Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 8 Somerset Rd, Yallourn North VIC 3825, 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:	Fri, 13 Feb 2026
Modified Date:	Mon, 16 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	8 Somerset Rd, Yallourn North VIC 3825, Australia
Client's Email Address:	
Client's Phone Number:	
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	DP-AD 100118
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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:

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Concrete Stumps
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Pergola, Shed
Other Timber Bldg Elements	Doors, Internal Joinery, Skirting Boards, Door Frames, Deck, Staircase, Floating Floor, Fascias
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Roof Void - Part

- Interior

- Roof Exterior - Part

- Subfloor - 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.

- Outside of the fencing.

- Subfloor - Part.

- Roof Exterior - Part

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

Obstructions and Limitations

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

- Ceiling linings

- Chimney vents and flues

- Duct work

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- External finished ground level

- External concrete or paving

- Sarking

- Stored items

- Wall linings

- Wallpaper or Wall Coverings

- Vegetation

- Subfloor area - Limited access due to restrictive crawl space

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the

presence of obstructions have limited the scope of the inspection

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Eaves were suspected to contain asbestos at the time of inspection. Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Major Defect

Finding 2.01

Building:	Main Building
Location:	All Areas
Finding:	Major Internal Cracking Indicative of Structural Movement
Information:	Several significant cracks were observed to internal walls during the inspection. The extent and pattern of cracking are suggestive of structural movement rather than minor cosmetic settlement. Cracks of this nature may be associated with foundation movement, footing settlement, slab heave, or structural stress within load-bearing

elements. The assessment was limited to a visual, non-invasive inspection.

Structural movement can compromise the integrity of the building over time and may lead to further cracking, distortion of door and window frames, and potential instability if not properly assessed and addressed. Ongoing movement may result in progressive damage to both structural and non-structural components.

It is strongly recommended that a qualified structural engineer be engaged to conduct a detailed assessment to determine the cause, extent, and required remedial measures. Depending on the findings, solutions may include structural rectification works and/or installation of appropriate expansion/control joints where applicable. Remedial works should be carried out in accordance with engineering recommendations.




Finding 2.02

Building:	Main Building
Location:	Subfloor
Finding:	Active Water Leakage Observed in Subfloor Area
Information:	Active water leakage was observed within the subfloor area during the inspection, located in proximity to plumbing pipework. Visible moisture and wet conditions were noted around the affected section. The source of the leak could not be fully determined due to the non-invasive nature of the inspection; however, the presence of active water indicates a plumbing defect requiring urgent attention. Ongoing water leakage within a subfloor environment can lead to timber decay, fungal growth, corrosion of metal components, and conditions conducive to termite infestation. Prolonged dampness may also compromise structural integrity of floor framing members and create unhealthy environmental conditions. This is considered a major defect. Immediate assessment and rectification by a licensed plumber is strongly recommended to identify and repair the source of leakage. Following repairs, the affected area should be allowed to dry thoroughly and any damaged structural elements should be assessed and repaired as necessary by a suitably qualified tradesperson.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Wood rot - Fascias
Information:	Fascias and barges in this area shows evidence of wood rot. 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 could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this area. Frequent exposure to rain and other weather conditions also make fascia's and barges susceptible to accelerated deterioration. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Minor Cracking and Mortar Deterioration to Brickwork
Information:	Several minor cracks were observed in the brickwork during the inspection. In addition, sections of mortar joints were noted to be deteriorated. The cracking appears consistent with minor movement and general age-related wear, while the mortar deterioration is likely due to weather exposure and normal building settlement over time.

If left unaddressed, deteriorated mortar joints may allow moisture ingress into the brickwork, which can contribute to further deterioration, potential damp-related issues, and accelerated wear of masonry components. Although the cracks observed are minor in nature, ongoing movement could lead to further separation if not monitored.

