Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 11 Hermies Ave, Milperra NSW 2214, Australia Updated to include asbestos lab test

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:	Mon, 23 Mar 2026
Modified Date:	Tue, 24 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	11 Hermies Ave, Milperra NSW 2214, Australia Updated to include asbestos lab test
Client's Email Address:	
Client's Phone Number:	
Consultant:	Justin Blake Ph: 0435 182 122 Email: Shellharbour@jimsbuildinginspections.com.au
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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:
The PreInspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

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

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

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

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

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

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition overall with the subfloor and garage in poor condition

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	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Footpath
Other Timber Bldg Elements	Skirting Boards, Internal Joinery, Timber Wall Panelling, Veranda Posts, Doors, Door Frames, Architraves, External Joinery
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Posts

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- Trees

- Outbuildings

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Inside of the fencing.

- Roof Exterior - Part

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

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Mould - Health Hazard

- Patio

- Roof framing - not trafficable

- Proximity of perimeter fence to building

- Stored items

- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

The risk of undetected defects is: **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

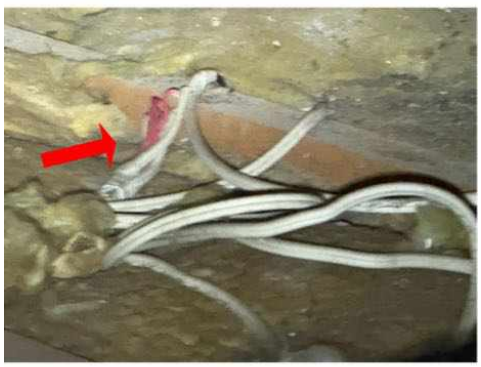
Safety Hazard

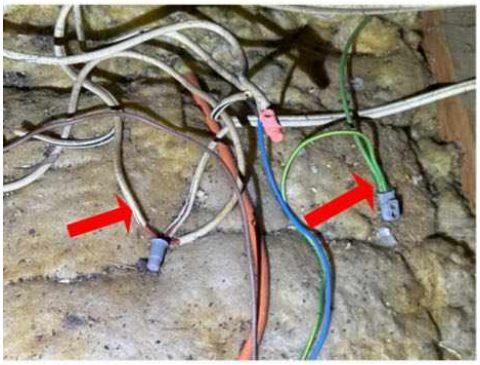
Finding 1.01

Building:	Building 1
Location:	Front Pergola
Finding:	Wood rot
Information:	The front pergola shows evidence of wood rot to the front timbers on either side due to a full and leaking gutter and downpipes. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. Cleaning and repair of the front gutters is required regularly. A qualified carpenter or registered builder is immediately required to replace the affected rotted pergola timbers and a plumber should repair the gutter/dpwnpipe.

Finding 1.02

Building:	Building 1
Location:	Roof Cavity - front and rear middle areas
Finding:	Electrical cables missing a junction box
Information:	The electrical fittings in these roof areas were found to be missing a junction boxes at the time of inspection.
	This missing fittings and loose cables does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.
	A Licensed electrician should be appointed to rectify these areas immediately.





Major Defect

Finding 2.01

Building:	Building 3
Location:	Building 3 walls and concrete
Finding:	Step cracking to brickwork and floor concrete cracks - major
Information:	Step cracking was identified to the brickwork in the left rear besser block greenhouse at the time of inspection.

The NSW Standards and Tolerances 2017 states cracks over 5mm in width are a major defect requiring rectification work. This applies to the front greenhouse wall areas.

Cracks in the ground concrete over 10 mm were also found.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

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

This step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area. As the greenhouse is constructed of besser blocks, this does not need replacement at this time and does not pose additional issues. This should be monitored annually and if further movement continues, a licensed builder should rebuild this wall.

