and confirm that the ceiling installation complies with acceptable construction standards prior to handover.

Finding 3.58

Building: Main Building

Location: Roof Exterior

Finding: Roof sheets - Not secure

Information: Upon inspection of the exterior roofing it was found that the roof sheets have not been adequately secured to the adjoining roof structure.

Loose roof sheets are susceptible to water penetration, exposing the surrounding associated area to internal roof leaks and water damage.

Adequate fixing of all loose roof sheets should be conducted as soon as possible to ensure no further damage is incurred during the construction process. The builder on site should be notified of this defect as soon as possible in order to engage the appropriate tradesperson to perform necessary works.








Finding 3.59

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Fixing Spacing - AS 1562.1-1992
Information:	During the inspection, corrugated roof sheeting fixings were observed to be installed at irregular and widely spaced intervals across several sheet spans. In some areas, the spacing between screws appears inconsistent with standard fixing patterns for corrugated metal roofing.

AS 1562.1-1992 requires metal roof cladding to be securely fixed in accordance with the design requirements and manufacturer specifications to ensure structural adequacy and weatherproof performance. Fixings must be installed at appropriate spacing to resist wind uplift and maintain sheet stability. Excessive or inconsistent screw spans may reduce the sheet's resistance to wind loading and contribute to movement, noise, or premature fastening failure.

The observed fixing pattern may not meet the requirements of AS 1562.1-1992 or the relevant manufacturer installation guide. The builder should confirm that the fixing layout complies with the applicable Australian Standard and manufacturer specifications prior to final acceptance of the works.








Finding 3.60

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Sheet - bulge to surface
Information:	A localised bulge was observed to the roof sheeting, likely caused by an air conditioning overflow pipe discharging directly beneath the sheet. This arrangement is considered substandard workmanship, as discharge in this location may cause distortion to the sheeting and affect the performance of the roof covering. If left unmanaged, continued discharge may lead to further deformation and deterioration of the roof materials. A licensed plumber or roofing contractor should be appointed to inspect the installation and undertake rectification as required.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Entry
Finding:	Timber Element - Moisture Damage (Photos shown in previous defect section)
Information:	Moisture-related damage was observed to the architrave at the base of the door frame. Deterioration of timber in this location is commonly associated with prolonged

exposure to moisture or water ingress at the threshold.

If left unmanaged, continued moisture exposure may result in further deterioration of the timber elements and adjacent building materials. Moisture-affected timber is also considered a conducive condition for termite activity.

A licensed carpenter should be appointed to inspect the affected area and undertake rectification as required in the short term.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Termite barrier - non compliant. Not visible in ALL areas. (AS3660)
Information:	The termite barrier to the building appears to be installed to a level that does not comply with the National Construction Code/Australian Standards (NCC/AS).

The Australian standard states that this type of termite barrier must be installed to manufacturers installation instructions to comply with the Building code of Australia.

The manufacturers installation instructions state that the termite barrier can be no further than 3mm in from the face of the brick and where render is applied a V joint/strikeline must be inserted at this level.

It is clear in the photos that the barrier is not visible in the brickwork in most areas, If the barrier is not installed correctly an avenue for termites to gain undetected access into the building is created.

It is recommended that the builder produce documentation that the barrier is compliant or apply other means of protecting the building from termite activity.

Due to the non compliant installation of the termite barrier it is suspected any warranty attached to the termite protection system may be voided.

It is recommended this suspected significant defect be referred to a higher authority for determination.

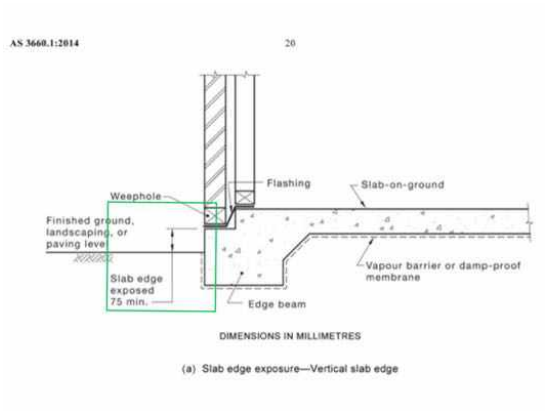
Note: A certificate of compliant installation of the termite barrier may have been issued when the barrier was initially installed to the slab early in the construction process.

