Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: 73 Willandra Cres, Windale NSW 2306, 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, 27 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable): Paul Ayoub	
Job Address:	73 Willandra Cres, Windale NSW 2306, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	James Burke Ph: 0401 739 991 Email: Charlestown@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Charlestown)
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Company Contact Numbers:	0401 739 991

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: A high quality moisture meter was used along the bottom of the internal walls and up the sides of the windows and doors wherever possible.
Any area that has been highlighted as being conducive to the concealed entry of timber pests should be rectified.
Any building constructed prior to 1990 may contain asbestos. The external cladding and eaves to this dwelling are likely to contain asbestos.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Garage, Pergola, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Shed, Driveway, Porch
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Fascias, Floorboards, Doors, Door Frames, Deck, Architraves, Weatherboards, Veranda Posts, Window Frames
Roof	Tiled, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Foreverboard, Fibre Cement Sheets
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Interior

- Gardens

- Fencing

- Exterior

- Roof Exterior - Part

- Roof Void - Part

- Landscaping Timbers

- The Site

- Wall Exterior

- Subfloor - Part

- Trees

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:

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

- Below entry deck/ramp

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:

- Debris in gutters

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Areas of skillion or flat roof - no access

- External concrete or paving

- External finished ground level

- Decking

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Overhanging vegetation

- Patio

- Porch

- Stored items

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

The risk of undetected defects is: **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:	Roof Void, Subfloor > All Areas
Finding:	Electrical junction box - Missing
Information:	Several wiring joins in the roof space and subfloor space are not adequately protected by a junction box. Junction boxes provide a second insulation barrier to adequately seal off and protect the wires, increasing the safety of the immediate environment and ensuring that the wiring is not damaged.

The absence of junction boxes in the roof space poses as an electrical safety hazard, providing risk of electrocution. It appears as though wiring in this area has been completed to a substandard level of workmanship, evidenced by the lack of adequate wiring protection.

Appointment of a licensed electrician is highly advised to provide additional information on the risks of unprotected wiring and to install junction boxes and any other elements as required. Such works should be carried out as a matter of urgency; until this time, any persons within the roof space should exercise a high level of caution.

Finding 1.02

Building:	Main Building
Location:	Subfloor > Rear Left
Finding:	Electrical Cables - Not clipped off
Information:	Some of the electrical cabling in the subfloor area has not been correctly clipped off (secured) to the adjoining subfloor structure and are touching the ground. Where cables have not been clipped off, they are more susceptible to impact damage and moisture damage, particularly if they are in direct contact with the ground. A qualified electrician should be appointed immediately to provide adequate clipping for the cables. Failure to do so may necessitate repair works or may become a safety hazard.

Finding 1.03

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	A number of areas appear to have damaged external cladding and broken boards that have been removed and left on site. 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:	Roof Void > Rear
Finding:	Roof Framing - Alterations
Information:	One of the roof rafters has been cut to accommodate the installation of a skylight. The purlins below the rafters were also noted to be without strut support. These conditions appear to have been present for some time.
	Alterations to structural roof members and lack of support may affect load distribution within the roof structure over time.
	It is recommended that a suitably qualified structural engineer or building contractor assess this area to confirm adequacy or advise if any remedial works are required.

Finding 2.02

Building:	Main Building
Location:	Deck > Rear
Finding:	Rear Deck - Not adequately supported
Information:	The rear deck includes an area where the supporting structure does not appear to be adequately supported, with sections of framing showing limited bearing to the supporting piers. Inadequate support may lead to excessive movement, sagging or structural deterioration over time if not addressed. It is recommended that a suitably qualified builder or structural professional assess the deck support and undertake rectification as required to ensure the structure is adequately supported.

Finding 2.03

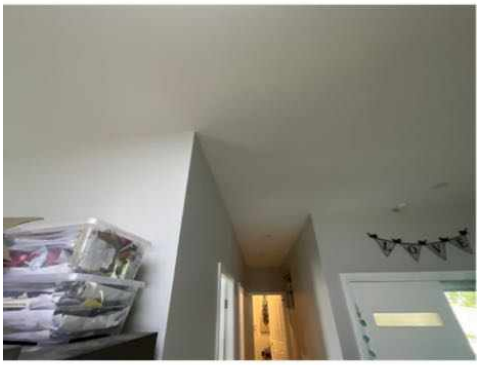
Building:	Main Building
Location:	Subfloor > Front
Finding:	Subfloor wall - Unstable
Information:	A subfloor masonry wall below the porch does not appear to be supported by an adequate footing.
	Without adequate support, the wall may become unstable over time and there is a risk of localised movement or collapse. As the porch area includes a ramp and deck structure, any instability to the original porch supports may affect the stability of the overlying structures.