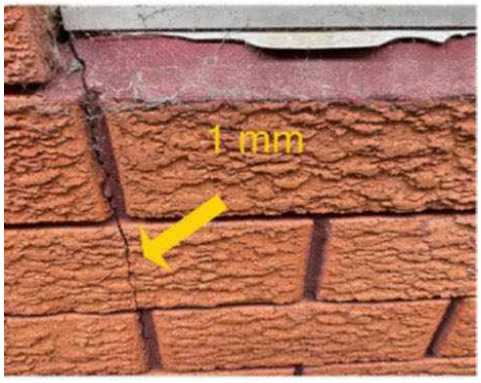
Minor Defect

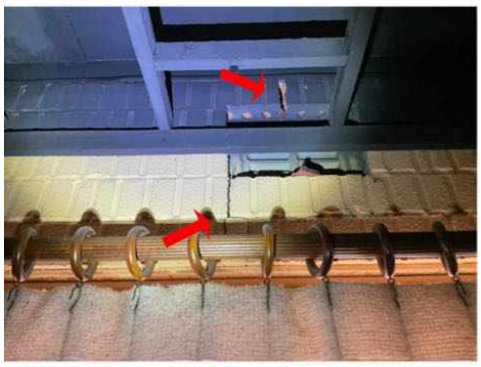
Finding 3.01

Building:	Building 1
Location:	Exterior front and side walls
Finding:	Step cracking to brickwork (minor under 5mm)
Information:	Step cracking of up to 4mm was identified to the brickwork in these areas at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

If any of this step cracking continues (ie, if this cracking reached 5mm or greater), the client is advised to consult a structural engineer.

Adding external drainage may slow of stop the cracking in these areas. This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





Finding 3.02

Building:	Building 1
Location:	Roof Exterior - pergola
Finding:	Gutters - Water pooling
Information:	Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and here have lead to water damage to the pergola. (See also wood rot in safety defects). A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

Finding 3.03

Building:	Building 1
Location:	Wall areas, gutters, garage, yard rear left
Finding:	Site drainage - Inadequate
Information:	The site drainage in these areas was found to be inadequate on the left at the time of inspection, creating potential for subsequent water damage to associated building elements. Photos 1-4 show where water is pooling in rear areas due to poor drainage.

The air conditioner and wet area overflows run against the side house walls. The rear left downpipe and nearby drainage also empty on the left rear yard area. This ground in this area is really boggy as water has nowhere to go and can pool here. The garage downpipes and gutters have rusted out requiring replacement.

Some water is pooling in the front internal garage and rear paved areas also.

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.

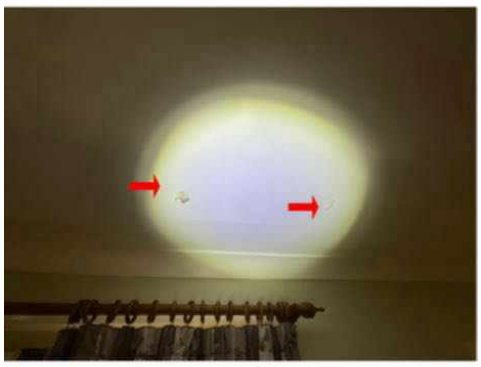
Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.

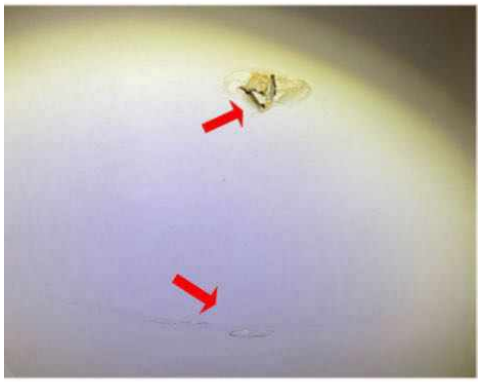
Finding 3.04

Building:	Building 1
Location:	Subfloor
Finding:	Severe mould - Present in subfloor
Information:	Where evidence of severe mould growth was noted in the middle and left subfloor areas, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Subfloor mould is generally caused by moisture ingress, lack of external drainage, lack of adequate ventilation and subfloor debris present. These issues need rectification to stop mould development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor.