However the following trades have not installed the barrier as required and now an avenue for termites to gain undetected access into the building has been created, where termites can gain undetected access to the building & attack all timber building components.




Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.04

Building:	Main Building
Location:	Porch, Alfresco
Finding:	Bridging of physical termite barriers - Concrete Patio
Information:	The tiled concrete pad to the patio and alfresco including other areas directly abuts dwelling causing bridging. Bridging is the span of a physical termite barrier or inspection zone so that subterranean termites have an entry point over or around that barrier. Where a concrete patio is retrospectively installed against an external wall, this provides a concealed entry point for termites.

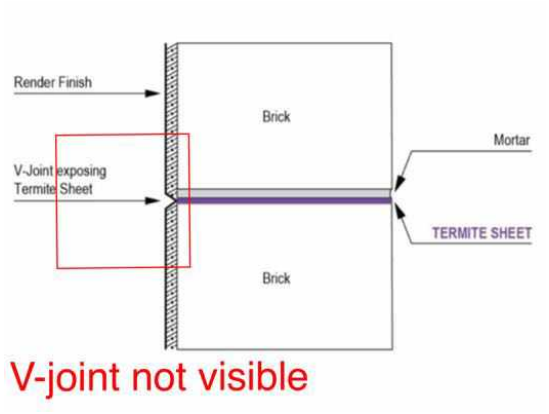
The client should consider obtaining further advice from a timber pest technician regarding treatments required in this area. It is recommended that obtaining such advice be a short-term priority.

Finding 6.05

Building:	Main Building
Location:	Porch, Alfresco
Finding:	Bridging of termite barrier - Piers
Information:	Piers that are attached from ground to structure without a visible inspection zone (barrier 75mm AFL) causes a bridging point. Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

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



Finding 6.06

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

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

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





Finding 6.07

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Downpipe Drainage - Insufficient Capacity (Photos shown in previous defect section)
Information:	It is suspected that the roof plumbing system to the exterior roof is insufficient in capacity due to excessive run lengths between downpipes, and may not adequately manage the volume of rainwater it is required to drain. The result is generally that the system may overflow during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter. If left unmanaged, excess moisture in these areas may allow the formation of conditions conducive to deterioration of building elements, including corrosion, rot,

and other secondary defects. Damp conditions are also considered conducive to termite and pest activity, further increasing the risk to the structure.

A licensed plumber should be appointed to inspect the roof drainage system and undertake rectification as required in the short term.

Finding 6.08

Building:	Main Building
Location:	Exterior walls - front
Finding:	Guttering - Active Leak (Photos shown in previous defect section)
Information:	An active leak was identified in the guttering during the inspection. This issue is likely caused by damage, corrosion, or substandard installation. The leak allows water to escape improperly, increasing the risk of water pooling around the building's foundation. Prolonged moisture exposure can create conditions conducive to termite activity and may also lead to soil erosion, water ingress into lower areas, or damage to associated building elements.

A licensed roof plumber should assess the guttering to identify the exact cause of the leak and carry out necessary repairs or replacements as a priority to prevent further damage and mitigate the risk of termite infestation.

Finding 6.09

Building:	Yard
Location:	Yard - Back
Finding:	Water Tank Water leak - External (Photos shown in previous defect section)
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

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

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

Finding 6.10

Building:	Yard
Location:	Yard - Front
Finding:	Site drainage - Inadequate (Photos shown in previous defect section)

Information: The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 6.11

Building: Yard
Location: Yard - Front
Finding: Evidence of excessive moisture was present at the time of inspection (Photos shown in previous defect section)
Information: Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

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

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

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

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

No access was available to the roof void to the rear of the home due to the air con unit blocking full access at the time of inspection. A visual inspection was not carried out here. It is recommend to install a roof access in one or more accessible areas for a re-inspection.