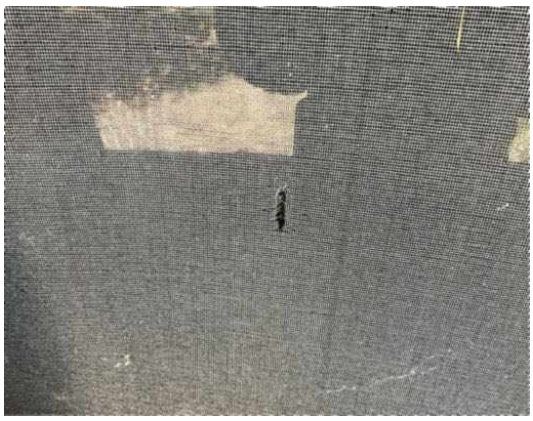
It is recommended that a qualified bricklayer or registered builder assess the affected areas and undertake repointing of deteriorated mortar joints as required. The cracks should be monitored for any signs of progression, and further investigation should be arranged if significant movement is noted.

Finding 3.04

Building:	Main Building
Location:	Exterior walls - front
Finding:	Tree Located in Close Proximity to Building – Potential for Structural Impact
Information:	A tree was observed to be located in close proximity to the external wall of the dwelling in this area. Vegetation planted too close to building structures can pose a risk to the structural integrity of footings and foundations over time, particularly in reactive clay soils. Tree roots have the potential to extract moisture from the surrounding soil, which may lead to ground movement and uneven settlement, commonly referred to as subsidence. Minor cracking was noted in the wall area adjacent to the tree. While the cracking appears non-structural at this stage, its location suggests a possible relationship with nearby vegetation. If left unaddressed, root growth and continued moisture variation in the soil could contribute to further movement, leading to more significant cracking or structural distortion. It is recommended that an arborist or structural engineer be consulted to assess the type, size, and impact potential of the tree. Monitoring of the cracking and ongoing inspection of the area is advised. Depending on the assessment, root management strategies, installation of root barriers, or controlled removal of the tree may be necessary to prevent future structural issues.

Finding 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Flyscreens - Damanged
Information:	Flyscreens were found to be damaged to the windows at the time of inspection. Whether the flyscreens have not been installed properly of damaged post-installation, it detracts from the complete operational state of the window. Where not repaired, damaged flyscreens allow pest and insect ingress into the adjoining rooms. It is advised that all damaged building elements be replaced in order to ensure the full function of all building structures. A general handyperson or a repairer may be appointed to repair flyscreens at the discretion of the client.



Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the

property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

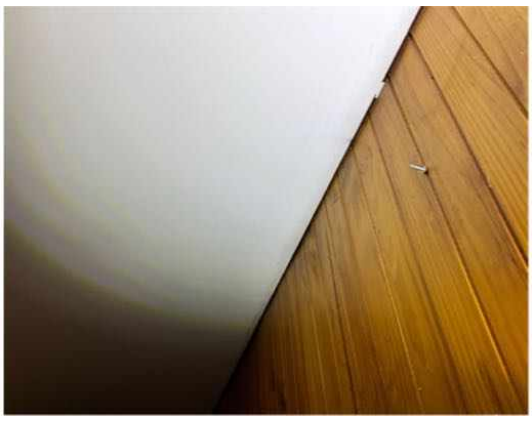
However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.

Finding 3.07

Building:	Main Building
Location:	All Areas
Finding:	Gaps Observed at Ceiling Edges
Information:	Gaps were observed at the junction between the ceiling lining and adjoining walls during the inspection. These separations are commonly associated with minor building movement, shrinkage of framing timbers, or general settlement over time. The gaps appeared localised and were noted at the perimeter edges of the ceiling.

If left unaddressed, these gaps may allow air infiltration, dust entry, and in some cases minor pest access. Ongoing movement could result in further separation or cosmetic deterioration of the ceiling finishes.

It is recommended that the affected areas be monitored for any progression. Where required, a qualified tradesperson may seal and reinstate the ceiling junction using appropriate flexible fillers and repaint to maintain a neat and finished appearance. Further investigation should be undertaken if the gaps increase in size or are accompanied by cracking elsewhere.