Finding 3.05

Building:	Building 1
Location:	Lounge Room - front
Finding:	Ceiling - Sagging/deflection evident
Information:	The ceiling and cornice area in the front loungeroom was found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. Where minor sagging is evident here, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed. As no moisture was found and a new roof valley was evident above this area on the exterior roof, it is suspected this leak has been repaired. This area should be monitored annually for further roof leaks.





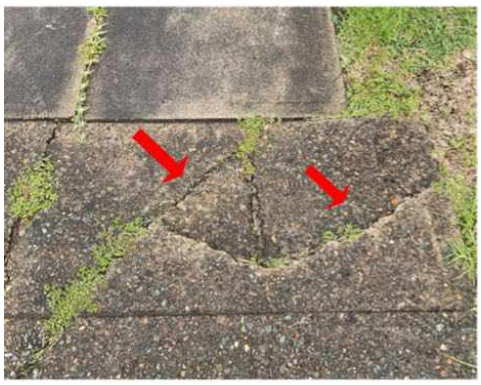
Finding 3.06

Building:	Building 1
Location:	Roof Cavity
Finding:	Rafters - wood rot and rafter unsupported
Information:	Minor timber staining and a disconnected (floating) rafter was found in the roof void above the front entry area.
	It is likely that this staining has developed as a result of faults in the roof plumbing, however, it is again suspected the new roof valley repair that appears to have occurred has stopped the moisture creating the timber staining.
	This external roof area should be monitored annually and a roofing contractor

engaged if any internal staining occurs.

Finding 3.07

Building:	Building 1
Location:	Yard - front & rear
Finding:	Crack in concrete slab - Category 3
Information:	A crack coded as Category 3 was identified in the slab. A Category 3 crack is described as a wide crack with obvious curvature or change in level, affecting the slab. The approximate width of the crack to be considered Category 3 is greater than 2.0mm, or a change in offset of 15-25mm when a 3m straight edge is placed over the defect. Category 3 cracks to slabs exceed allowable Standards and Tolerances, and are considered defects requiring rectification.



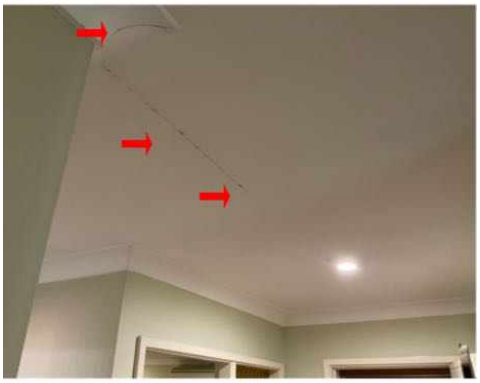
Finding 3.08

Building:	Building 1
Location:	Kitchen & hall
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

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

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



Finding 3.09

Building:	Building 1
Location:	Pergola roof exterior (front)
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Blocked gutters are likely to lead to high levels of moisture in the affected areas which can cause rust and decay of the gutters and downpipes and wood rot to adjoining timber areas. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.

Finding 3.10

Building:	Building 1
Location:	Roof Exterior
Finding:	Roofing areas - Weathered requiring repair
Information:	Upon inspection of the exterior roofing, the majority of the roof areas were considered to be in a good condition. While weathering of these pictured areas is consistent with the age of the property, maintenance works are immediately required. Re-sealing and replacing small areas of gaps, damage or rust the may be considered as an interim solution by the client to help preserve and extend the life span of these roofing areas. Where left unmanaged, deteriorating roofing materials are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures. Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

Finding 3.11

Building:	Building 1
Location:	Pergola Roof Exterior
Finding:	Roof tiles - Slippage
Information:	Upon inspection of the exterior front pergola roof, it was noted that numerous tiles have slipped from their original fixing. Tiles may slip over time due to a number of minor causes, including breakage of tiles or fixings that may have failed. Replacement of loose roofing tiles is recommended immediately to prevent the development of any secondary defects. A roofing restoration specialist should be appointed to complete such works as necessary.