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

The building compared to others of a similar built of age of construction appears to be mostly in good condition. It does however have maintenance issues that will require attention and remedial maintenance.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

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

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

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

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

No evidence of active termite activity or previous termite damage was identified in the accessible areas of the property. A durable notice was observed, indicating that a physical termite barrier had been installed.

The termite barrier appears to be non-compliant with the NCC, relevant Australian Standards, and manufacturer’s installation instructions, as it is not visible in all areas of the dwelling. This may create a potential avenue for concealed termite ingress and could void any associated product warranty.

It is recommended that the builder provide evidence of compliance or that a licensed pest control professional assess the barrier to ensure it meets current standards. A termite management plan should be implemented without delay to protect the property from future timber pest activity.

All accessible areas of the dwelling were inspected, with particular attention given to wet areas where excessive moisture levels and temperature anomalies were assessed. No evidence of termite activity was observed within the building at the time of inspection.

Detection methods included moisture meter readings, sounding of timber elements, and visual assessment for signs of termite damage. However, areas such as wall panelling, wallpaper, carpet, and fixed cabinetry may conceal termite activity, limiting the inspection.

It is strongly recommended that a licensed pest management professional be engaged to assess and rectify any barrier breaches, confirm the system's integrity, and implement further risk mitigation measures as required. Annual termite inspections and the reduction of conducive site conditions are essential for ongoing protection and early detection of infestation.

It is important to note that inspections alone do not prevent termite activity. However, early identification allows for prompt intervention and reduces the potential for costly structural damage.

All other defects identified during this inspection are detailed in the main body of this report.

THE PRE INSPECTION AGREEMENT OUTLINES THE LIMITATIONS OF THIS REPORT.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

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

Noted Item

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

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

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

Noted Item

Building: Main Building

Location:

Finding: FYI - Taps, drainage and toilets tested

Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

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

Photos may be shown in additional photos section.

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

Noted Item

Building: Main Building

Location:

Finding: FYI - Windows and doors were tested for operations

Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

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

Photos may be shown in additional photos section.

Noted Item

Building: Main Building

Location: Alfresco

Finding: Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm)

Information: Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways 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.

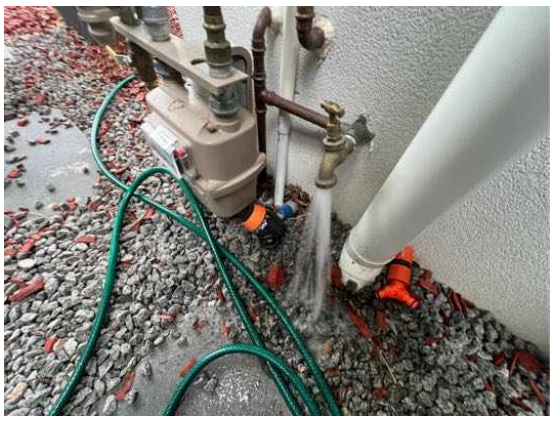
Hairline cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab

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.

Noted Item

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




SAMSUNG
AIR CONDITIONER






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

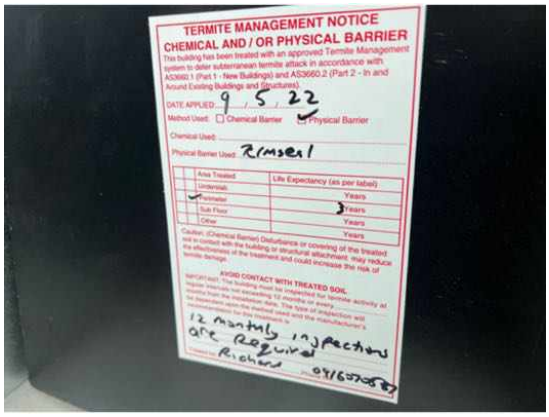
Noted Item

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

reticulation systems.

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

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



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

	particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003* . This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.