Finding 3.08

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Partially Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

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

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 3.09

Building:	Main Building
Location:	All Areas
Finding:	Suspected Mould Growth and Musty Odour Noted Internally
Information:	During the inspection, suspected mould-like staining was observed within the kitchen area. In addition, a noticeable musty odour was present throughout the dwelling at the time of inspection. These conditions may be indicative of elevated moisture levels, inadequate ventilation, past water ingress, or concealed dampness within wall, ceiling, or flooring components. The assessment was limited to a visual and non-invasive inspection. The presence of mould and persistent musty odours can indicate ongoing moisture issues and may contribute to deterioration of building materials over time. Prolonged damp conditions may also pose potential health concerns for occupants, particularly those sensitive to mould spores. Further investigation is strongly recommended to identify and rectify the source of moisture. Assessment by a qualified building professional and/or mould remediation specialist may be required. Remedial action should address both the moisture source and any affected materials to prevent recurrence.

Finding 3.10

Building: Main Building
Location: Laundry
Finding: Rusting to Laundry Sink
Information: Rusting was observed to the laundry sink at the time of inspection. The corrosion appears consistent with age-related wear and prolonged exposure to moisture, which is common in wet areas such as laundries. Surface deterioration was noted to the metal components.

If left unaddressed, ongoing corrosion may result in further material degradation, potential perforation of the sink basin, and water leakage into surrounding cabinetry or flooring. Continued moisture exposure may also accelerate deterioration of adjacent fixtures.

It is recommended that the affected sink be assessed by a licensed plumber and repaired or replaced as necessary. Prompt attention will help prevent potential leakage and maintain the serviceability of the fixture.

Finding 3.11

Building: Main Building
Location: All Areas
Finding: Weathered Window Reveal
Information: A weathered reveal was observed in this area at the time of inspection. This deterioration is minor in nature and may be due to age, sun exposure, or intermittent moisture contact.

If left unmanaged, continued weathering may allow moisture to penetrate the surrounding materials, potentially leading to staining, decay, or further deterioration of the window frame and adjoining wall surfaces.

It is recommended that this area be regularly monitored for any signs of water ingress. If deterioration progresses or moisture is detected, a qualified carpenter or painter should be engaged to repair and reseal the affected section to prevent further damage.

Finding 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Deteriorated Grout to External Shower Area
Information:	Deterioration of grout was observed to tiled surfaces within the external shower area during the inspection. Sections of grout were noted to be cracked, recessed, or missing between tiles. This condition is commonly associated with weather exposure, movement, and general wear over time, particularly in external wet areas. Deteriorated grout may allow water penetration beneath the tiled surface, potentially leading to moisture ingress into the substrate. Prolonged exposure to moisture can result in loosening of tiles, deterioration of underlying materials, and potential structural or waterproofing issues if left unaddressed. It is recommended that the affected areas be regrouted by a suitably qualified tiler or registered builder. The underlying waterproofing membrane (if applicable) should also be assessed to ensure continued water resistance and prevent further damage.

Finding 3.13

Building: Main Building

Location: Roof Void

Finding: Absence of Insulation in Roof Cavity

Information: No thermal insulation was observed within the roof cavity at the time of inspection. The roof space appeared to be uninsulated, which may be inconsistent with current energy efficiency expectations under modern building standards. The assessment was limited to a visual inspection of accessible areas only.

The absence of insulation can significantly reduce the energy efficiency of the dwelling, leading to increased heat loss in winter and heat gain in summer. This may result in higher heating and cooling costs and reduced internal comfort levels.

It is recommended that a qualified insulation installer assess the roof cavity and install appropriate ceiling insulation in accordance with current NCC requirements and manufacturer specifications. Care should be taken to maintain clearances around electrical fittings and ensure compliance with safety standards.