Finding 3.12

Building:	Building 1
Location:	Pictured Areas
Finding:	Sealant or flashing (external) - Missing.
Information:	It was noted on inspection that areas of external sealant or flashing was missing to small areas of the external windows.
	A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.
	Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.
	A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible

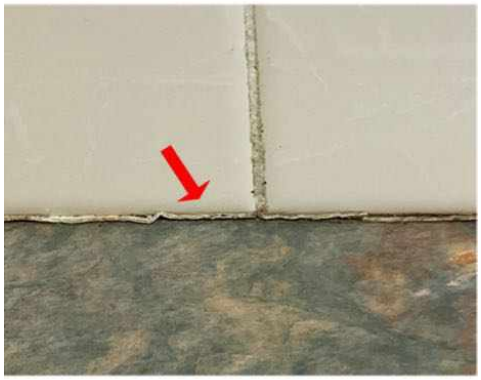
Finding 3.13

Building:	Building 1
Location:	Kitchen
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to these pictured wet areas.

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

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

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



Finding 3.14

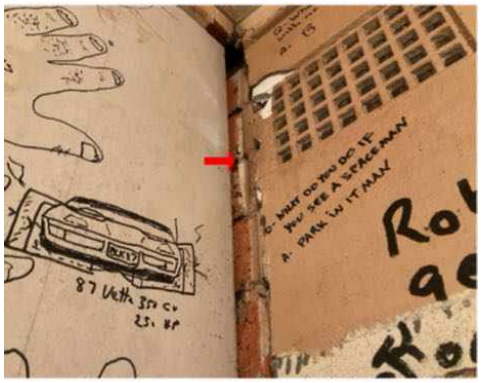
Building:	Building 1
Location:	Exterior walls areas and laundry
Finding:	Unfinished construction
Information:	The construction of this structure appears to be incomplete. The safety of the structure can therefore not be ensured and the creation of secondary defects to surrounding building elements may be likely.

1. The eave joiners and paint are incomplete to some eave areas.

2. The plumbing protrudes from the ground allowing it to be easily damaged.

3. The laundry walls are unfinished.

A Registered Builder and plumber should be appointed immediately to complete this construction process.



Finding 3.15

Building:	Building 2
Location:	Pictured areas of buildings 2 & 3
Finding:	Wood rot to rear deck and rear buildings
Information:	These rear building elements 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.

Finding 3.16

Building:	Building 1
Location:	Kitchen
Finding:	Rangehood - Fan not working
Information:	While the range hood appears to be working at a satisfactory level, the fan to the structure was not working at the time of inspection. Without a functional fan, a build-up of grease and evaporative moisture is likely to accelerate deterioration of the range hood and associated flue. This potential build up may also create a minor fire hazard, particularly if left uncleaned. A licensed electrician should be appointed to replace the fan on the range hood to restore it to a fully operational state.

Finding 3.17

Building:	Building 2
Location:	Exterior walls - garage
Finding:	Cladding damaged
Information:	Evidence of damage was identified to the left side wall where the cladding has minor damage. A carpenter would be the trade responsible for rectification of this wall area.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

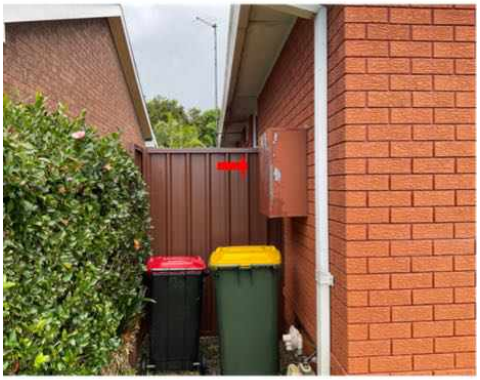
Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Building 1
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, no durable notice was evident and it appeared as though no chemical termite management system has been installed, with no evidence

to suggest preventative works taking place since the property was built.