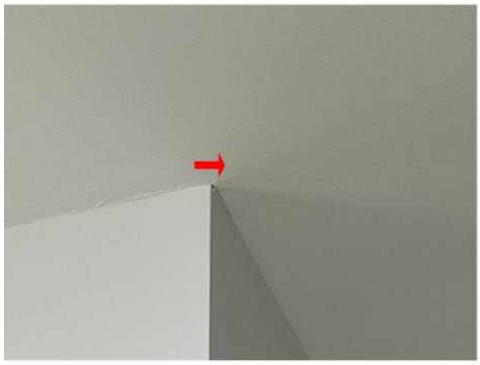
It is recommended that a suitably structural engineer assess the wall and supporting conditions to determine if remedial works or additional support are required.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Cracking was evident to the an area of plasterboard ceiling at the entry to the hallway. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins. Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.





Finding 3.02

Building:	Main Building
Location:	Kitchen > Centre
Finding:	Cracked floor tiles
Information:	Cracking in the floor tiles was evident to the kitchen area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab or impact damage.
	Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.
	While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.







Finding 3.03

Building:	Main Building
Location:	Bathroom > Front Right
Finding:	Moisture Located Externally to the shower screen
Information:	Damp is evident to the tiling adjacent to the shower/bath on the exterior side. The moisture meter showed high levels of moisture. This defect is suspected to have been caused by moisture permeating through the tiling in this area or an inadequate or worn shower screen seal.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

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

Always ensure that sealant and grout is in good condition to prevent any moisture

Finding 3.04

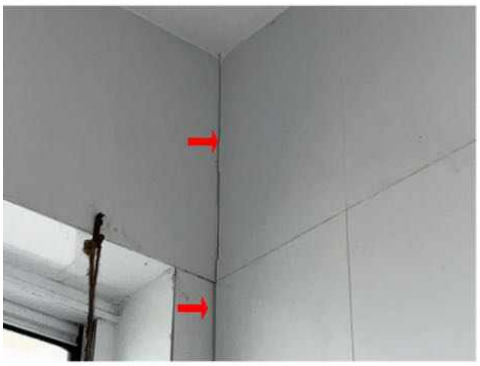
Building:	Main Building
Location:	Bathroom > Front Right
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to areas of the bathroom.

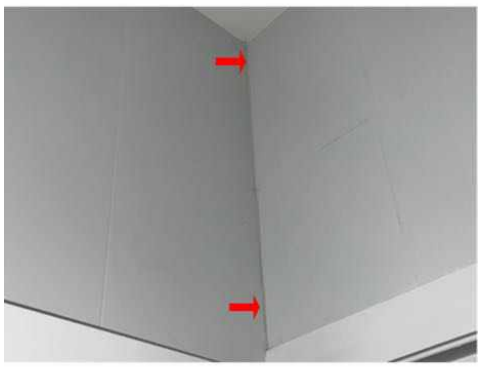
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

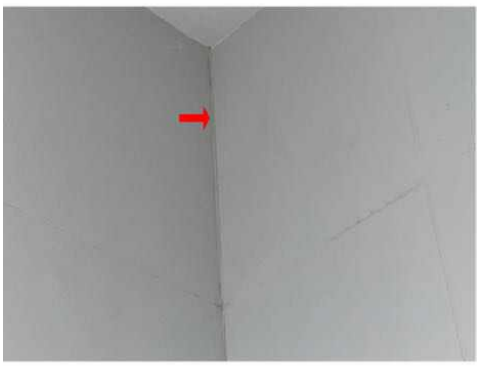
There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

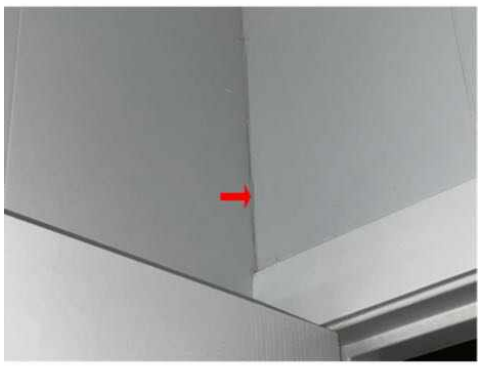
Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. 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 3.05

Building:	Main Building
Location:	All Internal Areas > All Areas
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven by approximately 10mm over a 1.2m length. 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 builder specialising in re-stumping.