Finding 3.14

Building: Main Building

Location: Roof Void

Finding: Deteriorated structures

Information: Gutters missing rusting observed

Finding 3.15

Building: Main Building

Location: Subfloor

Finding: Backfill substandard for stumps

Information: Backfill was not completed around several stumps, leaving gaps and depressions in the surrounding soil. This issue is present in areas where the stumps were installed but not properly backfilled after excavation. The likely cause of this condition is inadequate soil replacement during or after the stump installation process, potentially due to time constraints, oversight, or soil compaction issues.

The lack of proper backfill creates low points around the stumps where water can accumulate, leading to persistent moisture retention. This condition increases the risk of timber decay and creates an environment conducive to termite activity, which can compromise the structural integrity of the stumps over time. Additionally, prolonged water ponding may contribute to soil movement and instability around the stumps, potentially affecting the overall foundation support.

To address this issue, it is recommended to properly backfill the affected areas with well-compacted soil to eliminate depressions and improve drainage. Ensuring

adequate grading around the stumps will help direct water away from the structure, reducing the risk of moisture-related damage. If necessary, additional drainage solutions should be considered to prevent future water accumulation. Regular monitoring of moisture levels and termite activity is also advised to protect the structural components.

Live Timber Pest Activity

No evidence was found

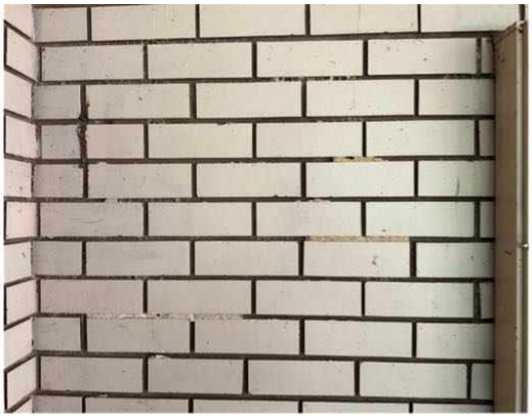
Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	All Areas
Finding:	Evidence Consistent with Subterranean Termite Workings to External Brickwork
Information:	Mud-like material consistent with subterranean termite workings was observed packed within the horizontal mortar joints of the external brickwork. The material was soil-based in appearance and formed continuous sealed sections along the bed joints, with small openings noted in some areas. This pattern is characteristic of termite mud packing used to maintain humidity and provide concealed access pathways within masonry cavities. The findings were noted during a non-invasive visual inspection in accordance with AS 4349.3. The presence of termite mud workings indicates possible current or past termite activity within the wall cavity. Termites may remain concealed within structural elements and can cause significant hidden damage to timber framing members without visible external signs. If active infestation is present, ongoing structural damage may occur and could compromise the integrity of concealed timber components. Urgent assessment by a licensed timber pest management professional is strongly recommended to determine whether active infestation exists. Invasive inspection

and/or appropriate treatment measures may be required. Regular annual timber pest inspections should be maintained in accordance with AS 3660 and AS 4349.3 to monitor and manage termite risk.





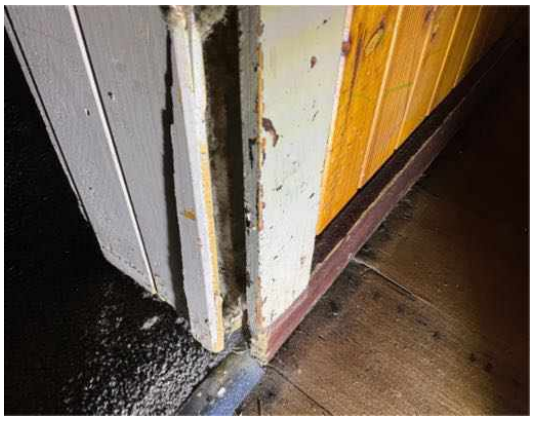

Finding 5.02

Building:	Main Building
Location:	All Areas
Finding:	Suspected Termite Damage to Timber Architraves
Information:	During the inspection, timber architraves exhibited signs consistent with possible termite damage. Indicators such as surface irregularities and material deterioration were noted; however, confirmation of active infestation could not be determined due

to the non-invasive nature of the inspection in accordance with AS 4349.3.