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



Finding 6.02

Building:	Building 1
Location:	Subfloor
Finding:	Timber in contact with the ground
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Removal of all waste timber that is in direct contact with ground is highly advised. This timber is promoting mould and wood rot and is very attractive to termites.

Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.03

Building:	Building 1
Location:	Pictured yard area
Finding:	Tree stumps - left in ground
Information:	Tree stumps left in ground provide opportunity for termite attack as they are likely to be subject to rot and decay providing an attractive food source. Treatment and/or Removal of the stump is highly recommended. A pest controller and tree removalist should be engaged to perform such works.

Finding 6.04

Building:	Building 1
Location:	Subfloor
Finding:	Subfloor - Debris
Information:	An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.

Finding 6.05

Building:	Building 1
Location:	Subfloor
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous

materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.

Finding 6.06

Building: Building 1

Location: Pictured left external wall areas

Finding: Overflows - Not plumbed for drainage

Information: The pictured overflow pipes are not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.It is highly recommended that a qualified plumber be appointed to install adequate drainage to these areas. These works will ensure that the area remains dry and free of any secondary defects.

Finding 6.07

Building: Building 1

Location: Subfloor

Finding: Subfloor ventilation - Inadequate

Information: Adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment.

Where ventilation is substandard or blocked, it is usually caused by factors such as failure to install adequate vents during construction or earth and vegetation covering vents. Low subfloor clearance and stored items or debris in the subfloor also restricting airflow.

Subfloor ventilation can be improved in most cases by addressing the causes such as exposing subfloor vents, installing additional vents, installing mechanical ventilation and removing debris from the subfloor.

A registered builder should be appointed as soon as possible to perform these works as necessary.

Finding 6.08

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but

can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

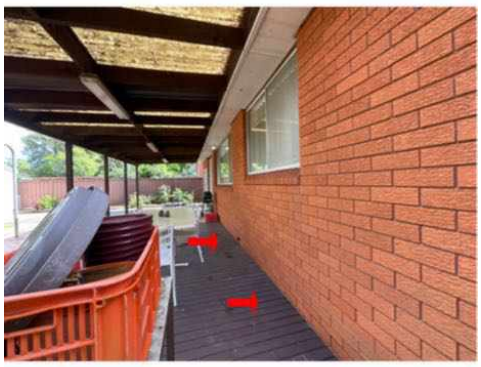
It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.

Finding 6.09

Building:	Building 1
Location:	Exterior walls - rear
Finding:	Bridging - decking
Information:	Where decking obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Decks against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

Leaving a small gap between decking and the building walls will assist greatly in preventing Bridging from occurring.

The removal of any such stored building materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Building 1
Location:	Front pergola, rear buildings & subfloor
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures from 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. In this case, the affected timber element is in a decaying state and will need replacement by a carpenter or licensed builder. Note - See ALL wood rot photos, all these show fungal decay.

Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Building 3
Location:	Stumps and greenhouse
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended. The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers. The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas. As no live wood borer activity was identified treatment is not required at this time.

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

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

D5 Conclusion - Assessment of overall condition of property

- SUMMARY

The building compared to others of a similar age and construction appears to be in fair condition overall. The garage and subfloor were in poor condition.

The safety defects of missing electrical junction boxes need repair by an electrician. The front pergola roof needs urgent post replacement before it falls and causes injury. The cause of the wood rot - full and damaged gutters, also needs rectification.

The major defect of the greenhouse wall and concrete floor should be monitored annually. Although this sized cracking is a major defect in NSW, due to this besser block construction of this wall, this is unlikely to cause further defects.