Finding 3.06

Building:	Main Building
Location:	Roof Void > All Areas
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required. Sarking may be retrospectively fitted by a builder at the discretion of the client.

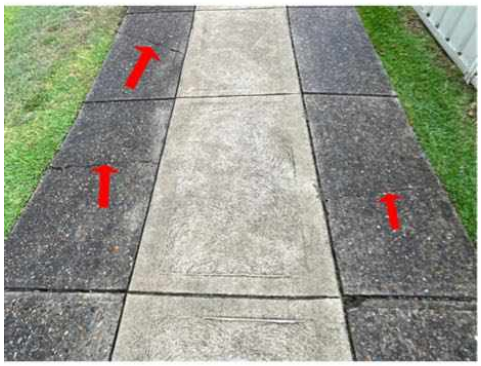
Finding 3.07

Building:	Main Building
Location:	Driveway > Front Left,Centre Left,Rear Left
Finding:	Crack in driveway slab - Category 1
Information:	Several cracks coded as Category 1 were identified in the driveway slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise

reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.08

Building:	Main Building
Location:	Porch > Front
Finding:	Handrail - Loose
Information:	The handrail to the external ramp was noted to be loose and wobbly at the time of inspection.
	A handrail that is not adequately fixed may reduce safety when in use and increase the risk of movement or failure under load.
	It is recommended that a suitably qualified tradesperson secure the handrail to ensure it is stable and fit for purpose.

Finding 3.09

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	The original cladding below the 'Foreverboard' is most likely to be asbestos. Also the eave linings are also suspected be asbestos. 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.

Finding 3.10

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Downpipes not connected
Information:	Several downpipes were not connected or not adequately connected to the stormwater, 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 the overflow. These works will ensure that the area remains dry and free of any secondary defects.

Finding 3.11

Building:	Main Building
Location:	Roof Exterior to deck > Rear
Finding:	Gutter - Leak
Information:	The gutter to the rear deck was observed to be leaking at a join which does not appear to be adequately sealed and may represent a low point within the gutter line. Water pooling was also noted below this area.

Leaks and associated moisture may contribute to deterioration of surrounding materials over time and may also create conditions conducive to termite attraction.

It is recommended that a suitably qualified tradesperson assess the gutter fall and reseal or adjust the join as required to ensure effective drainage.

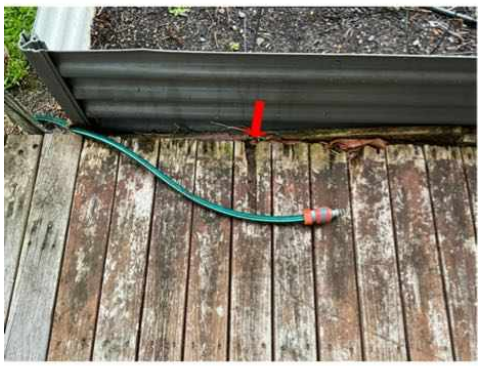
Finding 3.12

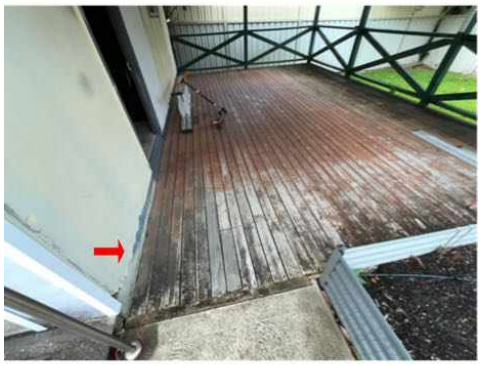
Building:	Main Building
Location:	Garage > Rear Left
Finding:	Garage - Defects
Information:	The rear garage and associated deck show a number of defects including wood rot to sections of the deck structure, the absence of a functional gutter due to damage, areas of bouncy decking, damaged fibro sheeting (potentially asbestos) to the lower sections, deteriorated deck staining, a weather-affected door, roof sheeting showing signs of corrosion, peeling paint, and wood rot to fascia and barge boards.