Suspected termite damage may indicate concealed activity within adjacent wall cavities or timber framing members. Termites can cause significant hidden structural damage before becoming visible, and untreated infestation may result in progressive deterioration of affected timber components.

An invasive inspection by a licensed timber pest management professional is strongly recommended to confirm the presence or absence of active termite activity and to assess the extent of any damage. Appropriate treatment and repairs should be undertaken based on specialist findings.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
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, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.03

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 are 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 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

Finding 6.05

Building:	Main Building
Location:	All External Areas
Finding:	Building materials in direct ground contact - conducive to termites
Information:	Where timber elements are in direct contact with the ground and consequently

moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

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

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

Finding 6.06

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Partially Blocked - Timber Pest Risk
Information:	During the inspection, debris accumulation was noted in the guttering and downpipes. Blocked gutters can cause water to pool and overflow, leading to excessive moisture around eaves, fascia boards, and exterior walls. Where gutter guards are installed, regular maintenance is essential to remove any debris that may settle on top or filter through. Prolonged exposure to moisture in these areas creates conditions conducive to timber decay and potential termite or timber pest activity.

Excess moisture resulting from blocked gutters can accelerate timber deterioration, increasing the risk of fungal decay and attracting timber pests such as termites. Moisture-damaged timber is highly susceptible to infestation, as pests are drawn to damp and softened wood. If left unaddressed, this issue can lead to structural weakening and costly remediation work.

It is strongly recommended that all blockages in the gutters and downpipes be cleared immediately to maintain dry conditions and reduce the risk of timber pest activity. Homeowners or a general handyperson can perform routine cleaning; however, a licensed plumber should be consulted for further assessment and any necessary remedial work. Ongoing gutter maintenance is crucial in preventing future moisture-related timber issues.

Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Timber debris - exterior areas & subfloor space
Information:	Timber debris were found in the exterior areas & subfloor space at the time of inspection. The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building

Location: Roof Exterior

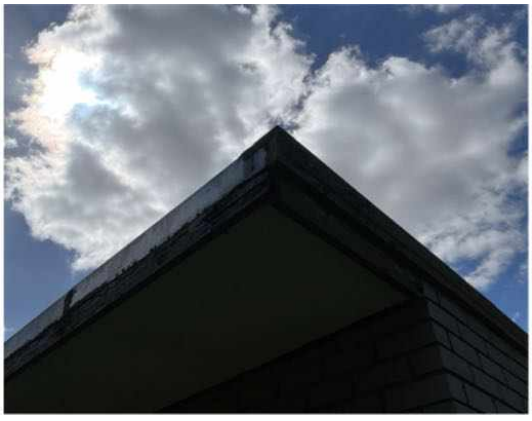
Finding: Wood rot - Fascias

Information: Fascias and barges in this area shows evidence of wood rot. 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 could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

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

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Finding 7.02

Building: Main Building

Location: All Areas

Finding: Wood rot

Information: This building element shows evidence of wood rot. 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 could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a

'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Plumber

- Registered/Licensed Builder

- Structural Engineer

- 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

- Compared to other buildings of a similar age, the dwelling at the time of inspection was found to be in a poor condition. Significant items have been identified.

There was a safety hazard found at the time of inspection.
1. Eaves were suspected to contain asbestos during the inspection and asbestos inspector or a removalist needs to be engaged immediately.

There was a major defect found during the inspection.
1. Several significant cracks were observed to internal walls during the inspection. The extent and pattern of cracking are suggestive of structural movement rather than minor cosmetic settlement. A registered structural engineer needs to be engaged as soon as possible.
2. Active water leakage was observed within the subfloor area during the inspection. A licensed plumber needs to be engaged as soon as possible.

There were some minor defects found, which are mentioned in the body of this report and need to be attended as recommended.

This dwelling is highly susceptible to timber pest activity. Termite muddying was observed on exterior walls during the inspection. Termite damage was also suspected on the architraves during the inspection. A invasive inspection by a timber pest technician is highly recommended.