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

The subfloor is in very poor condition due to extreme mould in the middle and left areas. All debris and this mould requires removal and additional ventilation should be added.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, low roof clearance, severe subfloor mould and insulation etc meant some areas were not accessible.

Internal moisture readings were taken in each room with no significantly moisture found at the time of the inspection.

The asbestos laboratory results for the damaged garage walls are due back late Wednesday 25th where this report will be updated to include these findings.

TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards
AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

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

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.
Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.
It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

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

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

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

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

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

Minor Defect - A defect other than a major defect

Noted Item

Building:	Building 2
Location:	Pictured areas
Finding:	Asbestos - ACM Identified on Site
Information:	The rear garage cladding is confirmed by a NATA laboratory as containing asbestos (see photos 4 & 5).On the external garage there are numerous broken areas.

A sample was taken for laboratory analysis which confirmed these damaged walls contain asbestos and thus will have a bearing on the safety of nearby persons.

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 presence of Asbestos. The damage to this cladding presents an increased risk of injury. An asbestos removal company should

give quotes for removal of these damaged walls. Contact this inspector for recommendations.

Certificate of Analysis

Clearsafe ENVIRONMENTAL SOLUTIONS

Clearsafe Environmental Solutions Pty Ltd
9 Industrial Road, Unanderra NSW 2526
info@clearsafe.com.au
1300 042 862

Report Number:	10-620-102-ID
Received Date:	
Analysis Date:	24/3/2026
Report Date:	24/3/2026
Site Address:	Asbestos Analysis As Received
Client Name:	Jim's Building Inspections (Shellharbour)
Client Address:	Lvl 3, 85-87 Smith St Wollongong NSW 2500
Client Contact:	Justin Blake (Shellharbour@jimsbuildinginspections.com.au)
Sampled By:	As Received
Approved Identifier:	Nathan Crouch
Approved Signatory:	Luke Heckenberg

Test Method: Asbestos identification in bulk samples by polarised light microscopy and dispersion staining, in accordance with AS4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples', analysis by Lab 247 (2/9 Industrial Road, Unanderra) in accordance with method SOP-LP-ID-01 [Detection Limit - 0.1g/kg (AS4964)].

Notes: The results contained within this report relate only to the samples tested. This report should not be copied, presented or reviewed except in full.

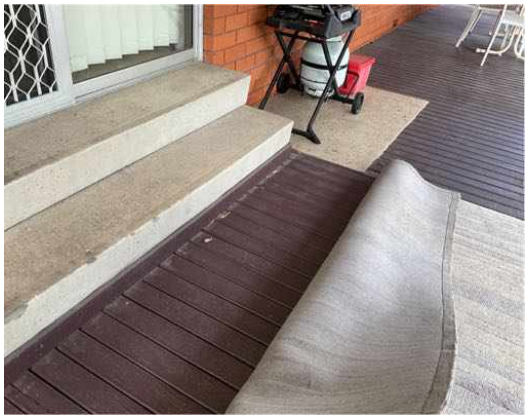
An independent analytical technique is recommended for confirmation of vinyl and bituminous samples, or samples in which 'Unknown Mineral Fibre' is detected.

NATA accreditation relates to the analysis of the sample(s) and does not cover the sample collection process.

Sample Number	Sample Reference / Location	Description **	Result *
10-620/315	11 Hermies Ave, Milperra - Rear Right Shed	FCS, White Silky Pliable Fibres, Sample Size: 40x20x6mm	Asbestos Detected *

Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Building 1
Location:	Some Roof cavity areas
Finding:	Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out if applicable. A re-inspection is recommended once the areas are made accessible. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.

Noted Item

Building:	Building 1
Location:	Some Subfloor Areas
Finding:	Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Building 1
Location:	Bathroom and laundry
Finding:	Waterproofing membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation

Certification.

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

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 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.