These defects indicate general deterioration and may allow further water ingress and material decay over time if not addressed.

It is recommended that a suitably qualified builder assess the structure and associated elements and undertake repairs or replacement as required. If the fibro sheeting is confirmed to contain asbestos, removal should be undertaken by a licensed asbestos

contractor.





Finding 3.13

Building:	Main Building
Location:	Subfloor > Rear
Finding:	Subfloor stump - Deviated
Information:	One of the subfloor support stumps was noted to be on a considerable angle. The subfloor space appeared damp at the time of inspection, which may have contributed to movement or subsidence. Mechanical ventilation has been installed within the subfloor. A leaning stump may indicate localised movement or loss of bearing capacity and could affect the stability of the supported structure if movement continues.

It is recommended that a suitably qualified builder or structural professional assess the affected stump and subfloor conditions to determine if rectification or further stabilisation is required.

Finding 3.14

Building:	Main Building
Location:	Subfloor > Front,Front Right
Finding:	Brickwork - Efflorescence
Information:	Efflorescence appears to be affecting the brickwork, to areas of the subfloor. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

Finding 3.15

Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Flashing between roof tiles and metal roof - Missing
Information:	No flashing was observed at the junction between the roof tiles and the Colorbond skillion roof to the rear extension, creating a potential pathway for water ingress during periods of heavy rain. No elevated moisture levels were detected at the time of inspection.
	The absence of flashing at this junction may allow moisture to enter the building envelope over time, which can lead to concealed water damage, deterioration of building materials and possible mould growth if not addressed.
	It is recommended that a suitably qualified roofer install appropriate flashing to this junction to ensure the area is adequately weatherproofed.

Finding 3.16

Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Roof Tile - Dislodged
Information:	A roof tile at the gutter edge appears to have slipped out of position and is damaged, leaving part of the underlying area exposed. Minor cracking to the adjacent mortar was also noted.
	Dislodged or broken tiles, along with deteriorated mortar, may allow water ingress into the roof space over time if not addressed and can contribute to localised moisture damage.
	It is recommended that a suitably qualified roofer assess and reposition or replace the affected tile and repair the mortar as required.

Finding 3.17

Building: Main Building
Location: Laundry > Rear Right
Finding: Excessive moisture - identified
Information: Elevated levels on the moisture meter was evident to the laundry wall at the time of the inspection. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.

Finding 3.18

Building: Main Building
Location: Exterior walls > Front Left,Centre Left,Rear Left
Finding: Architraves - Incomplete

Information: The external architraves were observed to be incomplete and not painted.

Unfinished external timber elements may be more susceptible to weathering and deterioration over time if not sealed.

It is recommended that the architraves be completed and painted to provide appropriate protection.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
Location: Porch > Front,Centre Left

Finding: Bridging of termite barrier - Porch

Information: The porch decking and associated ramp obscures the front of the property. Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

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

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

Finding 6.02

Building: Main Building

Location: All External Areas > All Areas

Finding: Timber in contact with ground

Information: At the time of inspection timber was in contact with the ground. Timbers that sit below ground level are likely to absorb moisture from the soil and deteriorate at an accelerated rate as they will be subject to wood rot and also increases the risk of termite activity being present.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. It is highly recommended that any timbers in contact with the ground be removed or altered to minimise the risk of wood rot and termite attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity. Contact a builder or carpenter to advise on course of action.

Finding 6.03

Building:	Main Building
Location:	Subfloor > All Areas
Finding:	Timber in contact with ground
Information:	At the time of inspection timber was in contact with the ground. Timbers that sit below

ground level are likely to absorb moisture from the soil and deteriorate at an accelerated rate as they will be subject to wood rot and also increases the risk of termite activity being present.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. It is highly recommended that any timbers in contact with the ground be removed or altered to minimise the risk of wood rot and termite attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity. Contact a builder or carpenter to advise on course of action.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All External Areas > All Areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

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

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

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

A qualified 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 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 Bricklayer

- Asbestos Inspector

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- 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 weatherboard dwelling at the time of inspection was found to be in a fair condition. Significant items have been identified. These have been noted in the body of the report and will require addressing.