There are areas that are conducive to timber pest activity and should be eliminated if possible without delay.

There was no evidence of a previous termite management plan on this property. It is highly

recommended that a pest control company be contacted and the pest management plan be implemented.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

Disclaimer:

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. Any recommendations provided herein are made to the best of professional judgement, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is encouraged that clients undertake periodic maintenance and inspections to ensure the continued integrity of the property.

For further information, advice and clarification please contact Nihar Joshi on: 0432 905 298

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Internal areas
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas of the property at the time of inspection.

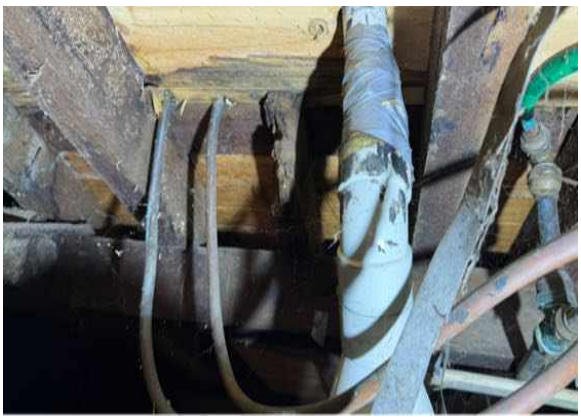
These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations - Roof Cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the roof cavity of the main building 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:	Main Building
Location:	Subfloor
Finding:	Obstructions and Limitations - Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor of the main building 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

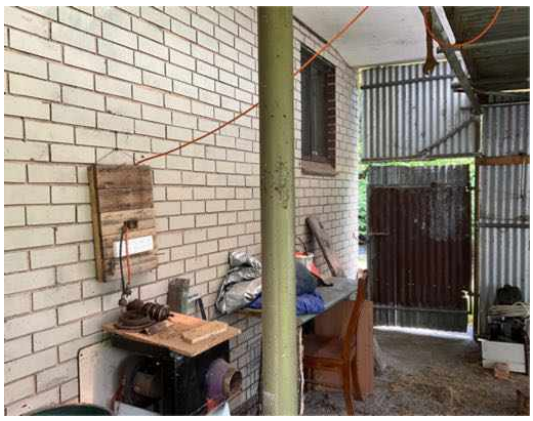
Building:	Main Building
Location:	Roof Exterior
Finding:	Deterioration and Rusted Fasteners to Corrugated Iron Roof
Information:	Upon external visual inspection, the corrugated iron roof was found to be in fair overall condition for its apparent age; however, signs of deterioration were observed. Surface wear consistent with weather exposure was noted, and several roof screws/fasteners were found to be rusted. Corroded fasteners may compromise the effectiveness of the roof sheeting connections and sealing washers over time. If left unaddressed, ongoing corrosion of fasteners can lead to loosening of roof sheets, reduced weather tightness, and potential water ingress during heavy rainfall or wind events. Progressive deterioration may also accelerate corrosion of adjacent metal components. It is recommended that a licensed roofing contractor undertake a detailed inspection to assess the extent of deterioration and replace rusted fasteners as required. Ongoing periodic maintenance is advised to ensure the roof remains secure and weatherproof. Please note that this assessment is based on an external visual inspection only and does not include invasive or internal roof space evaluation.




Noted Item

Building:	Main Building
Location:	Garage
Finding:	Garage Area Not Accessible – For Your Information
Information:	Please note that the garage area was not accessible at the time of inspection and therefore was not assessed. Access was restricted due to conditions present on site, and the inspection was limited to areas that were safely and reasonably accessible in accordance with the scope of a standard visual, non-invasive inspection. As this area could not be inspected, the condition of the structure, finishes, and any installed services within the garage remains unknown. If required, a follow-up inspection can be arranged once access is made available


DO NOT ENTER
FOR AFTER
HOURS USE OF
OIL STORE



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.