Serious hazards of faulty electrical wiring/asbestos in poor condition were found, urgent attention from a Licensed Electrician/Asbestos Removalist is needed.

Of concern is the subsided stump within the subfloor space and the cut rafter within the roof space. The relevant professional services should be engaged immediately to clarify further works that are required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

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.

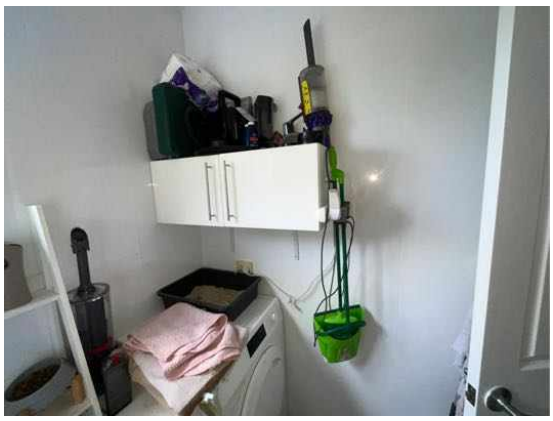
For further information, advice and clarification please contact James Burke on: 0401 739 991

Section D Significant Items

The following items were noted as - For your information

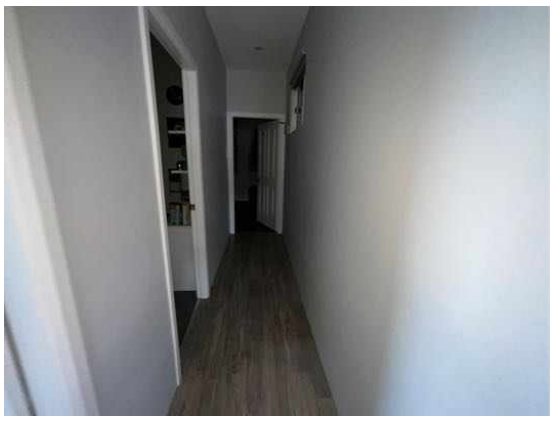
Noted Item

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

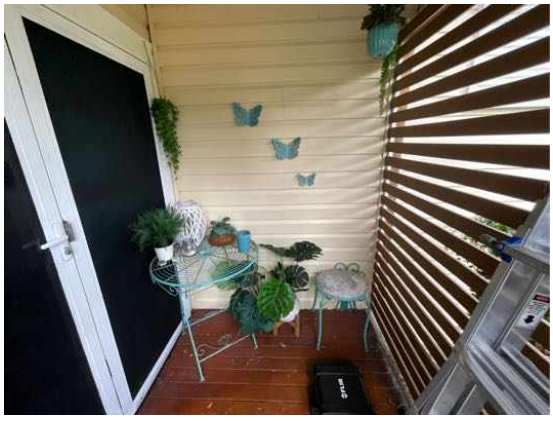






Noted Item

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















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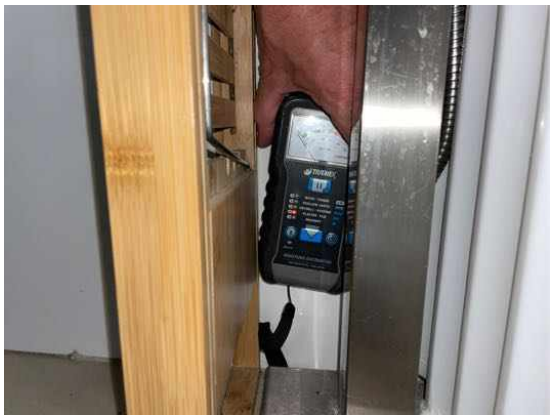
Noted Item

Building: Main Building
Location: All Internal Areas > All Areas
Finding: Moisture Readings
Information: Moisture readings were taken to the wet areas and below and beside windows.



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

Noted Item

Building:	Main Building
Location:	All External Areas > All Areas
Finding:	Evidence of a previous termite management system was identified
Information:	There were a number of termite bait station located around the property. It was advised that this was installed as a precautionary measure.

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

It is recommended that the inspections by the existing pest controller be continued. Contact realestate for pest controllers details.

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.